

5/3/2025



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4531 Date:14-07-2022

Sold to:MAHENDAR

S/o. MALLES

For Whom:MODI FARM HOUSE (HYDERABAD) LLP

AP 147448

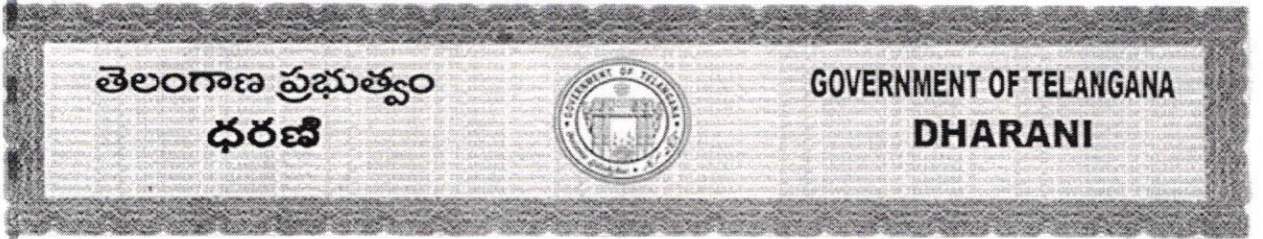
K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.



**Sale Deed  
(SALE DEED)**

THIS DEED OF SALE is made and executed on 16<sup>th</sup> February 2025 by and between:

Sri P. U. N. VARMA represented by his Agreement of Sale cum General Power of Attorney with Possession holder, M/s. MODI FARM HOUSE (HYDERABAD) LLP rep by Mr. Gaurang Mody, S/o. Late Jayantilal Mody, aged about 57 years, residing at 5-4-187/3 and 4, 2 Floor, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana-500 003 (Herein after called the "VENDOR-GPA" of the First Part)

**INFAVOROF**

Smt. DEEPA KOKA, W/O. Mr. Vikas Bhatia, aged about 48 years, Pan No. AJSPK7038F, Occupation: Private Employee, residing at House No.187, Maple Town, Suncity, Bandlaguda, Hyderguda, Rajendra Nagar, Ranga Reddy District, Telangana-500 086. (Herein after called the "VENDEE" of the Second Part)

For Modi Farm House (Hyderabad) LLP

Authorised Signatory

# Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Chevella along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.226600.00/- paid between the hours of \_\_\_\_ and \_\_\_\_ on the 16th day of February, 2025 by Sri



Execution admitted by (Details of all Seller/Buyer under Sec 32A):

| S. No. | Code          | Thumb Impression | Photo | Address                                                                                                                                                                                             | Signature |
|--------|---------------|------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1      | SE: GPA       | Aadhaar Verified |       | MODI FARM HOUSE<br>HYDERABAD LLP<br>REP BY GAURANG<br>MODY Authorized by<br>P U N VARMA,<br>Address: 5-4-187/3<br>AND 4, 2 FLOOR,<br>SOHAM MANSION M<br>G ROAD<br>SECUNDERABAD,<br>Hyderabad, India |           |
| 2      | BU:INDIVIDUAL | Aadhaar Verified |       | DEEPA KOKA,<br>Address: HOUSE NO<br>187, MAPLE TOWN,<br>SUNCITY,<br>BANDLAGUDA,<br>Hyderguda,<br>Rajendranagar,<br>Rangareddy, India                                                                |           |

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(The terms "VENDOR - GPA" and "VENDEE" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

WHEREAS the Vendor - GPA is the sole and absolute owner of the agricultural land having extent of Ac.0-20 Gts in Survey No. 43/9, Yenkepalle (V), Chevella (M), Ranga Reddy District having TD-cum-Pass Book Number:

WHEREAS the Vendor - GPA has offered to sell the said scheduled property for a consideration of Rs.30,00,000/-(Rupees Thirty Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 30,00,000/-has already been paid to the Vendor - GPA by the Vendee and the Vendor - GPA acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) already received by the Vendor - GPA from the Vendee, the said Vendor - GPA as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging here to and all the estate, right, title, interest and claim whatsoever of the Vendor - GPA in or to the said property is hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

**The Vendor- GPA here by covenants with the Vendee as follows:**

1. The Vendor - GPA declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor - GPA hereby agrees to indemnify and keep indemnified the Vendee from all kinds of losses, damages, demands & third party claims, etc., which the Vendee is put to by the reason of any defect in the title of the Vendor - GPA or any act or omission on Vendor - GPA's part.
2. The Vendor - GPA having received sale consideration from the Vendee has delivered the physical and vacant possession of the schedule property to the Vendee today.
3. The Vendor - GPA has also delivered to the Vendee the original documents pertaining and relating to the schedule property including the deed under which the Vendor - GPA acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
4. The Vendor - GPA assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor - GPA further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

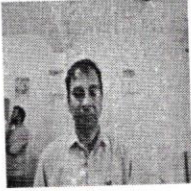
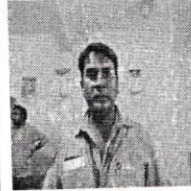
**Additional Covenants:**

Original Link document is handed over to Vendee by the Vendor-GPA before witnesses.

For Modi Farm House (Hyderabad) LLP

Authorised Signatory

*[Signature]*

| Identified by Witness: |      |                  |                                                                                   |                                                  |                                                                                     |
|------------------------|------|------------------|-----------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------|
| S. No.                 | Code | Thumb Impression | Photo                                                                             | Address                                          | Signature                                                                           |
| 1                      | WIT. | Aadhaar Verified |  | KANDI PRABHAKAR REDDY,<br>Address: AMEERPET HYD, |  |
| 2                      | WIT. | Aadhaar Verified |  | CH KRISHNA,<br>Address: GOLCONDA HYD,            |  |

Date  
17 February 2025

  
Signature Of Registering Officer  
Chevella

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### SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural farm land bearing no. 45, admeasuring Ac.0-20 Gts in Yenkepalle (V), Chevella (M), Ranga Reddy District having TD-cum-Pass Book Number: within the limits of local body and bounded by:

| Sl. No. | Sy. No. | Extent Transferred (Ac-Gts) | NORTH   | SOUTH                        | EAST    | WEST          |
|---------|---------|-----------------------------|---------|------------------------------|---------|---------------|
| 1       | 43/9    | 0-20                        | TOT-LOT | AGRICUTURAL FARM LAND NO. 46 | TOT-LOT | 30' WIDE ROAD |

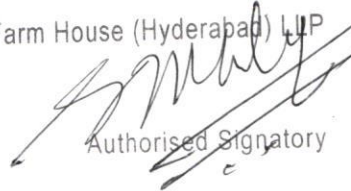
### EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor - GPA and Vendee hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

#### **VENDOR-GPA:**

For Modi Farm House (Hyderabad) LLP

Signature



Authorised Signatory

Name

P. U. N. VARMA, represented by M/s. MODI FARM HOUSE (HYDERABAD) LLP rep by Mr. GAURANG MODY

Aadhar Number

xxxxxxxx3669

Address

5-4-187/3 and 4, 2 Floor, Soham Mansion M. G. Road, Secunderabad, Hyderabad, Telangana-500 003.

#### **VENDEE:**

Signature



Name

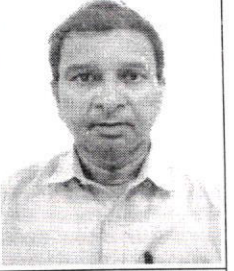
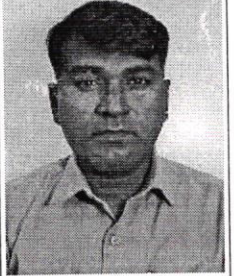
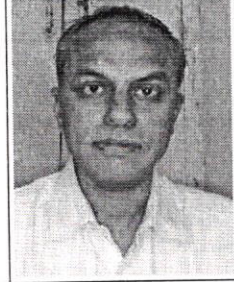
DEEPA KOKA

Aadhar Number

xxxxxxxx7041

Address

House No.187, Maple Town, Suncity, Bandlaguda, Hyderguda, Rajendra Nagar, Ranga Reddy District, Telangana-500 086.

| E-KYC Details as received from UIDAI: |                                                   |                                                                                                                       |                                                                                       |
|---------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| S. No.                                | Aadhar Details                                    | Address                                                                                                               | Photo                                                                                 |
| 1                                     | Aadhaar No: XXXXXXXX9204<br>Kandi Prabhakar Reddy | Kandi Prabhakar Reddy,<br>Address: C/O: Kandi Padma Reddy, 2-3-64/10/24/1, Jaiswal Garden, Amberpet, Hyderabad, INDIA |    |
| 2                                     | Aadhaar No: XXXXXXXX2635<br>Chathiri Krishna      | Chathiri Krishna,<br>Address: S/O Narasaiah Late, 8-1-328/A/144, GF 126, Shaikpet, NA, Hyderabad, INDIA               |    |
| 3                                     | Aadhaar No: XXXXXXXX7041<br>Deepa Koka            | Deepa Koka,<br>Address: W/O: Vikas Bhatia, 187, Maple Town, Rajendranagar, K.v. Rangareddy, INDIA                     |   |
| 4                                     | Aadhaar No: XXXXXXXX3669<br>Gaurang Mody          | Gaurang Mody,<br>Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, Hyderabad, INDIA    |  |





**Government of Telangana**  
**Tahsildar & Jt. Sub Registrar Office, Chevella, Rangareddy**

**Undertaking to be filed by the Transferor**

I/We do hereby solemnly affirm and state as follows:

I/We intend to transfer to Shri/Smt./Kumari **DEEPA KOKA** the following land(s):

Village : Yenkepalle

| S. No. | PPB No. | Survey Number and Sub Division<br>No. | Extent of<br>land |
|--------|---------|---------------------------------------|-------------------|
| 1      | null    | 43/9                                  | 0.2000            |
| Total  |         |                                       | 0.2000            |

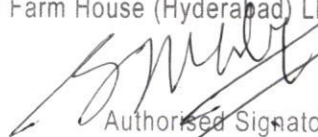
- 1 I/We are the absolute owner and possessor of the above said lands. The extents of land owned by me/us mentioned herein are correct. ☒
- 2 I or we have not sold the said land to anyone else. ☒
- 3 There is no court order or injunction restraining transfer of the said land. ☒
- 4 The proposed land transfer is not in contravention of the following laws: ☒
  - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
  - The Telangana Scheduled Area Land Transfer Regulation, 1970.
  - The Telangana Assigned Lands (Prohibition of Transfers ) Act, 1977.
- 5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒

**Declaration**

I/We have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒

Place      Hyderabad

Date      16/02/2025

MODI FARM HOUSE  
HYDERABAD LLP REP BY  
GAURANG MODY Authorized  
by P U N VARMA  
  
Name  
For Modi Farm House (Hyderabad) LLP  
  
Authorised Signatory  
R/o District      Hyderabad  
PPB No.

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges collected as below in respect of the instruments.

| In the form of                 |                |                                |               |          |          |                                      |                     |               |
|--------------------------------|----------------|--------------------------------|---------------|----------|----------|--------------------------------------|---------------------|---------------|
| Descripti<br>on of<br>Fee/Duty | Stamp<br>Paper | Challan<br>u/S 41 of<br>Is Act | E-<br>challan | Cash     | T-App    | Stamp<br>duty u/S<br>16 of Is<br>Act | DD/BC/P<br>ay Order | Total         |
| Stamp<br>Duty                  | 0.00           | 0                              | 165000        | 0        | 0        | 0.00                                 | 0                   | 165000        |
| Transfer<br>Duty               | 0              | 0                              | 45000         | 0        | 0        | 0                                    | 0                   | 45000         |
| Reg Fee                        | 0              | 0                              | 15000         | 0        | 0        | 0                                    | 0                   | 15000         |
| User<br>Charges                | 0              | 0                              | 0             | 0        | 0        | 0                                    | 0                   | 0             |
| PPB<br>Charges                 | 0              | 0                              | 300           | 0        | 0        | 0                                    | 0                   | 300           |
| Mutation<br>Charges            | 0              | 0                              | 1250          | 0        | 0        | 0                                    | 0                   | 1250          |
| Haritha<br>Nidhi               | 0              | 0                              | 50            | 0        | 0        | 0                                    | 0                   | 50            |
| <b>Total</b>                   | <b>0.00</b>    | <b>0</b>                       | <b>226600</b> | <b>0</b> | <b>0</b> | <b>0.00</b>                          | <b>0</b>            | <b>226600</b> |

Total Deficit amount for document is Rs. 0/-.

Rs. 210000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 15000/- towards Registration Fees on the chargeable value of Rs 3000000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500092687 dated 16-02-2025 of SBIN/.

#### Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 226600.00/- DATE: 16-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 0971853810, PAYMENT CODE: ,ATRN: 4568195997529,REMMITER NAME: DEEPA KOKA, EXECUTANT NAME: P U N VARMA, CLAIMAINT NAME: DEEPA KOKA.

Date  
17 February 2025

Signature Of Registering Officer  
Chevella

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**Government of Telangana**  
**Tahsildar & Jt. Sub Registrar Office, Chevella, Rangareddy**

**Undertaking to be filed by Transferee**

I do hereby solemnly affirm and state as follows:

I/We intend to purchase from Shri/Smt./Kumari **MODI FARM HOUSE HYDERABAD LLP REP BY GAURANG MODY**

**Authorized by P U N VARMA** the following land(s):

Village : Yenkepalle

| S. No. | PPB No. | Survey Number and Sub Division<br>No. | Extent of<br>land |
|--------|---------|---------------------------------------|-------------------|
| 1      | null    | 43/౮                                  | 0.2000            |
| Total  |         |                                       | 0.2000            |

- 1 I/We have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I/We have verified the records and satisfied with the seller's title to the land. ☒
- 3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒
- 4 There is no court order or injunction restraining transfer of the said land. ☒
- 5 The proposed land transfer is not in contravention of the following laws: ☒
  - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
  - The Telangana Scheduled Area Land Transfer Regulation, 1970.
  - The Telangana Assigned Lands (Prohibition of Transfers ) Act, 1977.

**Declaration**

I/We have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and. I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒

**Place** Hyderguda

**Date** 16/02/2025

**Name** DEEPA KOKA

**W/O** VIKAS BHATIA

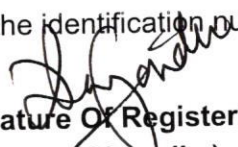
**R/o Village** Hyderguda

**Mandal** Rajendranagar

**PPB No.**

## Certificate of Registration

Registered as document no. 513 of 2025 of Book1 and assigned the identification number 1-6080-513-2025 for Scanning on 17 February 2025.

  
Signature Of Registering Officer  
(Chevella)

NAINI RAJENDRA KUMAR

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Chevella

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**Government of Telangana**  
**Tahsildar & Jt. Sub Registrar Office, Chevella ,Rangareddy**

**eChallan**

**Challan No.** REG2500092687

| Remitter Details |                                                                                                        | Buyer |
|------------------|--------------------------------------------------------------------------------------------------------|-------|
| Name             | DEEPA KOKA                                                                                             |       |
| Address          | HOUSE NO 187, MAPLE TOWN, SUNCITY, BANDLAGUDA, Hyderguda, Rajendranagar, Rangareddy, Telangana, 500086 |       |
| PAN No.          | AJSPK7038F                                                                                             |       |
| Aadhaar No.      | xxxxxxxx7041                                                                                           |       |
| Mobile No.       | 9959191115                                                                                             |       |

**Details of the Amounts Remitted (in INR)**

|                                         |                                                      |
|-----------------------------------------|------------------------------------------------------|
| Stamp Duty                              | 165000                                               |
| Transfer Duty                           | 45000                                                |
| Registration Fee                        | 15000                                                |
| Mutation Charges                        | 1250                                                 |
| PPB Charges (Including Courier Charges) | 300                                                  |
| Haritha Nidhi                           | 50                                                   |
| Total Amount                            | 226600                                               |
| In Words Rupees                         | TWO LAKH TWENTY SIX THOUSAND SIX HUNDRED RUPEES ONLY |
| Amount paid By                          | Buyer                                                |

**Party Details**

| S.No | Party Type        | Name                                                                           | Address                                                                                                |
|------|-------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 1    | Seller - GPA Name | MODI FARM HOUSE HYDERABAD LLP REP BY GAURANG MODY<br>Authorized by P U N VARMA | 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDERABAD, Hyderabad, Telangana, 500003            |
| 2    | Buyer Name        | DEEPA KOKA                                                                     | HOUSE NO 187, MAPLE TOWN, SUNCITY, BANDLAGUDA, Hyderguda, Rajendranagar, Rangareddy, Telangana, 500086 |

**Document Information**

|                                                             |                                  |
|-------------------------------------------------------------|----------------------------------|
| Property Details as per Dharani: Village, Mandal & District | Yenkepalle, Chevella, Rangareddy |
| Passbook Number of Seller/s                                 |                                  |
| Passbook Number of Buyer/s                                  |                                  |
| Document Nature                                             | SALE                             |
| Transaction Type                                            | Registration                     |

**Tahsildar & Jt. Sub Registrar Office,  
Chevella ,Rangareddy**

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Chevella



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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య / Enrollment No. : 1071/40003/00426

25/02/2013

To  
Deepa Koka  
దీప కోక  
W/O: Vikas Bhatia  
187  
Maple Town  
Near Glendale School  
BandlaGuda  
Janibegum  
Don Bosco Nagar, K.V. Rangareddy  
Andhra Pradesh - 500086  
9959191115



KL206502876DF

20650287



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**9308 5907 7041**

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

దీప కోక

Deepa Koka



పుట్టిన సంవత్సరం / Year of Birth: 1976

స్త్రీ / Female

**9308 5907 7041**



ఆధార్ - సామాన్యని హక్కు



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Government of India

సమాధి సంఖ్య / Enrollment No. : 1118/60013/00401



గౌరాంగ్ మోడి  
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967  
పురుషుడు / Male

3594 5138 3669



20/05/2013

To  
Gaurang Mody  
గౌరాంగ్ మోడి  
S/O: Jayanti Lal  
Sapphire Apts Apt-105  
Chikoti Gardens  
Next to HDFC lane  
Begumpet  
Secunderabad  
Begumpet, Hyderabad  
Andhra Pradesh - 500016  
9848042067



KL130447863FT

అధార్ - సామాన్యుని హక్కు

*[Signature]*



భారత ప్రభుత్వం  
Government of India



Aadhaar no. issued: 10/07/2013



కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy  
పుట్టిన తేదీ/DOB: 15/01/1974  
పురుషుడు/ MALE

అధార్ అనేది గుర్తింపు దస్తావు మాత్రమే. పౌరసత్వం లేదా పుట్టిన తేదీ కి  
తాడు. ఇది ధృవీకరణతో మాత్రమే ఉపయోగించాలి (అన్లైన్ ధృవీకరణ  
లేదా QR కోడ్ / అన్లైన్ XML యొక్క స్కానింగ్).  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

3287 6953 9204

నా అధార్. నా గుర్తింపు

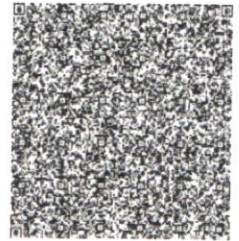


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India



Details as on: 10/07/2013

వివరాలు:  
2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం  
జైశివాలి కలనీ, అంబర్పేట్, హైదరాబాద్.  
అమ్మగార్డ్స్, అమ్మగార్డ్స్, హైదరాబాద్.  
తెలంగాణ - 500013  
Address:  
2-3-64/10/24 1FLOOR KAMALA NILAYAM,  
JAI/SWAL COLONY, Amberpet, PO:  
Amberpet, DIST: Hyderabad,  
Telangana - 500013



9246165561

3287 6953 9204

VID : 9197 0409 3118 9935

1947 | help@uidai.gov.in | www.uidai.gov.in

*[Signature]*



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



చాతిరి కృష్ణ  
Chathiri Krishna

పుట్టిన సంవత్సరం / Year of Birth: 1976  
పురుషుడు / Male

7882 5588 2635



28/09/2011

To  
Chathiri Krishna  
చాతిరి కృష్ణ  
S/O Narasiah Late  
8-1-328/A/144 GF 126  
Shaikpet  
M G Nagar  
Golconda  
Golconda, Hyderabad  
Andhra Pradesh - 500008  
9299356033

9502277599

అధార్ - సామాన్యుని హక్కు

*[Signature]*



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Government of Telangana  
Tahsildar & Jt. Sub Registrar Office, Chevella , Rangareddy

Registration Summary

Details of Land transferred

Type of transaction : Sale

Document No.

513/2025

District

Rangareddy

Village

Yenkepalle

Mandal

Chevella

| S.No. | PPB No. | Khata No. | Survey No. | Extent Held<br>( in Ac.Gts. ) | Extent Transferred<br>( in Ac.Gts. ) | Rate<br>(per Acre in INR) | Total Transaction<br>Value (in INR) |
|-------|---------|-----------|------------|-------------------------------|--------------------------------------|---------------------------|-------------------------------------|
| 1     |         | 609       | 43/అ       | 2.2800                        | 0.2000                               | 900000                    | 3000000                             |

Seller Details

PPB No.

Name

పి వి యన్ వర్మ

Address

Khata No.

609

Aadhaar Number

xxxxxxxx0399

Father's / Husband's Name

సర్ రాజు

PPB of Seller before Transaction

| S.No. | Survey No. | Extent (Ac. Gts) | Acquired type    |
|-------|------------|------------------|------------------|
| 1     | 33/ఉ/2అ    | 0.0100           | రిజిస్టర్ క్రియం |
| 2     | 33/ఉ/3     | 0.1200           | పట్టాదారుడు      |
| 3     | 43/అ       | 2.2800           | పట్టాదారుడు      |
| 4     | 43/అ       | 2.2800           | పట్టాదారుడు      |
| 5     | 43/ఇ       | 2.2900           | పట్టాదారుడు      |
| 6     | 44/ఇ/1/1   | 0.2100           | కొనుగోలు         |

PPB of Seller after Transaction

| S.No. | Survey No. | Extent (Ac. Gts) | Acquired type |
|-------|------------|------------------|---------------|
|-------|------------|------------------|---------------|

Buyer Details

PPB No.

T05040120862

Name

దీప కోక

Address

HOUSE NO 187, MAPLE TOWN,  
SUNCITY, BANDLAGUDA, Hyderguda,  
Rajendranagar, Rangareddy, Telangana,  
Pincode - 500086, Mobile No - 9959191115

Khata No.

60603

Aadhaar Number

xxxxxxxx7041

Father's / Husband's Name

వికాస్ భాటియా

PPB of Buyer before Transaction

| S.No. | Survey No. | Extent (Ac. Gts.) | Acquired type |
|-------|------------|-------------------|---------------|
|-------|------------|-------------------|---------------|

PPB of Buyer after Transaction

| S.No. | Survey No. | Extent (Ac. Gts.) | Acquired type |
|-------|------------|-------------------|---------------|
| 1     | 43/అ/2     | 0.2000            | కొనుగోలు      |

Tahsildar & Jt. Sub Registrar Office,  
Chevella, Rangareddy

**TAHSILDAR & JT. SUB REGISTRAR**  
Chevella Mandal, R.R.District

తెలంగాణ ప్రభుత్వము  
పట్టాదారు పాసు పుస్తకం  
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి  
మండలం : చేకెళ్ళ(M)  
పాస్ బుక్ నెంబర్ : T05040120862

డివిజన్ : చేకెళ్ళ  
గ్రామం : ఎంకెవల్లి



ఖాతా నెంబర్ : 60603

1. పట్టాదారు పేరు ఇంటిపేరుతో : దీప కోక
2. తండ్రి/భర్త పేరు : వికాస్ భాటియా
3. స్త్రీ / పురుషుడు : మహిళ
4. చిరునామ : ఎంకెవల్లి, చేకెళ్ళ(M), రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : \*\*\*\*\*7041
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి చేతిముద్ర

  
తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

జిల్లా : రంగారెడ్డి  
మండలం : చేకెళ్ళ(M)  
వ్యవసాయ భూమి వివరములు  
డివిజన్ : చేకెళ్ళ  
గ్రామం : ఎంకెవల్లి  
తేదీ : 17-02-2025

| క్ర సం | సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్ | విస్తీర్ణము ఎం  గు | భూమి పొందిన పద్ధతి | రిమాన్సులు | తహశీల్దార్ సంతకం                                                                    |
|--------|----------------------------------|--------------------|--------------------|------------|-------------------------------------------------------------------------------------|
| 1      | 43/అ/2                           | 0.2000             | కొనుగోలు           | పట్టా      |  |
|        | పూర్తి విస్తీర్ణం                | 0.2000             |                    |            |                                                                                     |

# MODI FARM HOUSE (HYDERABAD) LLP

5-4-187/3 & 4, 2 FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD-500 003

## RESOLUTION

Name of Firm: Modi Farm House (Hyderabad) LLP

Address of Firm: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Firm: Registered LLP.

Meeting held at: Registered office: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad.

Date of meeting: 26<sup>th</sup> October, 2023.

Partners present in the meeting: M/s. Modi Housing Pvt. Ltd. Rep by its Director, Soham Modi, Balram Reddy, Designated Partner.

The following resolution was adopted with the consent of all the partners present in the meeting on 26<sup>th</sup> October, 2023 at 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

It is resolved that Shri Gaurang Mody is authorised to sign / attest the following documents relating to all that part and parcel of land admeasuring Ac.32-03 gts forming a part of Sy. Nos. 33, 43, 44 & 46 of Yenkapally Village, Chevella Mandal, Ranga Reddy District.

- Agreement of sale
- Tripartite Agreement
- Sale Deed
- Agreement for Construction
- Documents relating to the housing project taken up by the company as true copies that may be required by bank, finance companies.
- Other documents, affidavits, undertakings etc., required for the said purpose

This resolution is being attested by all the partners present in the meeting on the date and venue of the meeting.

M/s. Modi Farm House Hyderabad LLP rep by its Director, Soham Modi

