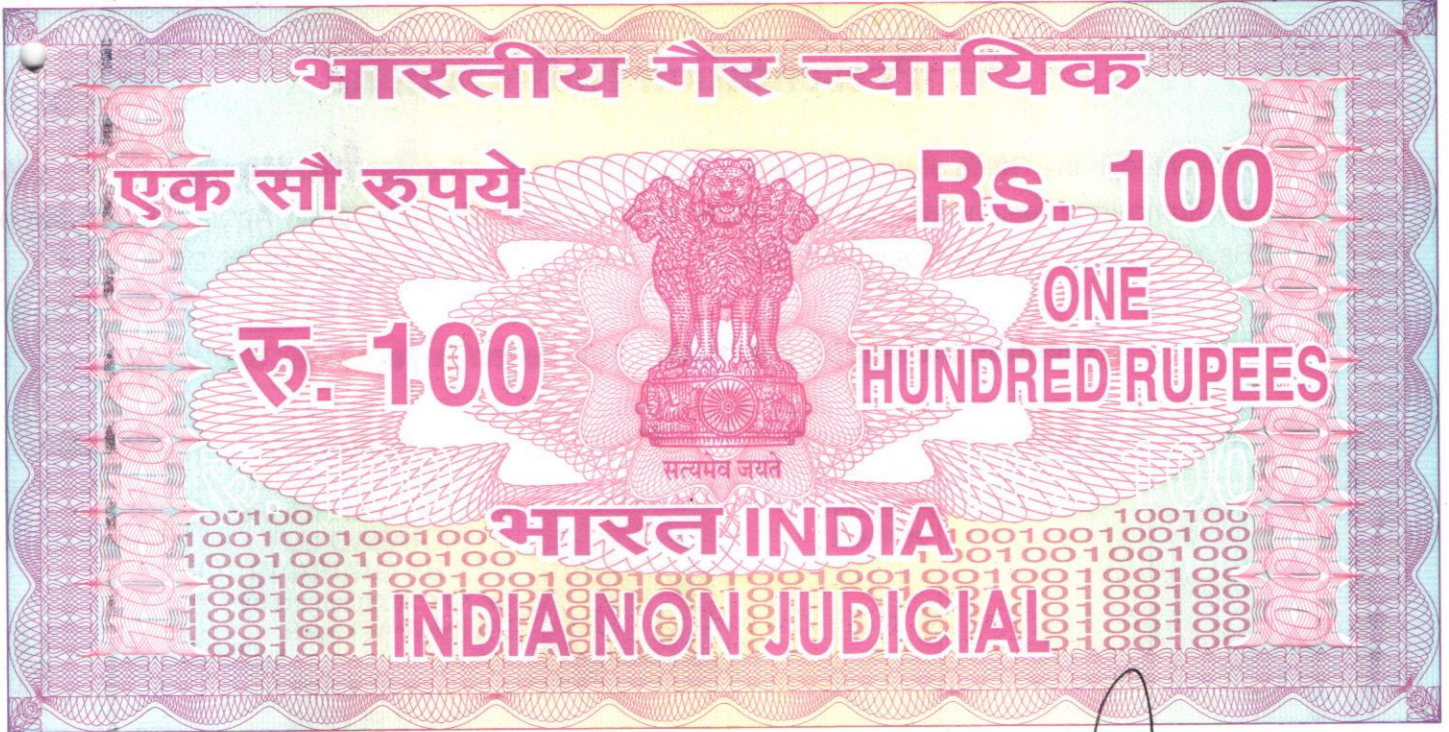


790/2025



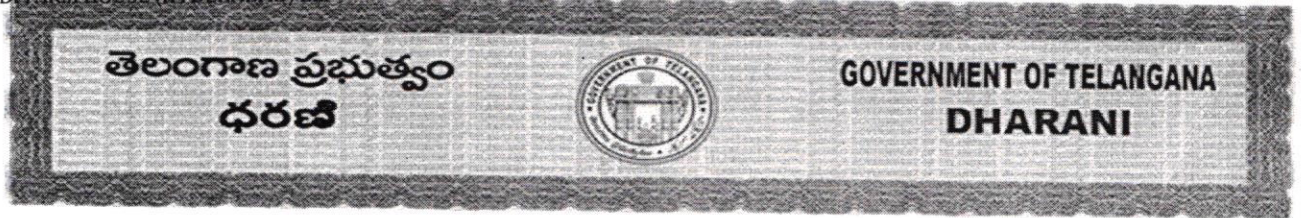
తెలంగాణ తెలంగాణ TELANGANA

[Signature]

BH 797270

Tran Id: 250211105239542997
Date: 11 FEB 2025, 10:54 AM
Purchased By:
MAHENDAR
S/o MALLESH
R/o HYD
For Whom
MODI FARM HOUSE (HYDERABAD) LLP

K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren.No. 16-05-033/2024
Plot No.227, Near C.C.Court, West
Marredpally, Sec-Bad
Ph 9849355156



**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 3rd March 2025 by and between:

Sri PATHAPATI SAR RAJU 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, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana-500 003.

(Herein after called the "VENDOR-GPA" of the First Part)

INFAVOROF

Sri. JAI PRAKASH KALYAN CHAKRAVARTHY, S/o. Mr. Jaiprakash Jayaraman, aged about 51 years, Pan No. ADDPC9547Q, Occupation: Business, residing at H. No: 3-5-699, Flat No. 501, Vittalwadi, Narayanaguda, Himayathnagar, Hyderabad, Telangana-500 029.

(Herein after called the "VENDEE" of the Second Part)

For Modi Farm House (Hyderabad) LLP

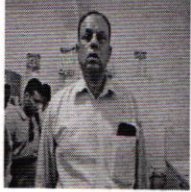
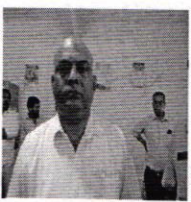
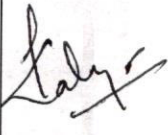
[Signature]
Authorised Signatory

[Signature]

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.151600.00/- paid between the hours of ____ and ____ on the 1st day of March, 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 HYDERABAD LLP REP BY GAURANG MODY Authorized by PATHAPATI SAR RAJU, Address: 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDEBAD, Hyderabad, India	
2	BU:INDIVIDUAL	Aadhaar Verified		JAI PRAKASH KALYAN CHAKRAVARTHY, Address: 3-5-699, FLAT NO 501, VITTALWADI, NARAYANAGUDA, HIMAYATHNAGAR, Hyderabad, India	

Book1,CS No. 2500125727 & Doct No 790 / 2025 Sheet 1 of 8 Tahsildar & Jt Sub Registrar Chevella

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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. 46/21/1/1/1/1/1/1 of 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.20,00,000/-(Rupees Twenty Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 20,00,000/-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. 20,00,000/-(Rupees Twenty 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.

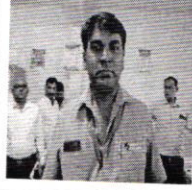
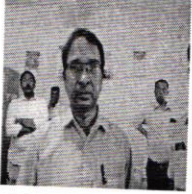
Additional Covenants:

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

For Modi Farm House (Hyderabad) LLP

Authorised Signatory



Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		CH KRISHNA, Address: GOLCONDA HYD,	
2	WIT.	Aadhaar Verified		K PRABHAKAR REDDY, Address: AMEERPET HYD,	

Date
03 March 2025

Signature Of Registering Officer
Chevella



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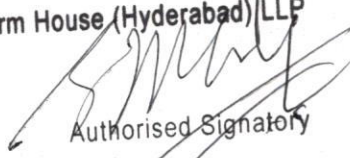
SCHEDULE OF PROPERTY

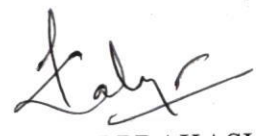
All that the piece and parcel of Agricultural farm land bearing no. 13, admeasuring Ac.0-20 Gts in Yenkepalle (V), Chevella (M), Ranga Reddy District having TD-cum-Pass Book Number: within the limits of local body and bounded by:

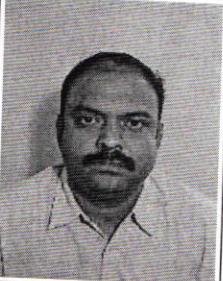
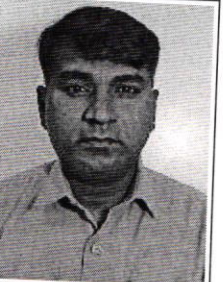
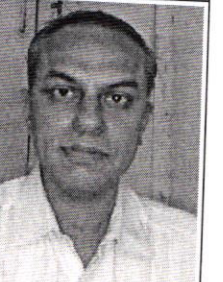
Sl. No.	Sy. No.	Extent Transferred (Ac-Gts)	NORTH	SOUTH	EAST	WEST
1	46/21/1/1/1/1/1/1	0-20	30' WIDE ROAD	66' WIDE ROAD	AGRICULTURAL FARM NO. 14 IN SY. NO. 46	AGRICULTURAL FARM NO. 12 IN SY. NO. 46

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
Name Mr. PATHAPATI SAR RAJU, 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 Mr. JAI PRAKASH KALYAN CHAKRAVARTHY
Aadhar Number xxxxxxxx2510
Address 3-5-699, Flat No. 501, Vittalwadi, Narayanaguda, Himayathnagar, Hyderabad, Telangana-500 029

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9204 Kandi Prabhakar Reddy	Kandi Prabhakar Reddy, Address: C/O: Kandi Padma Reddy, 2-3-64/10/24/1, Jaiswal Garden, Amberpet, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX2510 Jai Prakash Kalyan Chakravarthy	Jai Prakash Kalyan Chakravarthy, Address: Jayaraman jai prakash, 3-5-699 FLAT NO 501, Vittalwadi narayanguda, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX2635 Chathiri Krishna	Chathiri Krishna, Address: S/O Narasaiah Late, 8-1-328/A/144, GF 126, Shaikpet, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, Hyderabad, INDIA	

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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 PATHAPATI SAR RAJU the following land(s):

Village : Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	46/a1/1/1/1/1/1/1	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 Hyderabad

Date 03/03/2025

Name

JAI PRAKASH KALYAN
CHAKRAVARTHY

S/O

JAIPRAKASH JAYARAMAN

R/o District

Hyderabad

PPB No.

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

Description of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	In the form of				DD/BC/Pay Order	Total
			E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act		
Stamp Duty	0.00	0	110000	0	0	0.00	0	110000
Transfer Duty	0	0	30000	0	0	0	0	30000
Reg Fee	0	0	10000	0	0	0	0	10000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	1250	0	0	0	0	1250
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	151600	0	0	0.00	0	151600

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

Rs. 140000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 10000/- towards Registration Fees on the chargeable value of Rs 2000000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500119826 dated 01-03-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1). AMOUNT PAID Rs: 151600.00/- DATE: 01-03-2025, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO: 102850425, PAYMENT CODE: , ATRN: 0363078240323, REMMITER NAME: JAI PRAKASH KALYAN CHAKRAVARTHY, EXECUTANT NAME: PATHAPATI SAR RAJU, CLAIMANT NAME: JAI PRAKASH KALYAN CHAKRAVARTHY.

Date
03 March 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 the Transferor

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

I/We intend to transfer to Shri/Smt./Kumari **JAI PRAKASH KALYAN CHAKRAVARTHY** the following land(s):

Village : Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	46/a1/1/1/1/1/1/1	0.2000
Total			0.2000

- 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. ☒
- I or we have not sold the said land to anyone else. ☒
- There is no court order or injunction restraining transfer of the said land. ☒
- 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.
- 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. ☒

For Modi Farm House (Hyderabad) LLP

Authorised Signatory
Name

Place Hyderabad

MODI FARM HOUSE
HYDERABAD LLP REP BY
GAURANG MODY Authorized
by PATHAPATI SAR RAJU

Date 03/03/2025

R/o District Hyderabad

PPB No.

Certificate of Registration

Registered as document no. 790 of 2025 of Book1 and assigned the identification number 1-6080-790-2025 for Scanning on 03 March 2025.


Signature Of Registering Officer
(Chevella)
B KRISHNAIAH

Book1,CS No. 2500125727 & Doct No __790 / 2025__ Sheet 5 of 8 Tahsildar & Jt Sub Registrar
Chevella



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

eChallan

Challan No. REG2500119826

Remitter Details	Buyer
Name	JAI PRAKASH KALYAN CHAKRAVARTHY
Address	3-5-699, FLAT NO 501, VITTALWADI, NARAYANAGUDA, HIMAYATHNAGAR, Hyderabad, Telangana, 500029
PAN No.	ADDPC9547Q
Aadhaar No.	xxxxxxxxx2510
Mobile No.	9849017803

Details of the Amounts Remitted (in INR)

Stamp Duty	110000
Transfer Duty	30000
Registration Fee	10000
Mutation Charges	1250
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	151600
In Words Rupees	ONE LAKH FIFTY ONE 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 Authorized by PATHAPATI SAR RAJU	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDEBAD, Hyderabad, Telangana, 500013
2	Buyer Name	JAI PRAKASH KALYAN CHAKRAVARTHY	3-5-699, FLAT NO 501, VITTALWADI, NARAYANAGUDA, HIMAYATHNAGAR, Hyderabad, Telangana, 500029

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**

Book1,CS No.- 2500125727 & Doct No __790 / 2025__ Sheet 6 of 8 Tahsildar & Jt Sub Registrar
Chevella



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భారత ప్రభుత్వం
Government of India

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



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



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

20/05/2013

అధార్ - సామాన్యుని హక్కు

For Modi Farm House (Hyderabad) LLP

Authorised Signatory



భారత ప్రభుత్వం
Government of India



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

అధార్ అనేది గుర్తింపు దస్తావేజు. పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది దృఢీకరణతో మాత్రమే ఉపయోగపడతాల్సి (అన్లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆఫ్లైన్ 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

చిరునామా
2-3-64/10/24 1 ఫ్లోర్ కమలా నిలయం
జైస్వాల్ కలనీ, అంబర్పేట్, తెలంగాణ - 500013
Address:
2-3-64/10/24 1 FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013

9266165561

3287 6953 9204

VID : 9197 0409 3118 9935

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

(Handwritten signature)



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చాతిరి కృష్ణ
Chathiri Krishna

పుట్టిన సంవత్సరం / Year of Birth: 1975
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

W2

9502277599

అధార్ - సామాన్యుని హక్కు

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భారత ప్రభుత్వము
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ సంఖ్య / Enrollment No.: 0000/00730/23246

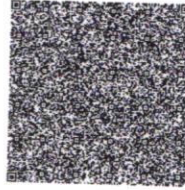
To

జై ప్రకాశ్ కళ్యాణ్ చక్రవర్తి
Jai Prakash Kalyan Chakravarthy
Jayaraman jai prakash,
3-5-699 FLAT NO 501, Vittalwadi narayanguda,
Himayath nagar, Khairatabad shaikpet,
VTC: Himayathnagar,
PO: Himayathnagar,
District: Hyderabad,
State: Telangana,
PIN Code: 500029,
Mobile: 9849017803

74204646



MF742046461F1



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2725 3787 2510

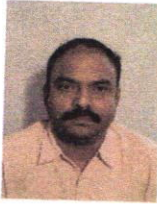
నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



Issue Date : 09/04/2014



జై ప్రకాశ్ కళ్యాణ్ చక్రవర్తి
Jai Prakash Kalyan Chakravarthy
పుట్టిన తేదీ / DOB : 25/09/1974
పురుషుడు / Male

2725 3787 2510

నా ఆధార్, నా గుర్తింపు

Handwritten 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.

790/2025

District

Rangareddy

Village

Yenkepalle

Mandal

Chevella

S.No.	PPB No.	Khata No.	Survey No.	Extent Held (in Ac.Gts.)	Extent Transferred (in Ac.Gts.)	Rate (per Acre in INR)	Total Transaction Value (in INR)
1		610	46/1/1/1/1/1/1/1	1.1300	0.2000	900000	2000000

Seller Details

PPB No.

Name

పి సర్ రాజు

Address

Khata No.

610

Aadhaar Number

xxxxxxxx2621

Father's / Husband's Name

రామ రాజు

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	46/1/1/1/1/1/1/1	0.3300	పట్టాదారుడు

PPB of Seller after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
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Buyer Details

PPB No.

T05040120887

Name

J కళ్యాణ్ చక్రవర్తి

Address

3-5-699, FLAT NO 501, VITTALWADI,
NARAYANAGUDA, HIMAYATHNAGAR,
Hyderabad, Telangana, Pincode - 500029,
Mobile No - 9849017803

Khata No.

60626

Aadhaar Number

xxxxxxxx2510

Father's / Husband's Name

J జై ప్రకాష్

PPB of Buyer before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
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PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	46/1/1/1/1/1/1/1/2	0.2000	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,

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

తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : తేవేళ్ళు(M)
పాస్ బుక్ నెంబర్ : T05040120887

డివిజన్ : తేవేళ్ళు
గ్రామం : ఎంకెవల్లి



ఖాతా నెంబర్ : 60626

1. పట్టాదారు పేరు ఇంటిపేరుతో : J కళ్యాణ్ చక్రవర్తి
2. తండ్రి/భర్త పేరు : J జై ప్రకాష్
3. స్త్రీ/పురుషుడు : పురుషుడు
4. చిరునామ : ఎంకెవల్లి, తేవేళ్ళు(M), రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ నంబర్ : *****2510
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర


తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

జిల్లా : రంగారెడ్డి
మండలం : తేవేళ్ళు(M)
పట్టాదారు భూమి వివరములు
డివిజన్ : తేవేళ్ళు
గ్రామం : ఎంకెవల్లి
తేదీ : 03-03-2025

క్ర.సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎగిరు	భూమి పొందిన వ్యక్తి	రిమార్కులు	తహశీల్దార్ సంతకం
1	46/ఇ1/1/1/1/1/1/1/2	0.2000	కొనుగోలు	పట్టా	
పూర్తి విస్తీర్ణం		0.2000			