

780/2025



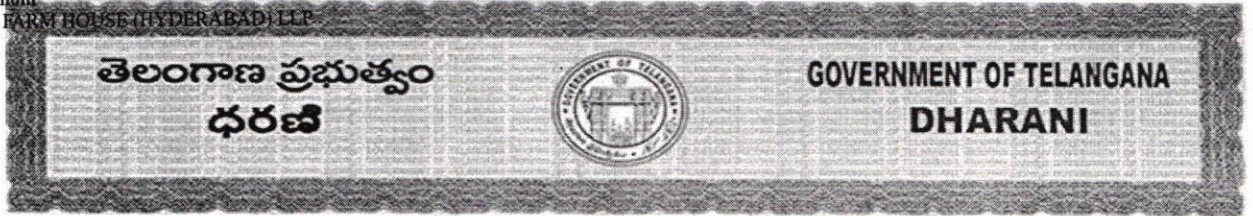
తెలంగాణ తెలంగాణ TELANGANA

[Signature]

BH 797269

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 P. U. N. VARMAR 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. DASARI MANI KUMAR, S/o. Mr. Dasari Krishna Prasad, aged bout 50 years, Pan No.AGRPD8716D, Occupation: Software Engineer, residing at 27/205-1, Patharamanna Peta, 27th Ward, Near Netturu Dola Centre, Machilipatnam, Krishna District, Andhra Pradesh-521 001.

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

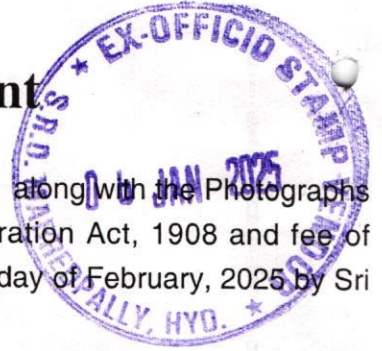
For Modi Farm House (Hyderabad) LLP

[Signature]

Authorized 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.286600.00/- paid between the hours of ____ and ____ on the 28th 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		Gaurang Mody Authorized by P U N VARMA, Address: 5-4-187/3 and 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, India	
2	BU:INDIVIDUAL	Aadhaar Verified		DASARI MANI KUMAR, Address: 27/205-1, PATHARAMANNA PETA, 27TH WARD, NEAR NETTURU DOLA CENTRE, MACHILIPATNAM, KRISHNA DISTRICT, 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. 43/9/1 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.38,00,000/-(Rupees Thirty Eight Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 38,00,000/-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. 38,00,000/- (Rupees Thirty Eight 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.

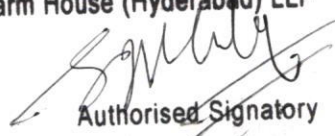
The Vendor- GPA here by covenants with the Vendee as follows:

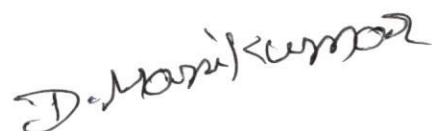
1. The Vendor - GPA declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor - GPA hereby agrees to indemnify and keep indemnified the Vendee from all kinds of losses, damages, 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		K PRABHAKAR REDDY, Address: AMEERPET HYD,	
2	WIT.	Aadhaar Verified		CH KRISHNA, Address: GOLCONDA HYD,	

Date
03 March 2025


Signature Of Registering Officer
Chevella



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SCHEDULE OF PROPERTY

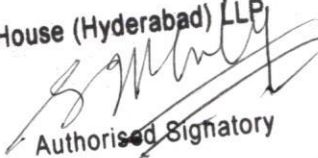
All that the piece and parcel of Agricultural farm land bearing no. 29, admeasuring Ac.0-20 Gts in Yenkepalle (V), Chevella (M), Ranga Reddy District having TD-cum-Pass Book Number: within the limits of local body and bounded by:

Sl. No.	Sy. No.	Extent Transferred (Ac-Gts)	NORTH	SOUTH	EAST	WEST
1	43/9/1	0-20	AGRICULTURAL FARM NO.31 IN SY. NO. 43	AGRICULTURAL FARM NO.27 IN SY. NO. 44	30' WIDE ROAD	AGRICULTURAL FARM NO. 28 IN SY. NO. 44

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

Authorised Signatory

Signature

Name

Mr. P. U.N. VARMAR, 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

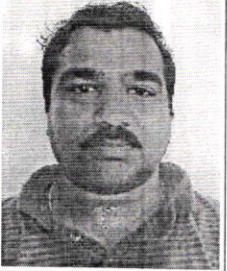
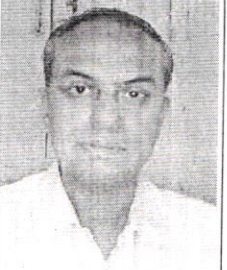
Mr. DASARI MANI KUMAR

Aadhar Number

xxxxxxxx4252

Address

27/205-1, Patharamanna Peta, 27th Ward, Near Netturu Dola Centre, Machilipatnam, Krishna District, Andhra Pradesh-521 001.

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX4252 Dasari Mani Kumar	Dasari Mani Kumar, Address: S/O: Dasari Krishna Prasad, 27/205-1, Patharamanna pet, Machilipatnam, Krishna, INDIA	
2	Aadhaar No: XXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, 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: XXXXXXXX9204 Kandi Prabhakar Reddy	Kandi Prabhakar Reddy, Address: C/O: Kandi Padma Reddy, 2-3- 64/10/24/1, Jaiswal Garden, Amberpet, Hyderabad, INDIA	





Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Chevella, Rangareddy

Undertaking to be filed by the Transferor

I/We do here by solemnly affirm and state as follows:

I/We intend to transfer to Shri/Smt./Kumari **DASARI MANI KUMAR** the following land(s):

Village : Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	43/9/1	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

Name

MODI FARM HOUSE

For Modi Farm House (Hyderabad) LLP

HYDERABAD LLP REP BY

GAURANG MODY Authorized

by P U N VARMA

Authorized Signatory

Date 03/03/2025

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 on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	209000	0	0	0.00	0	209000
Transfer Duty	0	0	57000	0	0	0	0	57000
Reg Fee	0	0	19000	0	0	0	0	19000
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	286600	0	0	0.00	0	286600

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

Rs. 266000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 19000/- towards Registration Fees on the chargeable value of Rs 3800000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500119714 dated 01-03-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 286600.00/- DATE: 01-03-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 0977378162, PAYMENT CODE: ,ATRN: 7915234414955,REMMITER NAME: DASARI MANI KUMAR, EXECUTANT NAME: P U N VARMA, CLAIMAINT NAME: DASARI MANI KUMAR.

Date
03 March 2025

Signature Of Registering Officer
Chevella

For Modl Farm House (Hyderabad) LLP

Authorized Signatory

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Chevella, Rangareddy

Undertaking to be filed by Transferee

I do here by 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 No.	Extent of land
1	null	43/9/1	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

Date 03/03/2025

Name

DASARI MANI KUMAR

S/O

DASARI KRISHNA PRASAD

R/o Village

Mandal

Krishna District, A P

PPB No.

D. Mani Kumar

Certificate of Registration

Registered as document no. 780 of 2025 of Book1 and assigned the identification number 1-6080-780-2025 for Scanning on 03 March 2025.


Signature Of Registering Officer
(Chevella)
B KRISHNAIAH

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Chevella



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

eChallan

Challan No. REG2500119714

Remitter Details		Buyer
Name	DASARI MANI KUMAR	
Address	27/205-1, PATHARAMANNA PETA, 27TH WARD, NEAR NETTURU DOLA CENTRE, MACHILIPATNAM, KRISHNA DISTRICT, Andhra Pradesh, 521001	
PAN No.	AGRPD8716D	
Aadhaar No.	xxxxxxxx4252	
Mobile No.	9837550213	

Details of the Amounts Remitted (in INR)

Stamp Duty	209000
Transfer Duty	57000
Registration Fee	19000
Mutation Charges	1250
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	286600
In Words Rupees	TWO LAKH EIGHTY SIX THOUSAND SIX HUNDRED RUPEES ONLY
Amount paid By	Buyer

Party Details

S.No	Party Type	Name	Address
1	Seller - GPA Name	Gaurang Mody 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	DASARI MANI KUMAR	27/205-1, PATHARAMANNA PETA, 27TH WARD, NEAR NETTURU DOLA CENTRE, MACHILIPATNAM, KRISHNA DISTRICT, Andhra Pradesh, 521001

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

[Signature]
Tahsildar & Jt. Sub Registrar Office

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Chevella





భారత ప్రభుత్వం
Government of India



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



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

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



KL130447863FT

ఆధార్ - 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

ఆధార్ ఆనీది సక్రింపు దుబాబు చూడమి. పొందడానికి లేదా పుట్టిన తేదీ కీ
కాదు. ఇది దృఢీకరణలో మాత్రమే ఉపయోగించాలి (ఆన్లైన్ పరిశోధన
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

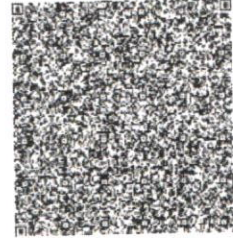
నా ఆధార్. నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

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

Details as on: 16/03/2024



9246165561

3287 6953 9204

VID : 9197 0409 3118 9935

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

Chathiri Krishna



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చాతిరి కృష్ణ
Chathiri Krishna

పుట్టిన సంవత్సరం / Year of Birth: 1976
పురుషుడు / Male

7882 5588 2635



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

28/09/2011

W2

9502277599

ఆధార్ - సామాన్యుని హక్కు

Chathiri Krishna

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Chevella



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భారత ప్రభుత్వం
Government of India



దాసరి మణి కుమార్
Dasari Mani Kumar
పుట్టిన తేదీ / DOB: 17/08/1974
పురుషుడు / MALE

6086 8248 4252

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:

తండ్రి పేరు / తల్లి పేరు: దాసరి కృష్ణ
ప్రసాద్, 27/205-1, పాతరామన్న పేట,
నెత్తురు దోలా సెంటర్ దగ్గర, 27వ వార్డు,
మచిలీపట్నం, కృష్ణ,
ఆంధ్ర ప్రదేశ్ - 521001

Address:

S/O: Dasari Krishna Prasad,
27/205-1, Patharamanna pet, Near
netturu dola centre, 27th ward,
Machilipatnam, Krishna,
Andhra Pradesh - 521001

6086 8248 4252

1947



help@uidai.gov.in

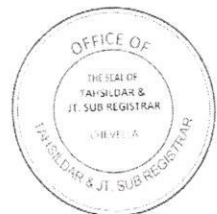
www

www.uidai.gov.in

D. Mani Kumar



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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.

780/2025

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		609	43/అ/1	2.0800	0.2000	900000	3800000

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 క్రయం
2	33/ఉ/3	0.1200	పట్టాదారుడు
3	43/అ/1	2.0800	పట్టాదారుడు
4	43/అ	2.2800	పట్టాదారుడు
5	43/ఇ/1/1	1.2900	పట్టాదారుడు
6	44/ఇ/2/1/1	0.2100	కొనుగోలు

PPB of Seller after Transaction

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

Buyer Details

PPB No.

T05040120886

Name

దాసరి మణి కుమార్

Address

27/205-1, PATHARAMANNA PETA, 27TH
WARD, NEAR NETTURU DOLA CENTRE,
MACHILIPATNAM, KRISHNA DISTRICT,
Andhra Pradesh, Pincode - 521001, Mobile
No - 9837550213

Khata No.

60624

Aadhaar Number

xxxxxxxx4252

Father's / Husband's Name

దాసరి కృష్ణ ప్రసాద్

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	43/అ/1/2	0.2000	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,
Chevella, Rangareddy

3105/2025
TAHSILDAR & JT. SUB REGISTRAR
Chevella Mandal, R.R. District.

తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : చేపల్లి(M)
పాస్ బుక్ నెంబర్ : T05040120886

డివిజన్ : చేపల్లి
గ్రామం : ఎంకెవల్లి



ఫోటో నెంబర్ : 60624

1. పట్టాదారు పేరు ఇంటిపేరుతో : దాసరి మణి కుమార్
2. తండ్రి/భర్త పేరు : దాసరి కృష్ణ ప్రసాద్
3. స్త్రీ / పురుషుడు : పురుషుడు
4. చిరునామ : ఎంకెవల్లి, చేపల్లి(M), రంగారెడ్డి
5. కులము : దిసాడి
6. ఆధార్ సంఖ్య : *****4252
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర


తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

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

క్ర.సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎ/గు	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	43/అ/1/2	0.2000	కొనుగోలు	వల్లి	
	పూర్తి విస్తీర్ణం	0.2000			