

4929/2024

తెలంగాణ ప్రభుత్వం
ధరణి

GOVERNMENT OF TELANGANA
DHARANI

**Sale Deed
(SALEDEED)**

THIS DEED OF SALE is made and executed on 28 November 2024 by and between:

Sri/Smt./Kumari P U N VARMA Represented by M/s. Modi Farm House (Hyderabad) LLP represented by GAURANG MODY, aged about 55 years residing at 5-4-187/3 and 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana-500 003.

(Hereinafter called the **"VENDOR-GPA"** of the first part)

INFAVOROF

Sri/Smt./Kumari SYED MEHDI, S/O. LATE SYED MAHMOOD, aged about 66 years, PAN No. AVWPS4017L, Occupation: Business, residing at 1-5-16/1/2B, Krishna Colony Musheerabad Hyderabad, Telangana-500 020.

(Hereinafter called the **"VENDEE"** of the second part)

(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 0.2000 Ac. Gts in Survey No.44/32/1, 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.24,50,000/- (Rupees Twenty Four Lakh Fifty Thousand Only) and the Vendee has agreed to purchase the same. The consideration of Rs.24,50,000/- 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.24,50,000/- (Rupees Twenty Four Lakh Fifty Thousand 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.

For MODI FARM HOUSE HYDERABAD LLP

Authorized Signatory

Page 1

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.185050.00/- paid between the hours of ____ and ____ on the 28th day of November, 2024 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, 2ND FLOOR, SOHAM MANSION M G ROAD SECUNDERABAD, Hyderabad, India	
2	BU:INDIVIDUAL	Aadhaar Verified		SYED MEHDI, Address: 1-5-16/1/2B, KRISHNA COLONY MUSHEERABAD, Hyderabad, India	

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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 here by 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.1of1973 .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.

SCHEDULE OF PROPERTY

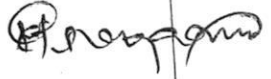
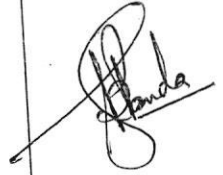
All that the piece and parcel of Agricultural land admeasuring 0.2000 Ac. Gts in Yenkepalle (V), Chevella (M), Ranga Reddy District having TD-cum-Pass Book Number: within the limits of local body and bounded by:

S. No.	Survey No.	Extent Transferred (Ac. Gts)	NORTH	SOUTH	EAST	WEST
1	44/22/1	0.2000	OTHERS: ROAD	OTHERS: 66 WIDE ROAD	OTHERS: LAND BELONGING TO VENDEE IN SY NO 46	OTHERS: ROAD

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: AMBERPET,	
2	WIT.	Aadhaar Verified		S RAJ PANDA, Address: MUSHEERABAD,	

Date
29 November 2024

Signature Of Registering Officer
Chevella

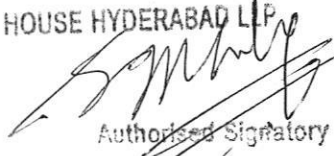
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EXECUTIONDETAILS

INWITNESS 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.

For MODI FARM HOUSE HYDERABAD LLP


Authorised Signatory

VENDOR-GPA

Signature

Name

P U N VARMA Represented by M/s. Modi Farm House (Hyderabad) LLP
represented GAURANG MODY

Aadhar Number

xxxxxxxx3669

Address

5-4-187/3 AND 4, 2ND FLOOR, SOHAM MANSION M. G. ROAD
SECUNDERABAD, Hyderabad, Telangana-500003.

VENDEE

Signature

Name

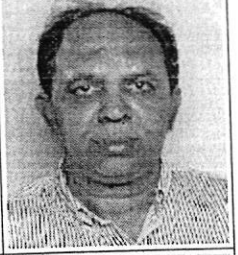
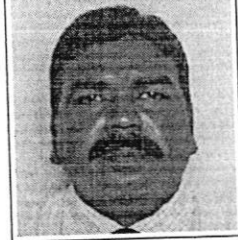
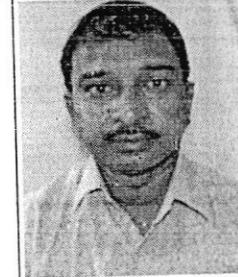
Aadhar Number

Address


SYED MEHDI

xxxxxxxx8906

1-5-16/1/2B, KRISHNA COLONY, MUSHEERABAD, Hyderabad
Telangana-500020.

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXXX8906 Syed Mehdi	Syed Mehdi, Address: C/O: Late Syed Mahmood, 1-5- 16/1/2B, Krishna Colony, Musheerabad, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXXX9176 Solomon Raj Panda	Solomon Raj Panda, Address: S/O Kruparatnam Panda, 1-6-174/5/10, NA, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXXX9204 Kandi Prabhakar Reddy	Kandi Prabhakar Reddy, Address: NA, 2-3- 64/10/24 1FLOOR KAMALA NILAYAM, JAISWAL COLONY, Amberpet, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXXX3669 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 the Transferor

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

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

Village : Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	44/a2/1	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. ☒

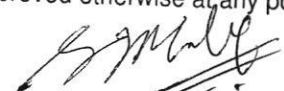
Declaration

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

Date 28/11/2024

Name


GAURANG MODY Authorized
by P U N VARMA

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			Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	Total
			E-challan	Cash	T-App			
Stamp Duty	0.00	0	134750	0	0	0.00	0	134750
Transfer Duty	0	0	36750	0	0	0	0	36750
Reg Fee	0	0	12250	0	0	0	0	12250
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	1250	0	0	0	0	1250
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	185050	0	0	0.00	0	185050

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

Rs. 171500 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 12250/- towards Registration Fees on the chargeable value of Rs 2450000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2400758358 dated 28-11-2024 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 185050.00/- DATE: 28-11-2024, BANK NAME:SBIN, BRANCH NAME: BANK REFERENCE NO: 111626414206, PAYMENT CODE: ,ATRN: 8459574640637,REMMITER NAME: SYED MEHDI, EXECUTANT NAME: P U N VARMA, CLAIMAINT NAME: SYED MEHDI.

Date
29 November 2024

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

Village : Yenkepalle

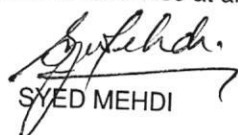
S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	44/a2/1	0.2000
Total			0.2000

- 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 28/11/2024

Name 
SYED MEHDI
S/O LATE SYED MAHMOOD
R/o District Hyderabad
PPB No. T05040120849

Certificate of Registration

Registered as document no. 4929 of 2024 of Book1 and assigned the identification number 1-6080-4929-2024 for Scanning on 29 November 2024.

~~Signature Of Registering Officer~~
(Chevella)
B KRISHNAIAH

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

Transaction Summary

Application No. : 2400788476

Party Details

S. No.	Party Type	PPB No.	Aadhaar Number	Name	Father's / Husband's Name	Social Status	Gender	Occupation	Form 60 / Form 61 / PAN No.	Address
1	Seller - GPA		xxxxxxxx3669	GAURANG MODY Authorized by P U N VARMA	JAYANTI LAL	General	Male			5-4-187/3 AND 4, 2ND FLOOR, SOHAM MANSION M G ROAD SECUNDERABAD, Hyderabad, Telangana, 500003
2	Buyer	T05040120849	xxxxxxxx8906	SYED MEHDI	LATE SYED MAHMOOD	BC-E	Male	Business	AVWPS4017L	1-5-16/1/2B, KRISHNA COLONY MUSHEERABAD, Hyderabad, Telangana, 500020

Details of Land Transferred

Type of Transaction : SALE (SALE DEED)

District : Rangareddy Mandal : Chevella Village : Yenkepalle

S.No.	Passbook No.	Survey No.	Khata No.	Extent Transferred (Ac.Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	null	44/a2/1	609	0.2000	2450000	449820	2450000
Total				0.2000			2450000

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	
Mutation Charges	134750
PPB Charges (Including Courier Charges)	1250
Transfer Duty	0
Registration Fees	36750
Haritha Nidhi	12250
Total Amount	50
	Rs. 185050

Payment of Rs. 185050 /- is made through e-Challan No: REG2400758358 dated 28/11/2024.

Tahsildar & Jt. Sub Registrar Office,
Chevella ,Rangareddy



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

eChallan

Challan No. REG2400758358

Remitter Details

Name	Buyer
	SYED MEHDI
Address	1-5-16/1/2B, KRISHNA COLONY MUSHEERABAD, Hyderabad, Telangana, 500020
PAN No.	AVWPS4017L
Aadhaar No.	xxxxxxxx8906
Mobile No.	9963399400

Details of the Amounts Remitted (in INR)

Stamp Duty	134750
Transfer Duty	36750
Registration Fee	12250
Mutation Charges	1250
PPB Charges (Including Courier Charges)	0
Haritha Nidhi	50
Total Amount	185050
In Words Rupees	ONE LAKH EIGHTY FIVE THOUSAND FIFTY 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, 2ND FLOOR, SOHAM MANSION M G ROAD SECUNDERABAD, Hyderabad, Telangana, 500003
2	Buyer Name	SYED MEHDI	1-5-16/1/2B, KRISHNA COLONY MUSHEERABAD, Hyderabad, Telangana, 500020

Document Information

Property Details as per Dharani: Village, Mandal & District	Yenkepalle, Chevella, Rangareddy
Passbook Number of Seller/s	
Passbook Number of Buyer/s	T05040120849
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office,
Chevella, Rangareddy

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Chevella



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VENDOR :

 **భారత ప్రభుత్వం**
Government of India

 గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



సమాచార 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
9848042057

20/05/2013



KL130447863FT

ఆధార్ - సామాన్యుని హక్కు

Smiley

WITNESS

 **భారత ప్రభుత్వం**
Government of India

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

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 XMR)

3287 6953 9204

నా ఆధార్, నా గుర్తింపు

 **భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**
Unique Identification Authority of India

తయారీ
23-64-10/24 1st Floor KAMALA NILAYAM,
JJA/ISWAL COLONY, Amberpet, PO:
Amberpet, Dist. Hyderabad,
Telangana - 500013

Address:
23-64-10/24 1st Floor KAMALA NILAYAM,
JJA/ISWAL 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

Prabhakar

VENUEE

 **भारत सरकार**
Government of India

 నయ్యద్ మెహ్దీ
Syed Mehdi
పుట్టిన తేదీ / DOB: 03/06/1958
పురుషుడు / Male

6587 3264 8906

मेरा आधार, मेरी पहचान

 **भारतीय विशिष्ट पहचान प्राधिकरण**
Unique Identification Authority of India

చిరునామా: నంబండ్లకులు: లేట్ సయిద్ మహ్మూద్,
1-5-16/1/2B, క్రిష్ణా కోలనీ, ముషేరాబాద్,
హైదరాబాద్, తెలంగాణ, 500020

Address: C/O: Late Syed Mahmood, 1-5-
16/1/2B, Krishna Colony, Musheerabad,
Hyderabad, Telangana, 500020

Print Date: 02/08/2022

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WITNESS :



भारत सरकार
GOVERNMENT OF INDIA

సాల్మన్ రాజ్ పండ్

Solomon Raj Panda

పుట్టిన తేదీ/DOB: 14/09/1962

పురుషుడు/ MALE



5576 9578 9176

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मेरा AADHAAR, MERI PEHCHAN

2017

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 02/11/2017

पुरुषाद्वयः

S/O Kruparatnam Panda, P-1-02, 14/10, 1-6-174/5/10, Bapuji Nagar, Musheerabad, Hyderabad, Andhra Pradesh - 500020

Address :

S/O Kruparatnam Panda, 1-6-174/5/10, Bapuji Nagar, Musheerabad, Hyderabad, Andhra Pradesh - 500020

9121765690

5576 9578 9176



1947
1800 300 1947

help@uidai.gov.in

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P.O. Box No. 1947, Bengaluru-560 001

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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.

4929/2024

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	44/2/1	1.0100	0.2000	900000	2450000

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	33/2/2	0.0100	రిజిస్టర్ క్రయం
2	33/2/3	0.1200	పట్టాదారుడు
3	43/2	2.2800	పట్టాదారుడు
4	43/2	2.2800	పట్టాదారుడు
5	43/2	2.2900	పట్టాదారుడు
6	44/2/1	1.0100	కొనుగోలు

PPB of Seller after Transaction

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

Buyer Details

PPB No.

T05040120849

Name

సయ్యద్ మోహిదీ

Address

1-5-16/1/2B, KRISHNA COLONY
MUSHEERABAD, Hyderabad, Telangana,
Pincode - 500020, Mobile No - 9963399400

Khata No.

60580

Aadhaar Number

xxxxxxxx8906

Father's / Husband's Name

మహమూద్

PPB of Buyer before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	44/2/2	0.2000	కొనుగోలు

PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	44/2/1/2	0.2000	కొనుగోలు
2	44/2/2	0.2000	కొనుగోలు

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

క్ర.సం.	సర్వేనెం./ సబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ. గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	44/ఇ2/2	0.2000	కొనుగోలు	పచ్చిక బయళ్లు	
2	44/ఇ2/1/2	0.2000	కొనుగోలు	పచ్చిక బయళ్లు	
పూర్తి విస్తీర్ణము		1.0000			

