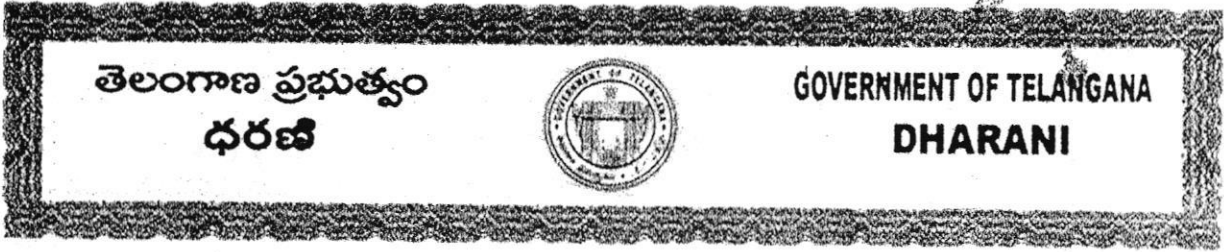


Scan: 222023

4888/202



**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 23 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-500003.

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

IN FAVOR OF

Sri/Smt./Kumari SYED MEHDI, S/O. LATE SYED MAHMOOD, aged about 66 years, PAN No. AVWPS 4017 L, 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. 44/౩2, Yenkepalle (V), Chevella (M), Rangareddy 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 Lakhs 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 Lakhs 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 hereto 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 hereby 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.

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.185350.00/- paid between the hours of ____ and ____ on the 23rd 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	

Book1, CS No. 2400778451 & Doct No 4888 / 2024 Sheet 1 of 6 Tahsildar & Jt Sub Registrar
Chevella



Generated On : 26/11/2024 03:15:45 PM



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.

SCHEDULE OF ROPERTY

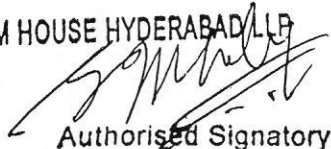
All that the piece and parcel of Agricultural land admeasuring 0.2000 Ac.Gts in Yenkepalle (V), Chevella (M), Rangareddy District having TD-cum-Pass Book Number: within the limits of local body and bounded by:

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

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 by 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

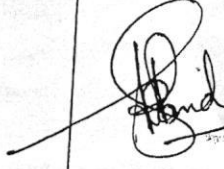
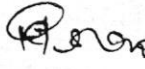


SYED MEHDI

xxxxxxxx8906

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

Book1, CS No. 2400778451 & Doct No 4888 / 2024__ Sheet 2 of 6 Tahsildar & Jt Sub Registrar
Chevella

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		S RAJ PANDA, Address: HYDERABAD,	
2	WIT.	Aadhaar Verified		K PRABHAKAR REDDY, Address: HYDERABAD,	

Date
26 November 2024

Signature Of Registering Officer
Chevella



Generated On : 26/11/2024 03:15:45 PM





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	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 GAURANG MODY Authorized
by P U N VARMA

Date 25/11/2024

R/o District Hyderabad

PPB No.

For MODI FARM HOUSE HYDERABAD LLP

Authorised Signatory

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9176 Solomon Raj Panda	Solomon Raj Panda, Address: S/O Kruparatnam Panda, 1-6-174/5/10, NA, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX8906 Syed Mehdi	Syed Mehdi, Address: C/O: Late Syed Mahmood, 1-5- 16/1/2B, Krishna Colony, Musheerabad, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX9204 Kandi Prabhakar Reddy	Kandi Prabhakar Reddy, Address: NA, 2-3- 64/10/24 1FLOOR KAMALA NILAYAM, JAISWAL COLONY, Amberpet, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX3669 Gaurang Mody	Gaurang Mody, 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 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	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 25/11/2024

Name SYED MEHDI

S/O LATE SYED MAHMOOD

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.

In the form of								
Description 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/Pay Order	Total
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	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	185350	0	0	0.00	0	185350

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. REG2400750769 dated 25-11-2024 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 185350.00/- DATE: 25-11-2024, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 111626380611, PAYMENT CODE: , ATRN: 5533608589533, REMMITER NAME: SYED MEHDI, EXECUTANT NAME: P U N VARMA, CLAIMANT NAME: SYED MEHDI.

Date
26 November 2024

Signature Of Registering Officer
Chevella

Generated On : 26/11/2024 03:15:45 PM





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

eChallan

Challan No. REG2400750769

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)	300
Haritha Nidhi	50
Total Amount	185350
In Words Rupees	ONE LAKH EIGHTY FIVE THOUSAND THREE HUNDRED 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	
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office,
Chevella ,Rangareddy

Certificate of Registration

Registered as document no. 4888 of 2024 of Book1 and assigned the identification number 1-6080-4888-2024 for Scanning on 26 November 2024.

Signature Of Registering Officer
(Chevella)
B KRISHNAIAH

Book1, CS No. 2400778451 & Doct No 4888 / 2024 Sheet 5 of 6 Tahsildar & Jt Sub Registrar
Chevella



Generated On : 26/11/2024 03:15:45 PM



భారత ప్రభుత్వం
Government of India

గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



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

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

20/05/2013

KL130447863FT

ఆధార్ - సామాన్య ని హక్కు

Gmody

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy
పుట్టిన రోజు/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 XML)

3287 6953 9204

నా ఆధార్, నా సుధింపు

భారత ప్రభుత్వం
Government of India

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

Address: 2-3-64/10/24 1FLOOR KAMALA NILAYAM, JAISWAL COLONY, Amberpet, PO. Amberpet, DIST Hyderabad, Telangana - 500013

3287 6953 9204

VID : 9197 0409 3118 9935

1847 | help@uidai.gov.in | www.uidai.gov.in

Ravayyana

భారత ప్రభుత్వం
Government of India

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

6587 3264 8906

मेरा आधार मेरी पहचान

Syed Mehdi

భారత ప్రభుత్వం
Government of India

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

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

6587 3264 8906

1847 | help@uidai.gov.in | www.uidai.gov.in

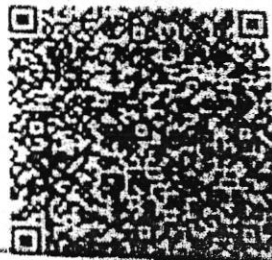

GOVERNMENT OF INDIA



సోలొమన్ రాజ్ పంద
Solomon Raj Panda
పుట్టిన తేదీ/DOB: 14/09/1962
పురుషుడు/ MALE

10-2

5576 9578 9176



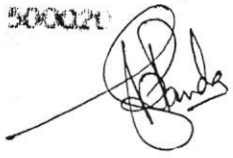
MEERA AADHAAR, MERI PEHCHAN

91217 65690



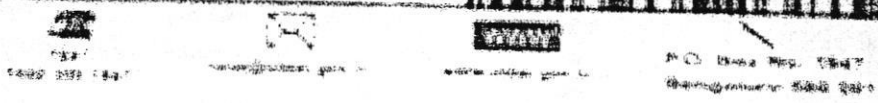
పేరు
సోలొమన్ రాజ్ పంద
తండ్రి పేరు మరియు పూర్వ పేరు
మొదటి పేరు 500020

Address
S/O Khimarathnam Panda
16 1/4/5/10 Badup
Nagar Musheerabad
Hyderabad
Andhra Pradesh 500020



5576 9578 9176





Generated On : 26/11/2024 03:15:45 PM



తెలంగాణ ప్రభుత్వము
వ్యూహారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : మేళు(M)
పాన్ బుక్ నెంబర్ : T05040120849

డివిజన్ : మేళు
గ్రామం : ఎంకెవల్లి



ఖాతా నెంబర్ : 60580

1. వ్యూహారు పేరు ఇంటిపేరుతో : నయ్యర్ మోహిది
2. తండ్రి/భర్త పేరు : మహమూద్
3. స్త్రీ / పురుషుడు పురుషుడు
4. చిరునామ : ఎంకెవల్లి, మేళు(M), రంగారెడ్డి
5. కులము : దివి-2
6. ఆధార్ సంఖ్య : *****8906
7. వ్యూహారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర


అధికారి సంతకం

తెలంగాణ ప్రభుత్వము
జిల్లా : రంగారెడ్డి డివిజన్ : మేళు
మండలం : మేళు(M) గ్రామం : ఎంకెవల్లి
వ్యవసాయ భూమి వివరములు తేదీ : 26-11-2024 .

క్ర.సం.	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎం/గుం	భూమి పొందిన వ్యక్తి	రిమాన్సులు	అధికారి సంతకం
1	44/22/2	0.2000	కొనుగోలు	పచ్చిక బయ్యలు	
	పూర్తి విస్తీర్ణం	0.2000			



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

Registration Summary

Details of Land transferred

Type of transaction : Sale

Document No.

4888/2024

District

Rangareddy

Mandal

Chevella

Village

Yenkepalle

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)
		609	44/a2	1.2100	0.2000	900000	2450000

Seller Details

PPB No.

Khata No.

609

Name

పి.ఎ.ఎస్.ఎస్.

Aadhaar Number

xxxxxxxx0399

Address

Father's / Husband's Name

ఎస్.రాజు

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	33/a/2a	0.0100	రిజిస్టర్డ్ క్రయం
2	33/a/3	0.1200	వట్టాదారుడు
3	43/a	2.2800	వట్టాదారుడు
4	43/a	2.2800	వట్టాదారుడు
5	43/a	2.2900	వట్టాదారుడు
6	44/a2	1.2100	కొనుగోలు

PPB of Seller after Transaction

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

Buyer Details

PPB No.

T05040120849

Khata No.

60580

Name

నయ్యదేవి మోహిని

Aadhaar Number

xxxxxxxx8906

Address

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

Father's / Husband's Name

మహమూద్

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	44/a2/2	0.2000	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,
Chevella, Rangareddy,
Chevella Mandal, R.R. District

