

30am/234677

781/2025



తెలంగాణ తేలంగానా TELANGANA

BH 797271

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

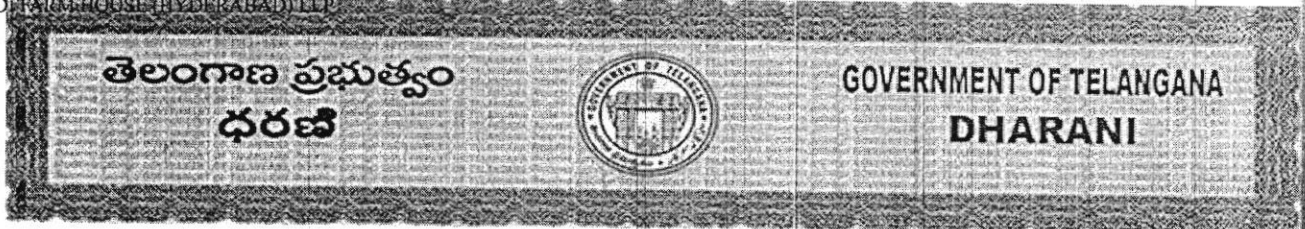
Lic. No. 16/05/059/2012

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

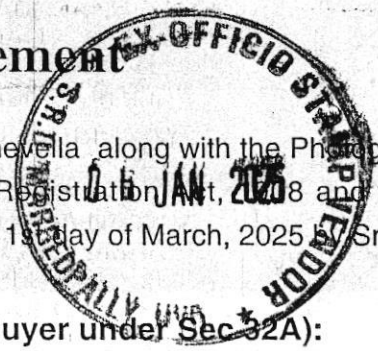
Sri. GAJULA ABHINAY, S/o. Mr. Gajula Vijay Kumar, aged about 36 years, Pan No. AOVPG4236M, Occupation: Business, residing at H. No: 8-3-224/9/24/B H-103, Madhura Nagar, Near Hanuman Temple, Yousufguda, Hyderabad, Telangana-500 038.

(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.151600.00/- paid between the hours of ____ and ____ on the 13 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		GAJULA ABHINAY, Address: 8-3- 224/9/24/B H-103, MADHURA NAGAR, NEAR HANUMAN TEMPLE, YOUSUFGUDA, Hyderabad, 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. 46/21/1/1/1/1/1 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.

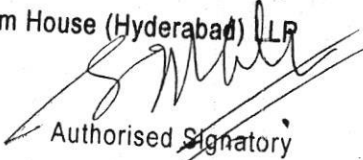
Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) already received by the Vendor - GPA from the Vendee, the said Vendor - GPA as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey 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. 14, 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. 15 IN SY. NO. 46	AGRICULTURAL FARM NO. 13 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

Authorised Signatory

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. GAJULA ABHINAY

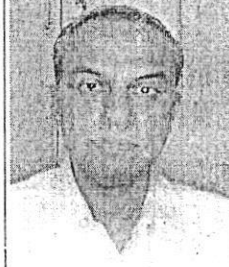
Aadhar Number

xxxxxxxx7692

Address

H. No: 8-3-224/9/24/B H-103, Madhura Nagar, Near Hanuman Temple, Yousufguda, Hyderabad, Telangana-500 038

E-KYC Details as received from UIDAI:

S. No.	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX2635 Chathiri Krishna	Chathiri Krishna, Address: S/O Narasaiah Late, 8-1- 328/A/144, GF 126, Shaikpet, NA, Hyderabad, INDIA	
2	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	
3	Aadhaar No: XXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX7692 Gajula Abhinay	Gajula Abhinay, Address: S/O Gajula Vijay Kumar, 8-3- 224/9/24/B H-103, Madhura Nagar, NA, 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

GAJULA ABHINAY

S/O

GAJULA VIJAY KUMAR

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	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. REG2500119921 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: 256077601433, PAYMENT CODE: ,ATRN: 3027488344613,REMMITER NAME: GAJULA ABHINAY, EXECUTANT NAME: PATHAPATI SAR RAJU, CLAIMANT NAME: GAJULA ABHINAY.

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 **GAJULA ABHINAY** 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 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. ☒

For Modi Farm House (Hyderabad) LLP

Place Hyderabad

Date 03/03/2025

Authorised Signatory

MODI FARM HOUSE

HYDERABAD LLP REP BY

GAURANG MODY Authorized

by PATHAPATI SAR RAJU

R/o District Hyderabad

PPB No.

Certificate of Registration

Registered as document no. 781 of 2025 of Book1 and assigned the identification number 1-6080-781-2025 for Scanning on 03 March 2025.


Signature Of Registering Officer
(Chevella)
B KRISHNAIAH

For Mop Farm House (Hydelspad) LLP

Authorized Signatory

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

eChallan

Challan No. REG2500119921

Remitter Details

Name	Buyer
GAJULA ABHINAY	
Address	8-3-224/9/24/B H-103, MADHURA NAGAR, NEAR HANUMAN TEMPLE, YOUSUFGUDA, Hyderabad, Telangana, 500038
PAN No.	AOVPG4236M
Aadhaar No.	xxxxxxxx7692
Mobile No.	9848036236

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	GAJULA ABHINAY	8-3-224/9/24/B H-103, MADHURA NAGAR, NEAR HANUMAN TEMPLE, YOUSUFGUDA, Hyderabad, Telangana, 500038

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

Chevella

Chevella



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భారత ప్రభుత్వం
Government of India

గౌరాంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
 పురుషుడు / Male

3594 5138 3669



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

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

20/05/2013

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 అనేది గుర్తింపు దస్తావేజు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీకి కాదు. అది దృవీకరణ కోసం మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ వైధిమూలకం 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

భారత ప్రభుత్వం
Government of India

చైతీరి కృష్ణ
Chalthiri Krishna
 పుట్టిన తేదీ/DOB: 2-3-64/10/24
 పురుషుడు/ MALE

ఆధార్ నంబర్: 2-3-64/10/24 1వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 2వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 3వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 4వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 5వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 6వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 7వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 8వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 9వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి. 10వ పేజీలో 10 అంకర్లు కనిపిస్తున్నాయి.

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

నా ఆధార్, నా గుర్తింపు

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

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చైతీరి కృష్ణ
Chalthiri Krishna

పుట్టిన సంవత్సరం / Year of Birth: 1975
 పురుషుడు / Male

7882 5588 2635



To
Chalthiri Krishna
 చైతీరి కృష్ణ
 S/O Narasiah Late
 8 1328/A/144 GF 126
 Shaikpet
 M G Nagar
 Golconda
 Golconda, Hyderabad
 Andhra Pradesh - 500008
 9299356033

28/09/2011

ఆధార్ - సామాన్యుని హక్కు

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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు క్రమసంఖ్య/Enrolment No.: 1171/00027/00529

To: Gajula Abhinay
(గాజుల అభినయం)
S/O Gajula Vijay Kumar
8-3-224/9/24/B H-103
Madhura Nagar
Near Hanuman Temple
Madhura Nagar
Hyderabad
Hyderabad
Andhra Pradesh - 500038

Date: 25/01/2011



EY 00937629 2 IN

Ref. No : 25012011-00070

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5928 1407 7692

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



గాజుల అభినయం
Gajula Abhinay

పుట్టిన సంవత్సరం / Year of Birth : 1988
పురుషుడు / Male

5928 1407 7692



ఆధార్ - సామాన్యుని హక్కు

[Handwritten signature]

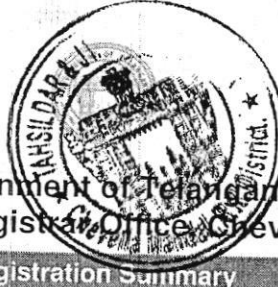
Chevella

Chevella



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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.

781/2025

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)
1		610	46/21/1/1/1/1/1/1	1.1300	0.2000	900000	2000000

Seller Details

PPB No.

Khata No.

610

Name

పి నర్ రాజు

Aadhaar Number

xxxxxxx2621

Address

Father's / Husband's Name

రామ రాజు

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	46/21/1/1/1/1/1/1	1.1300	వట్టాదారుడు

PPB of Seller after Transaction

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

PPB No.

T05040120885

Khata No.

60625

Name

గాజుల అభినయ్

Aadhaar Number

xxxxxxx7692

Address

8-3-224/9/24/B H-103, MADHURA NAGAR,
NEAR HANUMAN TEMPLE,
YOUSUFGUDA, Hyderabad, Telangana,
Pincode - 500038, Mobile No - 9848036236

Father's / Husband's Name

గాజుల అభినయ్

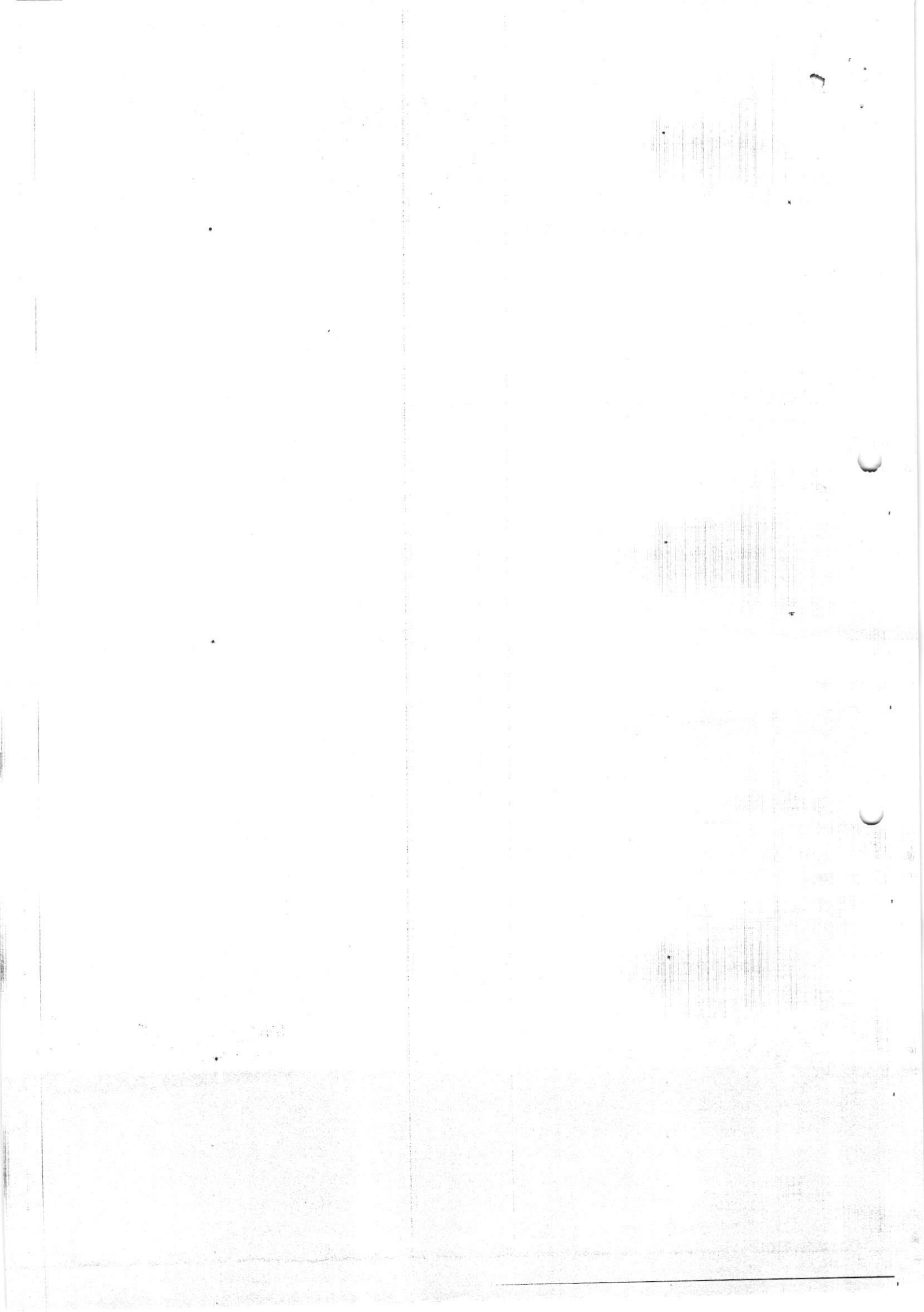
PPB of Buyer before Transaction

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	46/21/1/1/1/1/1/1/2	0.2000	కొనుగోలు

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



తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : వేపల్లె(M)
పాస్ బుక్ నెంబర్ : T05040120885

డివిజన్ : వేపల్లె
గ్రామం : ఎంకెవల్లి



ఫోటో నెంబర్ : 60625

1. పట్టాదారు పేరు ఇంటిపేరుతో : గాజార అధినయ్య
2. తండ్రి/భర్త పేరు : గాజార అధినయ్య
3. స్త్రీ/పురుషుడు : పురుషుడు
4. చిరునామ : ఎంకెవల్లి, వేపల్లె(M), రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****7692
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

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

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

