

Scan/ 233924 524/2025



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4529 Date:14-07-2022

Sold to:MAHENDAR

S/o. MALLES

For Whom:MODI FARM HOUSE (HYDERABAD) LLP

[Signature]

AP 147446

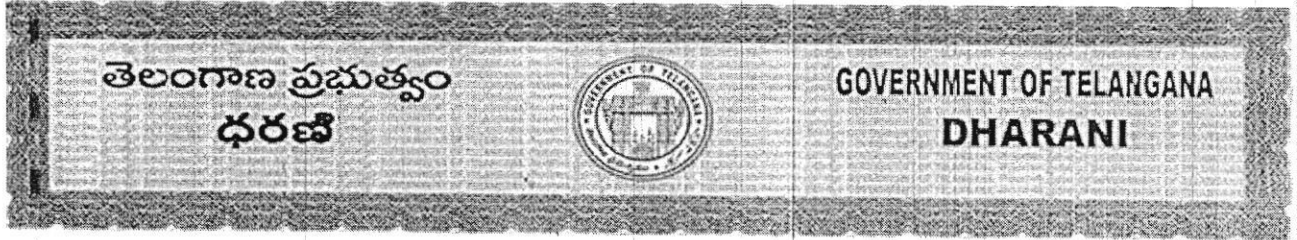
K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.



**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 15th February 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, 2 Floor, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana-500 003 (Herein after called the "VENDOR-GPA" of the First Part)

INFAVOROF

Sri. SHAIK AMEER, S/o. Mr. Mastan Vali, aged about 62 years, Pan No.AFBPA7367J, Occupation: Business, residing at 7-1-50/C, Flat No.F2, Pleasant Apartments, D. K. Road, Ameerpet, Hyderabad, Telangana-500 016 (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.114100.00/- paid between the hours of ____ and ____ on the 15th 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		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		SHAIK AMEER, Address: 7-1-50/C, FLAT NO F2, PLEASANT APARTMENTS, D K ROAD, AMEERPET, 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, 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.15,00,000/-(Rupees Fifteen Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 15,00,000/-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.15,00,000/- (Rupees Fifteen 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		KANDI PRABHAKAR REDDY, Address: AMEERPET HYD,	
2	WIT.	Aadhaar Verified		CH KRISHNA, Address: GOLCONDA HYD,	

Date
17 February 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. 15, 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	0-20	30' WIDE ROAD	66' WIDE ROAD	AGRICUTURAL FARM LAND NO. 50	AGRICUTURAL FARM LAND NO. 14

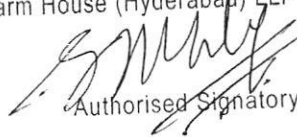
EXECUTION DETAILS

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

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

SHAIK AMEER

Aadhar Number

xxxxxxxx3561

Address

7-1-50/C, Flat No.F2, Pleasant Apartments, D. K. Road, Ameerpet, Hyderabad, Telangana-500 016.

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: XXXXXXXX2635 Chathiri Krishna	Chathiri Krishna, Address: S/O Narasaiah Late, 8-1-328/A/144, GF 126, Shaikpet, NA, 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: XXXXXXXX3561 Shaik Ameer	Shaik Ameer, Address: C/O Mastan Vali, Flat No-F2, 7-1-50/C, Pleasant Apartment, 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	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 15/02/2025

Name SHAIK AMEER

S/O MASTAN VALI

R/o District Hyderabad

PPB No.

[Signature]

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

Description of Fee/Duty	In the form of							Total
	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	
Stamp Duty	0.00	0	82500	0	0	0.00	0	82500
Transfer Duty	0	0	22500	0	0	0	0	22500
Reg Fee	0	0	7500	0	0	0	0	7500
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	114100	0	0	0.00	0	114100

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

Rs. 105000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 7500/- towards Registration Fees on the chargeable value of Rs 1500000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500092087 dated 15-02-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 114100.00/- DATE: 15-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: IGASLRXDT1, PAYMENT CODE: ,ATRN: 2314276315119,REMMITER NAME: SHAIK AMEER, EXECUTANT NAME: PATHAPATI SAR RAJU, CLAIMANT NAME: SHAIK AMEER.

Date
17 February 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 **SHAIK AMEER** the following land(s):

Village : Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	46/a1	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 15/02/2025

MODI FARM HOUSE
HYDERABAD LLP REP BY
Name GAURANG MODY Authorized
For Modi Farm House (Hyderabad) LLP by PATHAPATI SAR RAJU
Authorised Signatory
R/o District Hyderabad
PPB No.

Certificate of Registration

Registered as document no. 524 of 2025 of Book1 and assigned the identification number 1-6080-524-2025 for Scanning on 17 February 2025.

Signature of Registering Officer
(Chevella)

NAINI RAJENDRA KUMAR

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Chevella

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

eChallan

Challan No. REG2500092087

Remitter Details	Buyer
Name	SHAIK AMEER
Address	7-1-50/C, FLAT NO F2, PLEASANT APARTMENTS, D K ROAD, AMEERPET, Hyderabad, Telangana, 500016
PAN No.	AFBPA7367J
Aadhaar No.	xxxxxxxx3561
Mobile No.	9849804498

Details of the Amounts Remitted (in INR)	
Stamp Duty	82500
Transfer Duty	22500
Registration Fee	7500
Mutation Charges	1250
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	114100
In Words Rupees	ONE LAKH FOURTEEN THOUSAND ONE 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	SHAIK AMEER	7-1-50/C, FLAT NO F2, PLEASANT APARTMENTS, D K ROAD, AMEERPET, Hyderabad, Telangana, 500016

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

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Chevella



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భారత ప్రభుత్వం
Government of India

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



గౌరాంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



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



KL130447863FT

అధార్ - సామాన్యుని హక్కు

[Signature]



భారత ప్రభుత్వం
Government of India

Aadhaar no. issued: 18/07/2013



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

అధార్ అనేది గుర్తింపు దస్తావేజు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీకి ఇది నిరూపణ. ఇది దృఢీకరణతో మాత్రమే ఉపయోగించాలి (అన్లైన్ వర్టిఫికేషన్ లేదా QR కోడ్ / ఆన్లైన్ XML యొక్క స్కాన్).
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).

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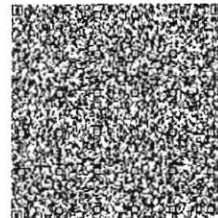
నా అధార్. నా గుర్తింపు



భారత ప్రభుత్వం ప్రాధికార సంస్థ
Unique Identification Authority of India

సంఖ్య: 18/07/2013

చిరునామా
2-3-64/10/24 1st Floor Kamala Nilayam
వనపర్తి స్టేషన్, జైస్వాల్ కాలనీ, అంబర్పేట్ పోస్టాఫీసు.
అంబర్పేట్, అమర్పేట్, హైదరాబాద్.
తెలంగాణ - 500013
Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM.
JAISWAL 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

[Signature]



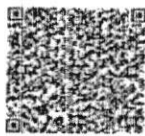
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చాతీర్ కృష్ణ
Chathiri Krishna



పుట్టిన సంవత్సరం / Year of Birth: 1978
పురుషుడు / Male

7882 5588 2635



28/09/2011

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

9022 77599

[Signature]

అధార్ - సామాన్యుని హక్కు

Book1,CS No. 2500095496 & Doct No __524 / 2025__ Sheet 7 of 8 Tahsildar & Sub-Registrar
Chevella

[Signature]



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GOVERNMENT OF INDIA

షైక్ అమీర్
Shaik Ameer
పుట్టిన తేదీ/DOB: 15/04/1962
పురుషుడు/ MALE

3188 6473 3561
VID : 9183 2067 3188 6055

నా ఆధార్ - నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

వివరాలు:
C/O మాస్తాన్ వాలి, ఫ్లాట్ నో-ఎఫ్2, 7-1-50/స, ప్లీసెంట్
అపార్ట్మెంట్, డి.కె.రోడ్, అమీర్పేట్, సెకండరాబాద్, హైదరాబాద్,
తెలంగాణ - 500016

Address:
C/O Mastan Vali, Flat No-F2, 7-1-50/C,
Pleasant Apartment, D.K.Road. Ameerpet,
Secunderabad, Hyderabad,
Telangana - 500016

3188 6473 3561

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Handwritten signature

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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. 524/2025

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/a1	5.0000	0.2000	900000	1500000

Seller Details

PPB No.

Khata No.

610

Name పి సర్ రాజు

Aadhaar Number

xxxxxxxx2621

Address

Father's / Husband's Name

రామ రాజు

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	46/a1/1/1/1	3.2000	వ్యూహారుడు

PPB of Seller after Transaction

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

PPB No. T05040120870

Khata No.

60609

Name పిట్ అమర్

Aadhaar Number

xxxxxxxx3561

Address

7-1-50/C, FLAT NO F2, PLEASANT
APARTMENTS, D K ROAD, AMEERPET,
Hyderabad, Telangana, Pincode - 500016,
Mobile No - 9849804498

Father's / Husband's Name

మహేష్ వరి

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	46/a1/1/1/1/2	0.2000	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,
Chevella, Rangareddy

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



1975-1976
JANUARY 1976
JANUARY 1976

తెలంగాణ ప్రభుత్వము

పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : మేడ్చల్(M)
పాస్ బుక్ నెంబర్ : T05040120870

డివిజన్ : మేడ్చల్
గ్రామం : ఎంకెవల్లి



ఖాతా నెంబర్ : 60609

1. పట్టాదారు పేరు ఇంటిపేరుతో : పేక్ ఆమర్
2. తండ్రి/భర్త పేరు : మస్తాన్ వలి
3. స్త్రీ / పురుషుడు : పురుషుడు
4. చిరునామ : ఎంకెవల్లి, మేడ్చల్(M), రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****3561
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర


తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

జిల్లా : రంగారెడ్డి డివిజన్ : మేడ్చల్
మండలం : మేడ్చల్(M) గ్రామం : ఎంకెవల్లి
వ్యవసాయ భూమి వివరములు తేదీ : 17-02-2025

క్ర.సం.	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎ/గుం	భూమి పొందిన వ్యక్తి	రిమార్కులు	తహశీల్దార్ సంతకం
1	46/ఎ1/1/1/2	0.2000	కొమ్మగోలు	పట్టా	
	పూర్తి విస్తీర్ణం	0.2000			

MODI FARM HOUSE (HYDERABAD) LLP

5-4-187/3 & 4, 2 FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD-500 003

RESOLUTION

Name of Firm: Modi Farm House (Hyderabad) LLP

Address of Firm: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Firm: Registered LLP.

Meeting held at: Registered office: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad.

Date of meeting: 26th October, 2023.

Partners present in the meeting: M/s. Modi Housing Pvt. Ltd. Rep by its Director, Soham Modi, Balram Reddy, Designated Partner.

The following resolution was adopted with the consent of all the partners present in the meeting on 26th October, 2023 at 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

It is resolved that Shri Gaurang Mody is authorised to sign / attest the following documents relating to all that part and parcel of land admeasuring Ac.32-03 gts forming a part of Sy. Nos. 33, 43, 44 & 46 of Yenkapally Village, Chevella Mandal, Ranga Reddy District.

- Agreement of sale
- Tripartite Agreement
- Sale Deed
- Agreement for Construction
- Documents relating to the housing project taken up by the company as true copies that may be required by bank, finance companies.
- Other documents, affidavits, undertakings etc., required for the said purpose

This resolution is being attested by all the partners present in the meeting on the date and venue of the meeting.

M/s. Modi Farm Housie Hyderabad LLP rep by its Director, Soham Modi



