

Scan-234170

592/2025



తెలంగాణ తేలంగానా TELANGANA

S.No. 4538 Date:14-07-2022

Sold to:MAHENDAR

S/o. MALLESH

For Whom:MODI FARM HOUSE (HYDERABAD) LLP

AP 147455

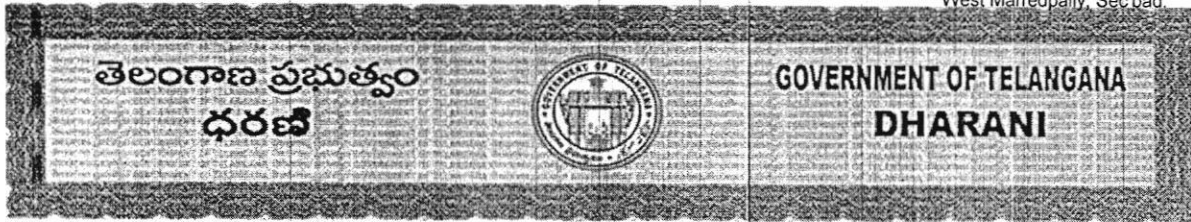
K.SATISH KUMAR

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 20th February 2025 by and between:

Sri P. U. N. VARMA, 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.

(Hereinafter called the "VENDOR-GPA" of the First Part)

INFAVOROF

M/s. Caps Gold Private Limited (CIN No. - U67190TG2009PTC063169) represented by Mr. Chanda Sreenivas Rao, S/o. Mr. Chanda Parameshwar Rao, aged about 57 years, Occupation: Business, residing at Villa No. 10, Luxura Greens, OPP:- Kendriya Vidyalaya, Balanagar Road, New Bowenpally, Tirumalagiri, Hyderabad, Telangana-500 011.

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

For Modi Farm House (Hyderabad) LLP

Authorised Signatory

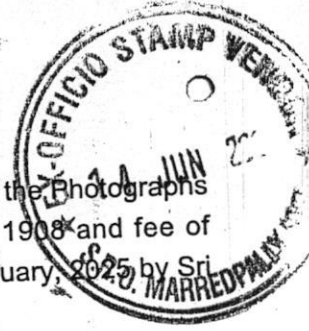
For CAPS GOLD PVT. LTD.

Director

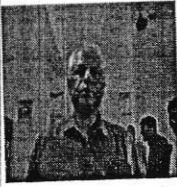
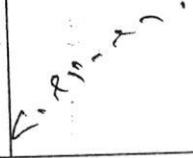
Page 1

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.204100.00/- paid between the hours of ____ and ____ on the 18th 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 P U N VARMA, Address: 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDERABAD, Hyderabad, India	
2	BU: Authorized Person	Aadhaar Verified		CHANDA SREENIVAS RAO Authorized by CAPS GOLD PRIVATE LIMITED, Address: Hyderabad, India	

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CAPS GOLD

For Modi Farm House (Hyderabad) LLP

Authorized Signatory



(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. 43/2/1, 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.27,00,000/- (Rupees Twenty Seven Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 27,00,000/-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.27,00,000/- (Rupees Twenty Seven 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.

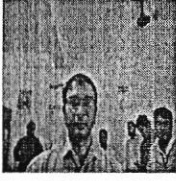
For Modi Farm House (Hyderabad) LLP

Authorised Signatory

For CAPS GOLD PVT. LTD.

Director

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
20 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. 32, 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	43/2/1	0-20	30 WIDE ROAD	AGRICULTURAL FARM LAND NO. 30 IN SY. NO. 43 AND 44	AGRICULTURAL FARM LAND NO. 33 IN SY. NO. 43	30 WIDE ROAD

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. P. U. N. VARMA, represented by M/s. MODI FARM HOUSE (HYDERABAD) LLP rep by Mr. GAURANG MODY

Aadhar Number

xxxxxxxx3669

Address

5-4-187/3 and 4, 2nd Floor, Soham Mansion M. G. Road, Secunderabad, Hyderabad, Telangana-500 003.

VENDEE:

For CAPS GOLD PVT. LTD.

Signature

Director

Name

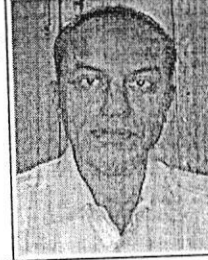
M/s. CAPS GOLD PRIVATE LIMITED (CIN. - U67190TG2009PTC063169)
Represented by Mr. CHANDA SREENIVAS RAO.

Aadhar Number

xxxxxxxx9565

Address

Villa No. 10, Luxura Greens, OPP:- Kendriya Vidyalaya, Balanagar Road, New Bowenpally, Tirumalagiri, Hyderabad, Telangana-500 011.

E-KYC Details as received from UIDAI:			
S. No.	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9565 Chanda Sreenivas Rao	Chanda Sreenivas Rao, Address: NA, Villa no 10 Luxura Greens, Balanagar Road, Tirumalagiri, 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: XXXXXXXX2635 Chathiri Krishna	Chathiri Krishna, Address: S/O Narasaiah Late, 8-1-328/A/144, GF 126, Shaikpet, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX3669 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 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 **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/a/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 20/02/2025

For **CAPS GOLD PVT. LTD.**

Name

Director
R/o District

PPB No.

CHANDA SREENIVAS RAO

Authorized by CAPS GOLD
PRIVATE LIMITED

Hyderabad

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are 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	148500	0	0	0.00	0	148500
Transfer Duty	0	0	40500	0	0	0	0	40500
Reg Fee	0	0	13500	0	0	0	0	13500
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	204100	0	0	0.00	0	204100

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

Rs. 189000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 13500/- towards Registration Fees on the chargeable value of Rs 2700000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500098659 dated 18-02-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 204100.00/- DATE: 18-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 0972702113, PAYMENT CODE: ,ATRN: 3162853909523,REMMITER NAME: CHANDA SREENIVAS RAO Authorized by CAPS GOLD PRIVATE LIMITED, EXECUTANT NAME: P U N VARMA, CLAIMAINT NAME: CAPS GOLD PRIVATE LIMITED.

Date
20 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 **CHANDA SREENIVAS RAO** Authorized by **CAPS GOLD PRIVATE LIMITED** the following land(s):

Village : Yenkepalle

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

For Modi Farm House (Hyderabad) LLP

MODI FARM HOUSE

HYDERABAD LLP REP BY

GAURANG MODY Authorized

by P U N VARMA

Date 20/02/2025

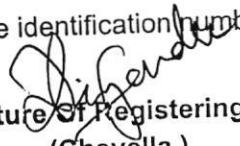
Authorised Signatory
R/O District

Hyderabad

PPB No.

Certificate of Registration

Registered as document no. 593 of 2025 of Book1 and assigned the identification number 1-6080-593-2025 for Scanning on 20 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

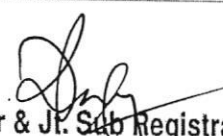
Challan No. REG2500098659

Remitter Details	Buyer - Authorized Person
Name	CHANDA SREENIVAS RAO Authorized by CAPS GOLD PRIVATE LIMITED
Address	VILLA NO 10, LUXURA GREENS, OPP KENDRIYA VIDYALA, BALANAGAR ROAD, NEW BOWENPALLY, TIRUMALAGIRI, Hyderabad, Telangana, 500011
Aadhaar No.	xxxxxxxx9565
Mobile No.	9494299999

Details of the Amounts Remitted (in INR)	
Stamp Duty	148500
Transfer Duty	40500
Registration Fee	13500
Mutation Charges	1250
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	204100
In Words Rupees	TWO LAKH FOUR THOUSAND ONE HUNDRED RUPEES ONLY
Amount paid By	Buyer - Authorized Person

Party Details			
S.No	Party Type	Name	Address
1	Seller - GPA Name	MODI FARM HOUSE HYDERABAD LLP REP BY GAURANG MODY Authorized by P U N VARMA	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDERABAD, Hyderabad, Telangana, 501203
2	Buyer - Authorized Person Name	CHANDA SREENIVAS RAO Authorized by CAPS GOLD PRIVATE LIMITED	VILLA NO 10, LUXURA GREENS, OPP KENDRIYA VIDYALA, BALANAGAR ROAD, NEW BOWENPALLY, TIRUMALAGIRI, Hyderabad, Telangana, 500011

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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Government of India

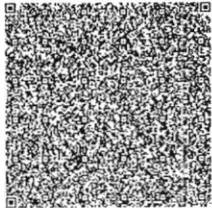
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్/Enrolment No.: 0647/00068/68415

To
చందా శ్రీనివాస్ రావు
Chanda Sreenivas Rao
Villa no 10 Luxura Greens
Balanagar Road
opp Kendriya vidyalaya
New Bowenpally
Tirumalagiri
Hyderabad Telangana - 500011
9494299999

Signature valid

Digitally signed by
CHANDA SREENIVAS RAO
Date: 2022.07.12 15:55
UTC



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3822 5343 9565

VID : 9130 6588 7118 0431

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



చందా శ్రీనివాస్ రావు
Chanda Sreenivas Rao
పుట్టిన తేదీ/DOB: 08/01/1967
పురుషుడు/ MALE

3822 5343 9565

VID : 9130 6588 7118 0431

నా ఆధార్, నా గుర్తింపు



Government of India



సమాచారము / INFORMATION

- ఆధార్ అనేది గుర్తింపు రుజువు, పౌరసత్వానికి కాదు.
- ఆధార్ ప్రత్యేకమైనది మరియు సురక్షితమైనది.
- సురక్షిత QR కోడ్/ఆఫ్లైన్ XML/ఆన్లైన్ ప్రమాణీకరణను ఉపయోగించి గుర్తింపును ధృవీకరించండి.
- ఆధార్ లెటర్, PVC కార్డ్, ఇ ఆధార్, ఎం ఆధార్ వంటి అన్ని రకాల ఆధార్ లు సమానంగా చెల్లుబాటు అవుతాయి. 12 అంకెల ఆధార్ నంబర్ ప్లానంలో చర్చవల్ ఆధార్ ఐడెంటిటీ (VID)ని కూడా ఉపయోగించవచ్చు.
- కనీసం 10 సంవత్సరాలకు ఒకసారి ఆధార్ ను అప్డేట్ చేయండి.
- వివిధ ప్రభుత్వ మరియు ప్రభుత్వేతర ప్రయోజనాలు/సేవలను పొందడంలో ఆధార్ మీకు సహాయపడుతుంది.
- మీ మొబైల్ నంబర్ మరియు ఈ-మెయిల్ ఐడెంటిటీ ఆధార్ లో అప్డేట్ చేసుకోండి.
- ఆధార్ సేవలను పొందేందుకు స్మార్ట్ ఫోన్లలో ఎం ఆధార్ యాప్ ను డౌన్లోడ్ చేసుకోండి.
- భద్రతను నిర్ధారించడానికి లాక్/అన్లాక్ ఆధార్/బయోమెట్రిక్స్ ఫీచర్స్ ఉపయోగించండి.
- ఆధార్ ను అభ్యర్థించే సంస్థలు తగిన సమ్మతిని పొందవలసి ఉంటుంది.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

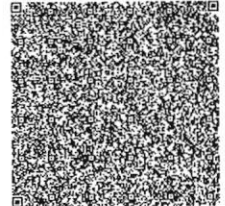


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



విరువామా:
విల్ నో 10 లూక్సూ గ్రీన్స్, బాలానగర్ రోడ్, కేంద్రీయ విద్యాలయ ఎదురుగా, స్మార్ట్ బొంబెట్లీ, తిరుమలగిరి, తిరుమలగిరి, తెలంగాణ - 500011

Address:
Villa no 10 Luxura Greens, Balanagar Road,
opp Kendriya vidyalaya, New Bowenpally,
Tirumalagiri, Hyderabad,
Telangana - 500011



3822 5343 9565

VID : 9130 6588 7118 0431

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

For CAPS GOLD PVT. LTD.

Director

Book1,CS No. 2500101032 & Doct No __593 / 2025__ Sheet 7 of 8 Tahsildar & JT Sub Registrar

Chevela



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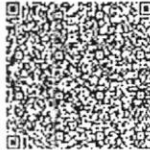
భారత ప్రభుత్వం

Government of India

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

గౌరాంగ్ మోడి
Gaurang Modyపుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



20/05/2013

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

KL130447863FT

ఆధార్ - సామాన్యుని హక్కు

For Modi Farm House (Hyderabad) LLP

Authorised Signatory



భారత ప్రభుత్వం

Government of India



Aadhaar no. issued: 10/07/2013

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy
పుట్టిన తేదీ/DOB: 15/01/1974
పురుషుడు/ MALEఆధార్ అనేది గుర్తింపు కుట్ర మార్గము, పౌరత్వం లేదా పుట్టిన తేదీకి
బాదు, ఇది ధృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ధృవీకరణ
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).

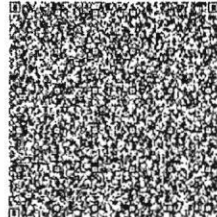
3287 6953 9204

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Unique Identification Authority of India

చిరునామా:
2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం
జైస్వాల్ కాలనీ, అంబర్‌పేట్, 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

P. Narasiah

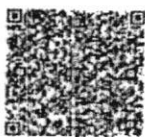


భారత ప్రభుత్వం

GOVERNMENT OF INDIA

చాతీరి కృష్ణ
Chathiri Krishnaపుట్టిన సంవత్సరం / Year of Birth: 1976
పురుషుడు / Male

7882 5588 2635



28/09/2011

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

W2

95022 77599

ఆధార్ - సామాన్యుని హక్కు

Book1,CS No. 2500101032 & Doct No __593 / 2025__ Sheet 8 of 8 Tahsildar & JT Sub Registrar
Chevella



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

Registration Summary

Details of Land transferred

Type of transaction : Sale

Document No. 593/2025

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		609	43/బ/1	2.0900	0.2000	900000	2700000

Seller Details

PPB No.

Khata No.

609

Name

పి వి యన్ వర్మ

Aadhaar Number

xxxxxxxx0399

Address

Father's / Husband's Name

సర్ రాజు

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	33/బ/2బ	0.0100	రిజిస్టర్డ్ క్రయం
2	33/బ/3	0.1200	వట్టాదారుడు
3	43/బ/1	2.0800	వట్టాదారుడు
4	43/బ	2.2800	వట్టాదారుడు
5	43/బ/1	2.0900	వట్టాదారుడు
6	44/బ2/1/1	0.2100	కొనుగోలు

PPB of Seller after Transaction

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

PPB No.

T05040120877

Khata No.

60616

Name

కృష్ణ గోపాల్ ప్రసాద్

Aadhaar Number

Address

3-2-354, DOOR NO 220, S V STREET, R P
ROAD, SECUNDERABAD, Hyderabad,
Telangana, Pincode - 500003, Mobile No -
9494299999

Father's / Husband's Name

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/బ/1/2	0.2000	కొనుగోలు

[Signature]
Tahsildar

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



1911

1911

తెలంగాణ ప్రభుత్వము

పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : మేడ్చల్(M)
పాన్ బుక్ నెంబర్ : T05040120877



T05040120877



భారా నెంబర్ : 60616

1. పట్టాదారు పేరు ఇంటిపేరుతో : వ్యాప్తి గోల్డ్ ప్రైవేట్
2. తండ్రి/భర్త పేరు :
3. స్త్రీ / పురుషుడు :
4. చిరునామ : ఎంబర్లీ, మేడ్చల్(M), రంగారెడ్డి
5. కులము :
6. ఆధార్ సంఖ్య :
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి చేతిముద్ర

డివిజన్ : మేడ్చల్
గ్రామం : ఎంబర్లీ

తెలంగాణ ప్రభుత్వము

జిల్లా : రంగారెడ్డి డివిజన్ : మేడ్చల్
మండలం : మేడ్చల్(M) గ్రామం : ఎంబర్లీ
వ్యవసాయ భూమి వివరములు తేదీ : 20-02-2025

క్ర.సం.	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎంబర్లీ	భూమి పొందిన వ్యక్తి	రిమాన్సులు	తహశీల్దార్ సంతకం
1	43/బి/1/2	0.2000	కొనుగోలు	పట్టా	
పూర్తి విస్తీర్ణం		0.2000			

తహశీల్దార్ సంతకం

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.

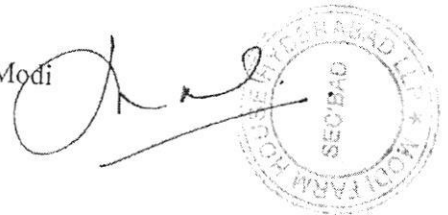
The following resolution was adopted with the consent of all the partners present in the meeting on 26th October, 2023 at 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

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





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

Transaction Summary

Application No. : 2500101032

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	MODI FARM HOUSE HYDERABAD LLP REP BY GAURANG MODY Authorized by P U N VARMA	LATE JAYANTILAL MODY	General	Male			5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDERABAD, Hyderabad, Telangana, 501203
2	Buyer - Authorized Person		xxxxxxxx9565	CAPS GOLD PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - 36AADCC6581E1ZO) Represented by CHANDA SREENIVAS RAO	--	--	--			3-2-354, DOOR NO 220, S V STREET, R P ROAD, SECUNDERABAD, Hyderabad, Telangana, 500011

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	43/a/1	609	0.2000	2700000	449820	2700000
Total				0.2000			2700000

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	148500
Mutation Charges	1250
PPB Charges (Including Courier Charges)	300
Transfer Duty	40500
Registration Fees	13500
Haritha Nidhi	50
Total Amount	Rs. 204100

Tahsildar & Jt. Sub Registrar Office,
Chevella ,Rangareddy

