

Scan 234288

5/3/2025



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4531 Date:14-07-2022

Sold to:MAHENDAR

S/o. MALLESH

For Whom:MODI FARM HOUSE (HYDERABAD) LLP

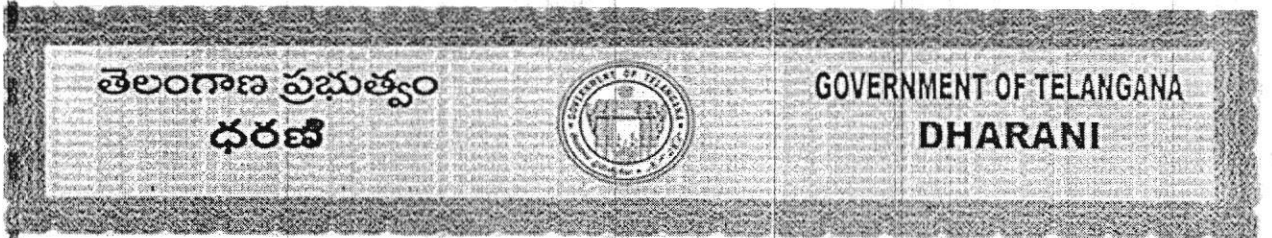
AP 147448
K.SATISH KUMAR

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 16th 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, 2 Floor, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana-500 003 (Herein after called the "VENDOR-GPA" of the First Part)

INFAVOROF

Smt. DEEPA KOKA, W/O. Mr. Vikas Bhatia, aged about 48 years, Pan No. AJSPK7038F, Occupation: Private Employee, residing at House No.187, Maple Town, Suncity, Bandlaguda, Hyderguda, Rajendra Nagar, Ranga Reddy District, Telangana-500 086. (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.226600.00/- paid between the hours of ____ and ____ on the 16th day of February 2025 by S. P. O. MARREDPALLY, HYD.



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:INDIVIDUAL	Aadhaar Verified		DEEPA KOKA, Address: HOUSE NO 187, MAPLE TOWN, SUNCITY, BANDLAGUDA, Hyderguda, Rajendranagar, Rangareddy, India	

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Book1,CS No. 2500096081 & Doct No 513 / 2025 Sheet 1 of 8 Tahsildar & Jt Sub Registrar Chevella

(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. 43/9, 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.30,00,000/-(Rupees Thirty Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 30,00,000/-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. 30,00,000/-(Rupees Thirty 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) LLR

Authorised Signatory



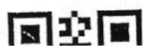
Identified by Witness:					
S. No.	Codé	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		KANDI PRABHAKAR REDDY, Address: AMEERPET HYD,	
2	WIT.	Aadhaar Verified		CH KRISHNA, Address: GOLCONDA HYD,	

Date
17 February 2025


Signature Of Registering Officer
Chevella

Signature Of Registering Officer
Chevella

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SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural farm land bearing no. 45, 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	43/9	0-20	TOT-LOT	AGRICUTURAL FARM LAND NO. 46	TOT-LOT	30' WIDE ROAD

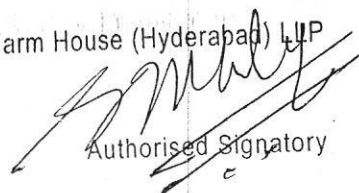
EXECUTION DETAILS

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

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, 2 Floor, Soham Mansion M. G. Road, Secunderabad, Hyderabad, Telangana-500 003.

VENDEE:

Signature



Name

DEEPA KOKA

Aadhar Number

xxxxxxxx7041

Address

House No.187, Maple Town, Suncity, Bandlaguda, Hyderguda, Rajendra Nagar, Ranga Reddy District, Telangana-500 086.

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: XXXXXXXX7041 Deepa Koka	Deepa Koka, Address: W/O: Vikas Bhatia, 187, Maple Town, Rajendranagar, K.v. Rangareddy, 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 the Transferor

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

I/We intend to transfer to Shri/Smt./Kumari DEEPA KOKA the following land(s):

Village : Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	null	43/9	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 16/02/2025

MODI FARM HOUSE

HYDERABAD LLP REP BY

Name
For Modi Farm House (Hyderabad) LLP GAURANG MODY Authorized
by P U N VARMA

Authorised Signatory

R/o District Hyderabad

PPB No.

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges 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	165000	0	0	0.00	0	165000
Transfer Duty	0	0	45000	0	0	0	0	45000
Reg Fee	0	0	15000	0	0	0	0	15000
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	226600	0	0	0.00	0	226600

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

Rs. 210000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 15000/- towards Registration Fees on the chargeable value of Rs 3000000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500092687 dated 16-02-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 226600.00/- DATE: 16-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 0971853810, PAYMENT CODE: ,ATRN: 4568195997529,REMMITER NAME: DEEPA KOKA, EXECUTANT NAME: P U N VARMA, CLAIMAINT NAME: DEEPA KOKA.

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 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	43/6	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 Hyderguda

Date 16/02/2025

Name DEEPA KOKA

W/O VIKAS BHATIA

R/o Village Hyderguda

Mandal Rajendranagar

PPB No.

Certificate of Registration

Registered as document no. 513 of 2025 of Book1 and assigned the identification number 1-6080-513-2025 for Scanning on 17 February 2025.


Signature Of Registering Officer
(Chevella)
NAINI RAJENDRA KUMAR





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

eChallan

Challan No. REG2500092687

Remitter Details		Buyer
Name	DEEPA KOKA	
Address	HOUSE NO 187, MAPLE TOWN, SUNCITY, BANDLAGUDA, Hyderguda, Rajendranagar, Rangareddy, Telangana, 500086	
PAN No.	AJSPK7038F	
Aadhaar No.	xxxxxxxx7041	
Mobile No.	9959191115	

Details of the Amounts Remitted (in INR)	
Stamp Duty	165000
Transfer Duty	45000
Registration Fee	15000
Mutation Charges	1250
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	226600
In Words Rupees	TWO LAKH TWENTY SIX 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 P U N VARMA	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD SECUNDERABAD, Hyderabad, Telangana, 500003
2	Buyer Name	DEEPA KOKA	HOUSE NO 187, MAPLE TOWN, SUNCITY, BANDLAGUDA, Hyderguda, Rajendranagar, Rangareddy, Telangana, 500086

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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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1071/40003/00426

25/02/2013

To
 Deepa Koka
 దీప కోక
 W/O: Vikas Bhatia
 187
 Maple Town
 Near Glendale School
 Bandla Guda
 Janibegum
 Don Bosco Nagar, K.V. Rangareddy
 Andhra Pradesh - 500086
 9953191115



KL206502876DF

20650287



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9308 5907 7041

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

దీప కోక
 Deepa Koka



పుట్టిన సంవత్సరం / Year of Birth: 1976
 స్త్రీ / Female

9308 5907 7041

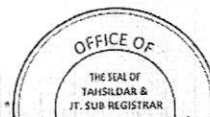


ఆధార్ - సామాన్యని హక్కు

Deepa



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గౌరాంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం/Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



సమాధి 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



KL130447863FT

అధార్ - సామాన్యుని హక్కు

[Signature]

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

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

అధార్ అనేది గుర్తింపు దస్తావేజు, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది దృఢీకరణలో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ పునీక్షణం లేదా QR కోడ్ / ఆన్‌లైన్ 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).

Aadhaar no. issued: 10/07/2013

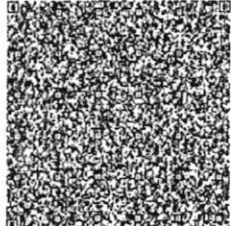
3287 6953 9204

నా అధార్, నా గుర్తింపు

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

పరిచయం:
2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం
జైస్వాల్ కలనీ, అంబర్‌పేట్, హైదరాబాద్,
తెలంగాణ - 500013

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



92 4616 5561

3287 6953 9204

VID : 9197 0409 3118 9935

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

[Signature]

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చాతిరి కృష్ణ
Chathiri Krishna

పుట్టిన సంవత్సరం/Year of Birth: 1976
పురుషుడు / Male

7882 5588 2635



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

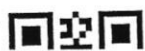
28/09/2011

95022 77 599

అధార్ - సామాన్యుని హక్కు

[Signature]

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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.

513/2025

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/అ	2.2800	0.2000	900000	3000000

Seller Details

PPB No.

Khata No.

609

Name

పి వి యన్ వర్మ

Aadhaar Number

xxxxxxxx0399

Address

Father's / Husband's Name

సర్ రాజ్

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	33/ఉ/2అ	0.0100	రిజిస్టర్ క్రయం
2	33/ఉ/3	0.1200	పట్టాదారుడు
3	43/అ	2.2800	పట్టాదారుడు
4	43/అ	2.2800	పట్టాదారుడు
5	43/ఇ	2.2900	పట్టాదారుడు
6	44/ఇ2/1/1	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.

T05040120862

Khata No.

60603

Name

దీప కోశ్

Aadhaar Number

xxxxxxxx7041

Address

HOUSE NO 187, MAPLE TOWN,
SUNCITY, BANDLAGUDA, Hyderguda,
Rajendranagar, Rangareddy, Telangana,
Pincode - 500086, Mobile No - 9959191115

Father's / Husband's Name

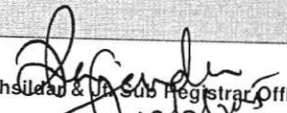
వికాస్ భాటియా

PPB of Buyer before Transaction

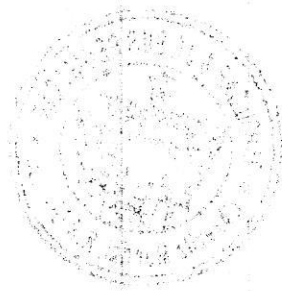
S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
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PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	43/అ/2	0.2000	కొనుగోలు


Tahsildar & Jt. Sub Registrar Office,
Chevella, Rangareddy

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



Министр обороны Российской Федерации

తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : చేపల్లి(M)
పాన్ బుక్ నెంబర్ : T05040120862



డివిజన్ : చేపల్లి
గ్రామం : ఎంకెపల్లి



ఖాతా నెంబర్ : 60603

1. పట్టాదారు పేరు ఇంటిపేరుతో : దీవ కోక
2. తండ్రి/భర్త పేరు : వికాస్ భాటియా
3. స్త్రీ / పురుషుడు : మహిళ
4. చిరునామ : ఎంకెపల్లి, చేపల్లి(M), రంగారెడ్డి
5. కులము : జనరల్
6. అధార్ నెంబర్ : *****7041
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర


తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

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

క్ర.సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎగ్జు	భూమి పొందిన వ్యక్తి	రిమార్కులు	తహశీల్దార్ సంతకం
1	43/అ/2	0.2000	కోసుగోలు	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 House Hyderabad LLP rep by its Director, Soham Modi

