

Presentation Endorsemen

Presented in the Office of the Tahsildar & Jt Sub Registrar, Chevella, along with the totographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.136600.00/- paid between the hours of ___ and ___ on the 1st day of March, 2025 by \$\frac{1}{2}\$.

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	Amy
2	BU:INDIVIDUA L	Aadhaar Verified		KOKA VINEET, Address: H NO 187, MAPLE TOWN, BANDLAGUDA, NEAR GLENDALE SCHOOL, RAJENDRA NAGAR, Hyderguda, Rajendranagar, Rangareddy, India	Humit

Concreted On 03/03/2025 05:43:03 FM





(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. 43/69/1 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.18,00,000/-(Rupees Eighteen Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 18,00,000/-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. 18,,00,000/-(Rupees Eighteen 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:

Vander - All Allia salaset a le Arrey et la 1964 i Ware de 1964

- 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)

Authorised Signatory

- Winner

•		Ide	Identified by Witness:				
S. No.	Code	Thumb Impression	Photo	Address	Signature		
1	WIT.	Aadhaar Verified		K PRABHAKAR REDDY, Address: AMEERPET HYD,	Planange		
2	WIT.	Aadhaar Verified	8 67	CH KRISHNA, Address: GOLCONDA HYD,	Chilling		

Date 03 March 2025

Signature Of Registering Officer Chevella

Signature Of Registering Officer Chevalla

		lots	ullifically Wan	68.67	
		Thrush Hapradslan	Moto	Accients	Signature
	V/I	Andhuar Verdir d	1	K PEATHARAN CLDD), Address LLT-TT HYD,	7
	· · · · · · · · · · · · · · · · · · ·	See the en		Acchess COLCONDA	(Jany





SCHEDULEOF PROPERTY

All that the piece and parcel of Agricultural farm land bearing no. 46, 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/ಅ/1	0-20	AGRICULTURAL FARM NO. 45 IN SY. NO. 43	30' WIDE ROAD	AGRICULTURAL LAND IN SY. NO. 43-TOT LOT	30' WIDE ROAD

EXECUTIONDETAILS

INWITNESS 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.

Authorised Signatory

VENDOR-GPA:

For Modi Farm House (Hyderabag)

Signature

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, 2 Floor, Soham Mansion M. G. Road, Secunderabad,

Hyderahad, Telangana-500 003.

VENDEE:

Signature

Name

KOKA VINEET

Aadhar Number

xxxxxxxx2454

Address

House No.187, Maple Town, Suncity, Bandlaguda, Near Glendale

School, Hyderguda, Rajendra Nagar, Ranga Reddy District,

Telangana-500 086.

Sheet 3 of 8 Tahsildar & Jf Sub Registrar	Chevella
791 / 2025	
& Doct No	
Book1,CS No. 2500126141	

S. No.	E-KYC Details as recei	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	Piloto Piloto
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: XXXXXXXXX2454 Koka Vineet (KYC Uprails as goess) Auto-un 1 station (bedsjebyh) saloh	Constructions,	
4	Aadhaar No: XXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, Hyderabad, INDIA	

ERRENT DECEMBER AND EXCEPTS







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/e/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.

V

- 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.

V

5 The proposed land transfer is not in contravention of the following laws:

V

- 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

03/03/2025

Name

S/O

NAYANI SUREKHA

R/o Village

Hyderguda

Mandal

Rajendranagar

PPB No.

Chevella

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	Т-Арр	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	99000	0	0	0.00	0	99000
Transfer Duty	0	0	27000	0	0	0	0	27000
Reg Fee	0	0	9000	0	0	0	0	9000
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	136600	0	0	0.00	0	136600

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

Rs. 126000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 9000/towards Registration Fees on the chargeable value of Rs 1800000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500120168 dated 01-03-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 136600.00/- DATE: 01-03-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 250601065528, PAYMENT CODE: ,ATRN: 6519021968937, REMMITER NAME: KOKA VINEET, EXECUTANT NAME: P U N VARMA, CLAIMAINT NAME: KOKA VINEET.

Date 03 March 2025

Signature Of Registering Officer Chevella







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 KOKA VINEET the following land(s):

Village: Yenkepalle

S. No.	PPB No.	Survey Number and Sub Division	Extent of
Jun 1	rate (No.	land
1	null	43/e/1	0.2000
Total		and the following distribution to	0.2000

- 1 I/We are the absolute owner and possessor of the above said lands. The extents of land owned by me/us pin mentioned herein are correct.

2 I or we have not sold the said land to anyone else.

D

3 There is no court order or injunction restraining transfer of the said land.

D

4 The proposed land transfer is not in contravention of the following laws:

V

- 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) LLI

Place

Hyderabad

Authorised Nametory

MODI FARM HOUSE

HYDERABAD LLP REP BY

GAURANG MODY Authorized

by P U N VARMA

Date

03/03/2025

R/o District

Hyderabad

PPB No.

Certificate of Registration

Registered as document no. 791 of 2025 of Book1 and assigned the identification number 1-6080-791-2025 for Scanning on 03 March 2025.

> Signature Of Registering Officer (Chevella) **B KRISHNAIAH**

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in You Farm House (Hyderabad) ! LP

Authorised bishdens







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

eChallan

Challa	an No.	Hali III.	REG2500120168			
Remit	ter Deta	ils		Buyer		
Name				KOKA VINEET		
Addre	H NO 187, MA ess SCHOOL, R			PLE TOWN, BANDLAGUDA, NEAR GLENDALE JENDRA NAGAR, Hyderguda, Rajendranagar, Rangareddy, Telangana, 500086		
PAN No.			And Bud and the Second of the	AOHPK6746C		
Aadha	aar No.	7	P 2 4	xxxxxxxx2454		
Mobile	e No.			9052255454		
SECTION SECTION SECTION	Vide and with the party of the last	Amounts Rer	nitted (in INR)			
	o Duty			99000		
Transfer Duty			7/	27000		
Registration Fee			5 B	9000		
Mutation Charges			1250			
	Charges er Char	s (Including ges)		300		
Harith	na Nidhi	11111111111111		50		
Total	Amount			136600		
In Wo	rds Rup	ees	ONE LAKH THIRTY SIX THOUSAND SIX HUNDRED RUPEES ONLY			
4.43	ınt paid	Ву		Buyer		
Party	Details					
S.No	Party Type		Name	Address		
1	Seller HYDERABAD LLP REP BY GPA GAURANG MODY Authorized by P U N VARMA		D LLP REP BY MODY Authorized	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003		
2	Buyer Name	KOKA VINE	ET	H NO 187, MAPLE TOWN, BANDLAGUDA, NEAR GLENDALE SCHOOL, RAJENDRA NAGAR, Hyderguda, Rajendranagar, Rangareddy, Telangana, 500086		

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





ారత ప్రభుత్వం Government of India



గారాంగ్ మాడి Gaurang Mody

තුවුන සංජෙල්ල /Year of Birth: 1967 ವುರುಭುದು / Male

3594 5138 3669



ఆధార్ – సామాన్యుని హక్కు

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

Gaurang Mody గారాంగ్ మాడి

S/O: Jayanti Lal Sapphire Apts Apt-105 Chikoti Gardens Next to HDFC lane Regumpet Secunderabad Begumpet, Hyderabad Andhra Pradesh - 500016 9848042067

For Modi Farm House (Hyderabad) LL

Manager Bonds Government of India



కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy ఫ్యాస్టీన తేదీ/DOB: 15/01/1974 ఫ్రెసిమడు/ MALE

ఆధాన అనేద గుక్తింపు యులపు మాత్రమ, పౌరవిత్వం లేదా పుట్టిం తేదీ కి కాదు. ఇది దృవితంగనో మార్లమ ఉపయోగండారి (ఆసిదైన ప్రహాణికరణ లేదా OR కోడ్ / ఆపల్లన్ XML యొక్క స్క్రానింగ్). 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 >ML).

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నా ఆధార్. నా గుర్తింపు

Authorised Signatory



ఆరంభిశిష్ట్ర గుర్తంపు ప్రాధికార సంస్థ Unique identification Authority of India

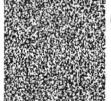


Wi

రామాని: 2-3.64(10/24 1.గస్టర్లల్ల్ కేస్తున్నప్పర్లిస్త్రి ఎన్ఎల్ల్వేస్తిన్నర్లు, జ్ఞునుసంబ్యానర్లో సిక్టుల్కటన్న, అమ్మర్జిట్, అమ్మర్జిట్, హైదరాబాద్, తెలంగాణ - 500013

Address: 62.3-64/10/24 1FLOOR KAMALA NILAYAM. 33-64/10/24 1FLOOR KAMALA NILAYAM. 43-64/10/24 1FLOOR KAMALA NILAYAM. 47-64/10/24 1FLOOR KAMALA NILAYAM.

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3287 6953 9204

VID: 9197 0409 3118 9935





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water Male

7882 5588 2635



సామాన్యుని హక్కు

To Chathiri Krishna



M G Nagas Golconda Golconda Hyderabad Andhra Pradesh 500008 9299356033



950 2277599







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भारत संस्कार

Unique Identification Authority of India Gevernment of India



E-Aadhaar Letter

రెజిస్టేషన్/ Enrolment No.: 2017/60604/84097

Koka Vineet (ぎょ こちる)

S/O: Nayani Surekha, Flat No 504, Executive Park, Giridhari Constructions Bandlaguda, Rajendranagar, Hydershahkote, Hydershahkote, Hyderabad

Telangana, 500091

- ఆధార్ గుర్తింపుకు థృవీకరణ, పౌరసత్వానికి కాదు.
- 🛎 గుర్తింపుకు ధృవీకరణ ఆస్ట్ లైన్ అథెంటికేషన్ ద్వారా విందవచ్పు.
- ఇది ఎలెక్టానికీ పద్దతిలో వా్రయబడిన లేఖ.

మీ ఆధార్ సంఖ్య/Your Aadhaar No.:

9874 8208 2454



ఆధార్ -ఆధార్ – సామాన్యమానవుడి హక్కు







- ఆధార్ దేశమంతటా చెల్లుతుంది.
- ఆధార్ ఆధార్ కొరకై, ఒకే సారి నమోదు చేసుకుంటే సరివితుంది.
- దయచేసి మీ లేటెస్ట్ మొబైల్ నంబర్ మరియు ఈ-మెయిల్ అడ్రస్ నమోదు చేసుకోండి. దీనివలన మీరు విభిన్న ప్రయోజనాలను పొందే వీలుంటుంది.

- INFORMATION
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature inva

Digitally signed by UNIQUE IDENTIFICATI Date: 03/03/2016

HORITY OF INDIA

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



GOVERNMENTIONIND



కోక వినీత Koka Vineet పుట్టన తెద/DOB:06/12/1981 పురుషుడు Male





ವಿರುವಾನ್

नारवामकावामान्य पहुंचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఎగ్పిక్యుటిప్ పార్క్, గరిధారి కన్నుకన్న బండ్లగూడ, రాజేంద్రనగర్, హైదర్ పా కోట్,

సురేఖ, ఫ్లాట్ నెం 504,

తండ్రి పేరు/తెల్లి పేరు: నాయని

S/O: Nayani Surekha, Flat No 504, Executive Park, Giridhari Constructions Bandlaguda, Rajendranagar, Hydershahkote, Hydershahkote, Hyderabad Telangana, 500091

హై దర్ పా కోట్, హైదరాబాద్ Beoma, 500091

9874 8208 2454

9874 8208 2454

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar







Tahsildar & Jt. Sub Registrat Office Chevella, Rangareddy

Registration Summary

Details of Land transferred Type of transaction : Sale Document No. 791/2025 District Rangareddy . Mandal Chevella Village Yenkepalle Extent Transferred (in Ac.Gts.) PPB No. Khata No. Rate (per Acre in INR) Total Transaction Value (in INR) Survey No. 609 43/6/1 2.0800 0.2000 900000 1800000

Seller Details		
PPB No.	Khata No.	609
Name , పి వి యన్ వర్మ	Aadhaar Number	xxxxxxxx0399
Address	Father's / Husband's Name	సర్ రాజు

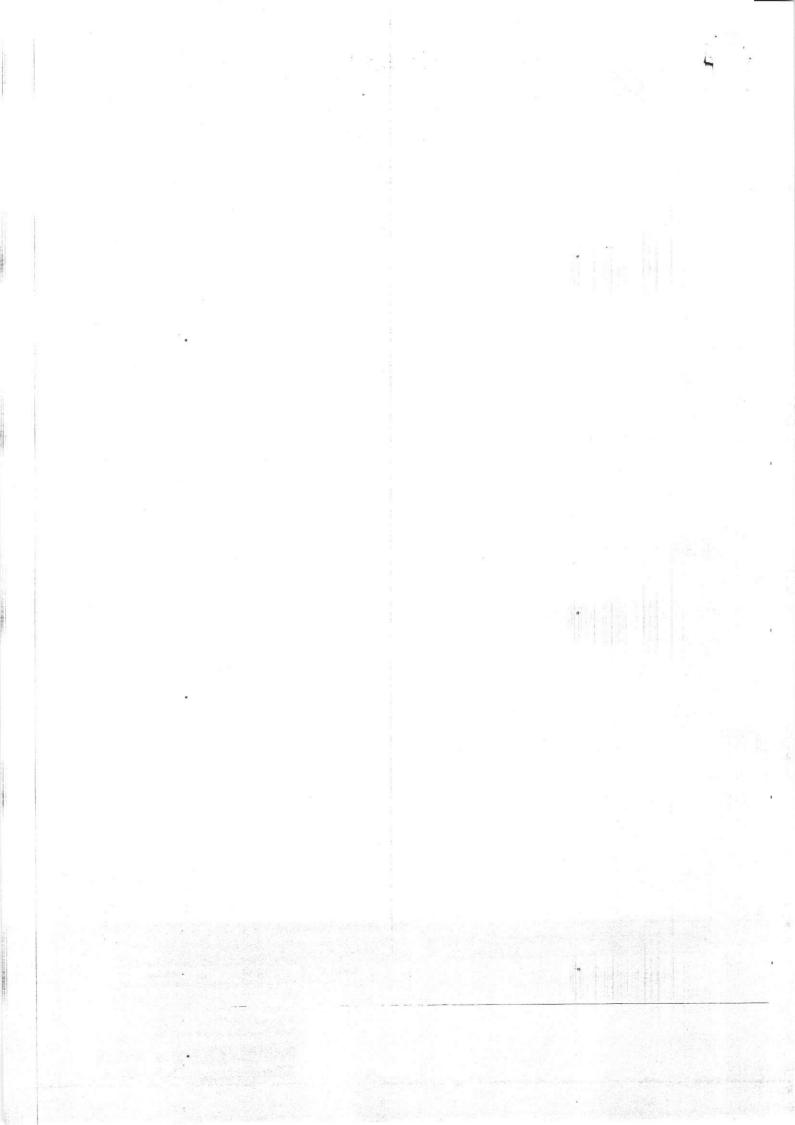
S.No.	Survey No.	Extent (Ac. Gts)	Acquired typ
1	33/ఉ/2ల	0.0100	రిజిస్టర్ క్రయం
2	33/4/3	0.1200	పట్టాదారుడు
3	43/e/1/1	1.2800	పట్టాదారుడు
4	43/e	2.2800	పట్టాదారుడు
5	43/a/1/1	1.2900	- పట్టాదారుడు
6	44/a2/1/1	0.2100	కొనుగోలు

S.No. Survey No.	Exter	it (Ac. Gts)	Acqui	red type
	11. 1			
	entille.			4 42 2 1 4 4 12

PPB No. 😁 🗼	T05040120888	Khata No.	60627	
Name	కోక వినీత్	Aadhaar Number	xxxxxxxx2454	
Address	H NO 187, MAPLE TOWN, BANDLAGUDA, NEAR GLENDALE SCHOOL, RAJENDRA NAGAR, Hyderguda, Rajendranagar, Rangareddy, Telangana, Pincode - 500086, Mobile No - 9052255454	Father's / Husband's N	నాయని సురేఖ	

SNA SURVINO C			PPB of Buyer after Transaction			
S.No. Survey No.	Extent (Ac. Gts.)	Acquired type	S.No.	Survey No.	Extent (Ac, Gts.)	Acquired type
			1-	43/e/1/1/2	0.2000	• కొనుగోలు

Tahsildar & Jt. Sub Registrar Office TAHSILDAR & JT. SUB REGISTRAR Chevella Mandal, R.R.District



తెలంగాణ ప్రభుత్వము పట్టాదారు పాసు పుస్తకం భామి యాజమాన్య హక్కు పత్రం

డివిజన్ గ్రామం

: ' ব্ৰীন্তব্যু

: ఎంకెపల్లి

రంగా రెడ్డి : చేవెళ్ళ(M)

మండలం

ఎంకెపల్లి

వ్యవసాయ భూమి వివరములు

క్ర సంగ	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎ1గు1	భూమి పాందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	43/e/1/1/2	0.2000	కొనుగోలు	పట్టా	+
্ ফ	g ၁ <u>ည်</u> တွဲဝ	0.2000			T-5-5/07



: చే3ళ్ళ(M)

: T05040120888

ఖాతా నెంబర్ : 60627

జిల్లా

మండలం

పాస్ బుక్ నెంబర్

1. పట్టాదారు పీరు ఇంటిపీరుతో : కోక విసీత్

2. తండ్రి/భర్త పేరు : నాయని సురేఖ

3. స్త్రీ/పురుషుడు పురుషుడు

'4. లిరునామ 'ఎంకెపల్లి,చేవెళ్ళ(M),రంగా రెడ్డి

5. కులము :జనరల్

6. ఆధార్ సంఖ్య : ******2454

7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

