

OS (an) 833910

514/2025



తెలంగాణ తేలంగానా TELANGANA

S.No. 4532 Date:14-07-2022

Sold to:MAHENDAR

S/o. MALLESH

For Whom:MODI FARM HOUSE (HYDERABAD) LLP

AP 147449

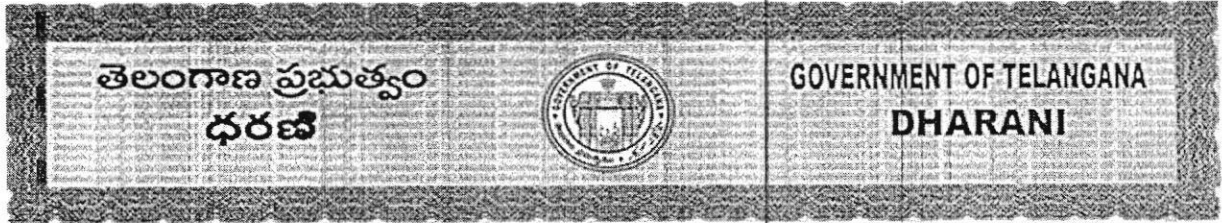
K.SATISH KUMAR

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. 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. BOGA THARAKA RAMU, S/o. Mr. Boga Venkata Ramaiah, aged about 40 years, Pan No. AKKPB2036P, Occupation: Private Employee, residing at 5/64, Sivalayam Street, Pullampeta Post & Mandal, Cuddapah District, Andhra Pradesh-516 107 (Herein after called the "VENDEE" of the Second Part)

For Modi Farm House (Hyderabad) LLP

Authorised Signatory

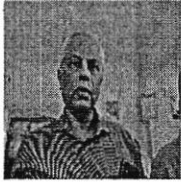
B. T. S. S. S.

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.241600.00/- 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		BOGA THARAKA RAMU, Address: 5/64, SIVALAYAM STREET, PULLAMPETA POST AND MANDAL, CUDDAPAH DISTRICT, India	

Book1, CS No. 2500095781 & Doct No 514 / 2025, Sheet 1 of 8 Tahsildar & Jt Sub Registrar Chevella

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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.32,00,000/-(Rupees Thirty Two Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 32,00,000/-has already been paid to the Vendor - GPA by the Vendee and the Vendor - GPA acknowledges the receipt of the same.

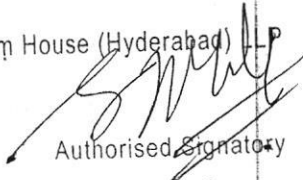
Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 32,00,000/-(Rupees Thirty Two Lakhs Only) already received by the Vendor - GPA from the Vendee, the said Vendor - GPA as absolute owner of the said property described in the Schedule hereto does hereby transfer, 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:

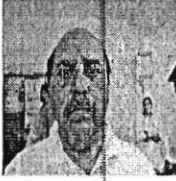
1. The Vendor - GPA declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor - GPA hereby agrees to indemnify and keep indemnified the Vendee from all kinds of losses, damages, 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

B. Thirukumar

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		K PRABHAKAR REDDY, Address: CHEVELLA,	
2	WIT.	Aadhaar Verified		B VENKATA SIVAIAH, Address: CHEVELLA,	

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. 48, 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	30' WIDE ROAD	AGRICUTURAL FARM LAND NO. 49	30' WIDE ROAD

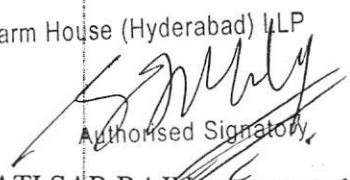
EXECUTION DETAILS

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. PATHAPATI SAR RAJ, 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

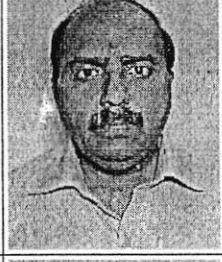
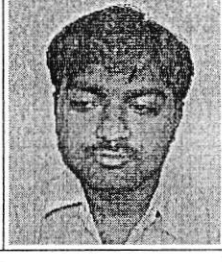
BOGA THARAKA RAMU

Aadhar Number

xxxxxxxx0399

Address

5/64, Sivalayam Street, Pullampeta Post & Mandal, Cuddapah District, Andhra Pradesh-516 107.

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, 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: XXXXXXXX0709 Bodicherla Venkata Sivaiah	Bodicherla Venkata Sivaiah, Address: C/O Bodicherla Pedda Subbanna, NA, NA, Duvvur, Cuddapah, INDIA	
4	Aadhaar No: XXXXXXXX0399 Boga Tharaka Ramu	Boga Tharaka Ramu, Address: S/O Venkata Ramaiah, Flat No 403 4th Floor, Abode Abhishekam, Tellapur Road, Huda Layout, NA, K.v. Rangareddy, 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 **BOGA THARAKA RAMU** 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

- 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. ☒
- I or we have not sold the said land to anyone else. ☒
- There is no court order or injunction restraining transfer of the said land. ☒
- 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.
- 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

Name

For Modi Farm House (Hyderabad) LLP

Authorised Signatory

R/o District

PPB No.

MODI FARM HOUSE

HYDERABAD LLP REP BY

GAURANG MODY Authorized

by PATHAPATI SAR RAJU

Hyderabad

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	176000	0	0	0.00	0	176000
Transfer Duty	0	0	48000	0	0	0	0	48000
Reg Fee	0	0	16000	0	0	0	0	16000
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	241600	0	0	0.00	0	241600

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

Rs. 224000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 16000/- towards Registration Fees on the chargeable value of Rs 3200000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500092428 dated 15-02-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 241600.00/- DATE: 15-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 254676406224, PAYMENT CODE: , ATRN: 1813476210315, REMITTER NAME: BOGA THARAKA RAMU, EXECUTANT NAME: PATHAPATI SAR RAJU, CLAIMANT NAME: BOGA THARAKA RAMU.

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 **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

Date 16/02/2025

Name

BOGA THARAKA RAMU

S/O

BOGA VENKATA RAMAIAH

R/o Village

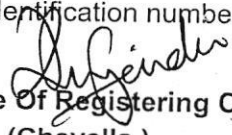
B. T. Sankar

Mandal

PPB No.

Certificate of Registration

Registered as document no. 514 of 2025 of Book 1 and assigned the identification number 1-6080-514-2025 for Scanning on 17 February 2025.


Signature Of Registering Officer
(Chevella)

NAINI RAJENDRA KUMAR

Book 1, CS No. 2500095781 & Doct No 514 / 2025 Sheet 5 of 8 Tahsildar & JT Sub Registrar
Chevella



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

eChallan

Challan No. REG2500092428

Remitter Details	Buyer
Name	BOGA THARAKA RAMU
Address	5/64, SIVALAYAM STREET, PULLAMPETA POST AND MANDAL, CUDDAPAH DISTRICT, Andhra Pradesh, 516107
PAN No.	AKKPB2036P
Aadhaar No.	xxxxxxxx0399
Mobile No.	9652520398

Details of the Amounts Remitted (in INR)

Stamp Duty	176000
Transfer Duty	48000
Registration Fee	16000
Mutation Charges	1250
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	241600
In Words Rupees	TWO LAKH FORTY 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	BOGA THARAKA RAMU	5/64, SIVALAYAM STREET, PULLAMPETA POST AND MANDAL, CUDDAPAH DISTRICT, Andhra Pradesh, 516107

Document Information

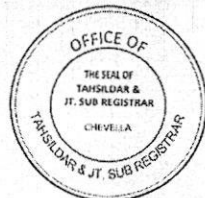
Property Details as per Dharani: Village, Mandal & District	Yenkepalle, Chevella, Rangareddy
Passbook Number of Seller/s	
Passbook Number of Buyer/s	
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office,
Chevella ,Rangareddy

Book1,CS No. 2500095781 & Doct No __514 / 2025__ Sheet 6 of 8 Tahsildar & Jt Sub Registrar
Chevella



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Government of India

Download Date: 08/02/2021

Issue Date: 17/02/2020

బాగా తారక రాము
Boga Tharaka Ramu
పుట్టిన తేదీ/DOB: 05/06/1984
పురుషుడు / MALE

2718 0215 0399
VID : 9147 3241 5257 8292

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరునామా:
S/O వెంకట రామయ్య, 5/64, శివాలయం స్ట్రీట్,
పుల్లంపేట, కడప,
ఆంధ్ర ప్రదేశ్ - 516107

Address:
S/O Venkata Ramaiah, 5/64, sivalayam
street, Pullampeta, Cuddapah,
Andhra Pradesh - 516107

2718 0215 0399
VID : 9147 3241 5257 8292

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

B. Tammakani

భారత ప్రభుత్వం
Government of India

Issue Date: 23/02/2015

బోడిచెర్ల వెంకట శివయ్య
Bodicherla Venkata Sivalah
పుట్టిన తేదీ / DOB: 15/05/1961
పురుషుడు / MALE

8916 0157 0709

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 02/04/2021

చిరునామా: C/O బోడిచెర్ల పెద్ద సుబ్బన్న, ఫ్లాట్ నెం-
201, డోర్ నెం-36/208-40-4-4, రైంబో ఎన్క్లేవ్, రెడ్డి
కోలనీ, చిన్నా చౌక్, కుద్దాపా, కడప, ఆంధ్ర ప్రదేశ్,
516002

Address: C/O Bodicherla Pedda Subbanna,
flat no-201, door no-36/208-40-4-4,
rainbow enclave, reddy colony, chinna
chowk, Cuddapah, Cuddapah, Andhra
Pradesh, 516002

8916 0157 0709

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9000244484

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Chevella



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Government of India



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



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

To
Gaurang Mody
గౌరంగ్ 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

ఆధార్ - సామాన్యుని హక్కు

[Signature]

WITNESS /



భారత ప్రభుత్వం
Government of India



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

ఆధార్ ఆధారిత సర్టిఫైడ్ మతాన్ని చూపుతుంది, పౌరసత్వం లేదా పుట్టిన తేదీకి కాదు. ఇది ధృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ పునఃనిర్ధారణ లేదా QR కోడ్ / ఆఫ్‌లైన్ XML యొక్క స్కానింగ్ ద్వారా).
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).

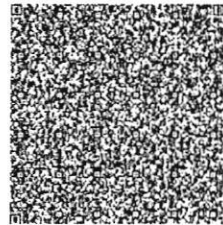
3287 6953 9204

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Unique Identification Authority of India

రెసిడెన్స్:
2-3-64/10/24 1 ఫ్లోర్ కమలా నిలయం
జైస్వాల్ కలనీ, అంబర్‌పేట్, హైదరాబాద్.
తెలంగాణ - 500013
Address:
2-3-64/10/24 1 FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013



3287 6953 9204

VID : 9197 0409 3118 9935

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[Signature]



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

Registration Summary

Details of Land transferred

Type of transaction : Sale

Document No.

514/2025

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	5.0000	0.2000	900000	3200000

Seller Details

PPB No.

Khata No.

610

Name

పి నర్ 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	46/21	5.0000	వట్టాదారుడు

PPB of Seller after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
-------	------------	------------------	---------------

Buyer Details

PPB No.

T05040120864

Khata No.

60604

Name

బాగా తారక రామ

Aadhaar Number

xxxxxxxx0399

Address

5/64, SIVALAYAM STREET, PULLAMPETA
POST AND Mandal, CUDDAPAH
DISTRICT, Andhra Pradesh, Pincode -
516107, Mobile No - 9652520398

Father's / Husband's Name

వెంకట రామయ్య

PPB of Buyer before Transaction

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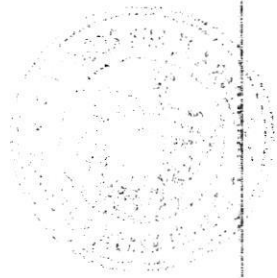
PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	46/21/2	0.2000	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,

Chevella, Rangareddy

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



11

11/11/11

11/11/11

11/11/11 11:11:11

11/11/11 11:11:11

11/11/11 11:11:11

తెలంగాణ ప్రభుత్వము
వట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : తేకెళ్ళ(M)
పాస్ బుక్ నెంబర్ : T05040120864

డివిజన్ : తేకెళ్ళ
గ్రామం : ఎంకెవల్లి



T05040120864



ఫాతా నెంబర్ : 60604

1. వట్టాదారు పేరు పంపిణీ రుతు : బాగా తారక రాము
2. తండ్రి/భర్త పేరు : వెంకట రామయ్య
3. స్త్రీ/పురుషుడు : పురుషుడు
4. చిరునామ : ఎంకెవల్లి,తేకెళ్ళ(M),రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****0399
7. వట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

కరపక్షిణ్ సంతకం

తెలంగాణ ప్రభుత్వము

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

క్ర.సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎంపు	భూమి పొందిన వ్యక్తి	దేయారులు	తహశీల్దార్ సంతకం
1	46/౧1/2	0.2000	కొనుగోలు	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.

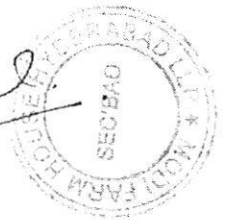
The following resolution was adopted with the consent of all the partners present in the meeting on 26th October, 2023 at 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

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



Scan/2339/3

523/2025



తెలంగాణ తేలంగానా TELANGANA

S.No. 4533 Date:14-07-2022

Sold to:MAHENDAR

S/o. MALLESH

For Whom:MODI FARM HOUSE (HYDERABAD) LLP

AP 147450

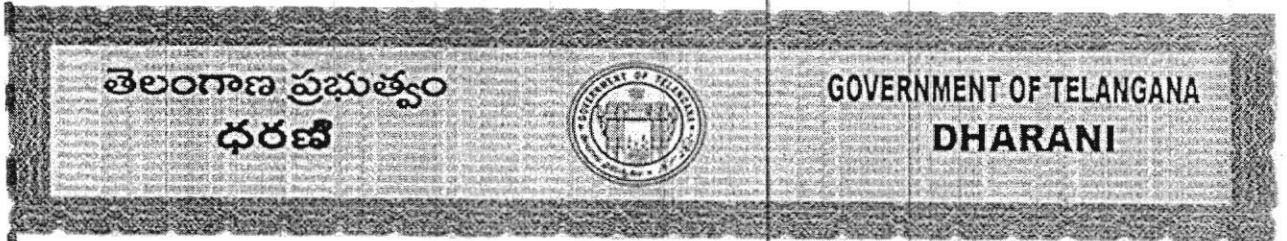
K.SATISH KUMAR

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. 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

Smt. B. THANUJA, W/O. Mr. B. Tharaka Ramu, aged about 37 years, Pan No. AITPT6032A, Occupation: Housewife, residing at 5/64, Sivalayam Street, Pullampeta Post & Mandal, Cuddapah District, Andhra Pradesh-516 107 (Herein after called the "VENDEE" of the Second Part)

For Modi Farm House (Hyderabad) LLP

Authorised Signatory

B. Thanuja

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.241600.00/- 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		B THANUJA, Address: 5/6, SIVALAYAM STREET, PULLAMPETA POST AND MANDAL, CUDDAPAH DISTRICT, India	

Book1, CS No. 2500095903 & Doct No 523 / 2025 Sheet 1 of 8 Tahsildar & Jt Sub Registrar Chevella

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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.32,00,000/-(Rupees Thirty Two Lakhs Only) and the Vendee has agreed to purchase the same. The consideration of Rs. 32,00,000/-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. 32,00,000/-(Rupees Thirty Two 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.

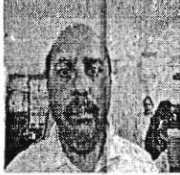
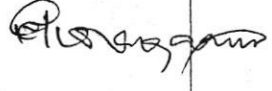
Additional Covenants:

Original Link document is handed over to Vendee by the Vendor-GPA before witnesses.

For Modi Farm House (Hyderabad) LLP

Authorised Signatory

B. Thanuja

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		B VENKATA SIVAIAH, Address: CHEVELLA,	
2	WIT.	Aadhaar Verified		K PRABHAKAR REDDY, Address: CHEVELLA,	

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. 49, 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	30' WIDE ROAD	TOT-LOT	AGRICUTURAL FARM LAND NO. 48

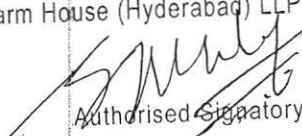
EXECUTION DETAILS

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

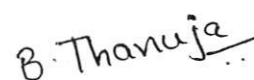
B. THANUJA

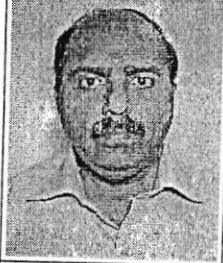
Aadhar Number

xxxxxxxx01313

Address

5/64, Sivalayam Street, Pullampeta Post & Mandal, Cuddapah District, Andhra Pradesh-516 107.



E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, Secunderabad, 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: XXXXXXXX0709 Bodicherla Venkata Sivaiah	Bodicherla Venkata Sivaiah, Address: C/O Bodicherla Pedda Subbanna, NA, NA, Duvvur, Cuddapah, INDIA	
4	Aadhaar No: XXXXXXXX1313 B Thanuja	B Thanuja, Address: W/O: B Tharaka Ramu, 5/64, Sivalayam Street, Pullampeta, Cuddapah, 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

Date 16/02/2025

Name

B THANUJA

W/O

B THARAKA RAMU

R/o Village

Mandal

PPB No.

B. Thanuja

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	176000	0	0	0.00	0	176000
Transfer Duty	0	0	48000	0	0	0	0	48000
Reg Fee	0	0	16000	0	0	0	0	16000
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	241600	0	0	0.00	0	241600

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

Rs. 224000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 16000/- towards Registration Fees on the chargeable value of Rs 3200000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2500092456 dated 15-02-2025 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 241600.00/- DATE: 15-02-2025, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 254676408095, PAYMENT CODE: ,ATRN: 3267475115613,REMMITER NAME: B THANUJA, EXECUTANT NAME: PATHAPATI SAR RAJU, CLAIMAINT NAME: B THANUJA.

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 **B THANUJA** 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 16/02/2025

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. 523 of 2025 of Book1 and assigned the identification number 1-6080-523-2025 for Scanning on 17 February 2025.

Signature of Registering Officer
(Chevella)

NAINI RAJENDRA KUMAR



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

eChallan

Challan No. REG2500092456

Remitter Details	Buyer
Name	B THANUJA
Address	5/6, SIVALAYAM STREET, PULLAMPETA POST AND MANDAL, CUDDAPAH DISTRICT, Andhra Pradesh, 516107
PAN No.	AITPT6032A
Aadhaar No.	xxxxxxxx1313
Mobile No.	9052375671

Details of the Amounts Remitted (In INR)

Stamp Duty	176000
Transfer Duty	48000
Registration Fee	16000
Mutation Charges	1250
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	241600
In Words Rupees	TWO LAKH FORTY 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	B THANUJA	5/6, SIVALAYAM STREET, PULLAMPETA POST AND MANDAL, CUDDAPAH DISTRICT, Andhra Pradesh, 516107

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

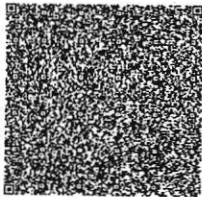
Tahsildar & Jt. Sub Registrar Office,
Chevella ,Rangareddy

Book1,CS No. 2500095903 & Doct No __523 / 2025__ Sheet 6 of 8 Tahsildar & Jt Sub Registrar
Chevella



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భారత ప్రభుత్వం Government of India ఆధార్ Aadhaar no. issued: 04/03/2015  బి తనూజ B Thanuja పుట్టిన తేదీ/DOB: 11/01/1988 స్త్రీ/ FEMALE ఆధార్ అనేది గుర్తింపు దస్తావేజు మాత్రమే, పౌరత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది ధృవీకరణ కోసం మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ప్రమాణీకరణ 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). 6347 7839 1313 నా ఆధార్, నా గుర్తింపు	భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India ఆధార్ చిరునామా: భర్త పేరు: బి తారక రాము, 5/64, శివాలయం స్ట్రీట్, పుల్లంపేట, పుల్లంపేట, పుల్లంపేట, కడప, ఆంధ్ర ప్రదేశ్ - 516107 Address: W/O: B Tharaka Ramu, 5/64, Sivalayam Street, Pullampeta, Pullampeta, PO: Pullampet, DIST: Cuddapah, Andhra Pradesh - 516107 Details as on: 17/02/2025  6347 7839 1313 VID : 9191 1388 4246 7287 1947 help@uidai.gov.in www.uidai.gov.in
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B. Thanuja

భారత సర్కార్
Government of India

ఆధార్

Issue Date: 23/02/2015



బొడిచెర్ల వెంకట శివయ్య
Bodicherla Venkata Sivalah
పుట్టిన తేదీ / DOB: 15/05/1961
పురుషుడు / MALE

8916 0157 0709

मेरा आधार, मेरी पहचान

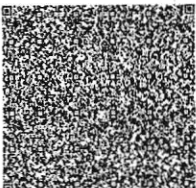
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

Print Date: 02/04/2021

చిరునామా: C/O బొడిచెర్ల పెద్ద సుబ్బన్న, ఫ్లాట్ నెం-201, డోర్ నెం-36/208-40-4-4, రేంజ్ ఎంక్లేవ్, రెడ్డి కాలనీ, చిన్న చౌక్, కుద్దాపా, కడప, ఆంధ్ర ప్రదేశ్, 516002

W2



Address: C/O Bodicherla Pedda Subbanna,
flat no-201, door no-36/208-40-4-4,
rainbow enclave, reddy colony, chlnna
chowk, Cuddapah, Cuddapah, Andhra
Pradesh, 516002

8916 0157 0709

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Book1,CS No. 2500095903 & Doct No __523 / 2025__ Sheet 7 of 8 Tahsildar & JT Sub Registrar
Chevella



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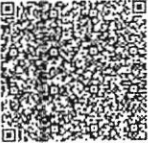
భారత ప్రభుత్వం
Government of India



గౌరాంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



నమోదు 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

ఆధార్ - సామాన్యని హక్కు

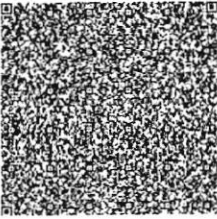
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భారత ప్రభుత్వం
Government of India



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

3287 6953 9204



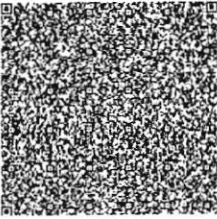
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



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

3287 6953 9204



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)

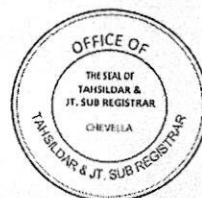
నా ఆధార్, నా గుర్తింపు

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[Handwritten Signature]



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

Registration Summary

Details of Land transferred

Type of transaction : Sale

Document No.

523/2025

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	46/1	5.0000	0.2000	900000	3200000

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	46/1/1/1	4.0000	వట్టాదారుడు

PPB of Seller after Transaction

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

PPB No.

T05040120869

Khata No.

60608

Name

బి తనూజ

Aadhaar Number

xxxxxxxx1313

Address

5/6, SIVALAYAM STREET, PULLAMPETA
POST AND MANDAL, CUDDAPAH
DISTRICT, Andhra Pradesh, Pincode
516107, Mobile No - 9052375671

Father's / Husband's Name

బొగా తారక రామ

PPB of Buyer before Transaction

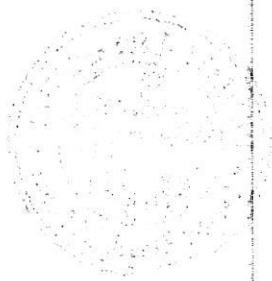
S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
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PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	46/1/1/1/2	0.2000	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,
Chevella, Rangareddy

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



61

11-11-11

11-11-11

11-11-11

తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : మేపు(M)
పాస్ బుక్ నెంబర్ : T05040120869

డివిజన్ : మేపు
గ్రామం : ఎంకెవల్లి



ఫోటో నెంబర్ : 60608

1. పట్టాదారు పేరు ఇంటిపేరుతో : ది తమాజ
2. తండ్రి/భర్త పేరు : దొగా తారక రాము
3. స్త్రీ / పురుషుడు : మహిళ
4. చిరునామ : ఎంకెవల్లి, మేపు(M), రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ నంబర్ : *****1313
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి తేలిముద్ర


తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

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

క్ర సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎం గు	భూమి పొందిన వ్యక్తి	రిమార్కులు	తహశీల్దార్ సంతకం
1	46/ఎ1/1/1/2	0.2000	కొనుగోలు	మట్టా	
	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



