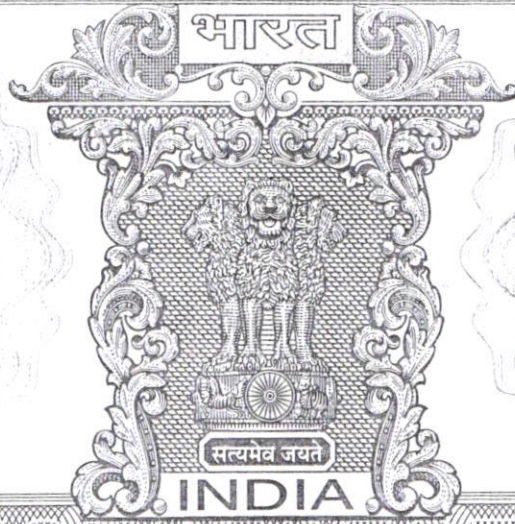


भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

343317

Sl.No. 305 Dt:19-07-2018

Sold to: MAHENDAR

S/o. MALLESH

For Whom: MODI FARM HOUSE (HYDERABAD) LLP.

CH.SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

R.No. 15-31-027/2016

House on P.No.21, W.S.Colony,

Abdullapur (V), Hayathnagar (M)

R.R.Dist-501512. Ph:7842562342

SALE DEED

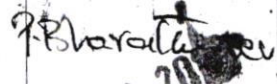
This Sale Deed is made and executed on this the 17th day of October 2019 at S.R.O, Shankarpally, Ranga Reddy District by and between:

1. M/s. Modi Farm House (Hyderabad) LLP, an incorporated Limited Liability Partnership Firm, having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad – 500 003, duly represented by its Partner M/s. Modi Housing Pvt. Ltd., rep by its Director Mr. Soham Modi S/o. Late Satish Modi, aged about 49 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
2. Sri. Pathapati Sar Raju, S/o. Sri Rama Raju, aged about 63 years, resident of Opp. Ramalayam, Adarsh Nagar, J. P. Road, Bheemavaram, A. P., (Represented by his AGPA holder M/s. Modi Farm House (Hyderabad) LLP, vide document no.956/2015 dated 18.03.2015 and 1471/2015 dated 29.04.2015 registered at the office of the Joint Sub-Registrar, Shankarpally, R. R. Dist).
3. Sri. P. V. Srinivasa Raju, S/o. Sri Sar Raju, aged about 40 years, resident of Opp. Ramalayam, Adarsh Nagar, J. P. Road, Bheemavaram, A. P., (Represented by his AGPA holder M/s. Modi Farm House (Hyderabad) LLP, vide document no.956/2015 dated 18.03.2015 and 1471/2015 dated 29.04.2015 registered at the office of the Joint Sub-Registrar, Shankarpally, R.R. Dist).

For Modi Farm House Hyderabad LLP

Under Section 22-A of Registration Act, 1908 and fee of Rs. 7000/- paid between the hours of 4 and 5 on the 18th day of OCT, 2019 by Sri Palla Bharathi Devi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PALLA BHARATHI DEVI [1524-1-2019-1164]	PALLA BHARATHI DEVI W/O. PALLA JANARDHAN R/O. PLOT NO.45 BALAJI WEST COUNTY, NIZAMPET, KUKATPALLY, HYDERABAD	 20 FEB 20
2	EX		 BY: K PRABHAKAR REDDY [1524-1-2019-11640]	REP-BY: K PRABHAKAR REDDY (SPA HOLDER) S/O. K.PADMA REDDY R/O. 5-4-187/3 & 4, SOHAM MANSION, 2ND FLOOR, MG ROAD,, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P JANARDHAN::18/1 [1524-1-2019-11640]	P JANARDHAN HYDERABAD	
2		 CH KRISHNA::18/10/20 [1524-1-2019-11640]	CH KRISHNA SHERILINGAMPALLY	

18th day of October, 2019

Signature of Sub Registrar
Shankarpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX0023 Name: Palla Bharathi Devi	W/O Palla Janardhan, Nizampet, K.v. Rangareddy, Telangana, 500090	

సబ్ రిజిస్ట్రార్
శంకర్‌పల్లి, రంగారెడ్డి జిల్లా.

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Bk - 1, CS No 11640/2019 & Doct No 11320/2019.
Sheet 1 of 12 Sub Registrar Shankarpally

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

తెలంగాణ తేలంగానా TELANGANA

343313

Sl.No. 34 Dt:19-07-2018

Sold to: MAHENDAR

S/o. MALLESH

For Whom: MODI FARM HOUSE (HYDERABAD) LLP.

CH.SHRAVANI

LICENSED STAMP VENDOR

L.I.C.No.15-31-029/2013,

R.No. 15-31-027/2016

House on P.No.21, W.S.Colony,

Abdullapur (V), Hayathnagar (M)

R.R.Dist-501512. Ph:7842562342

4. Sri. P. U. N. Varma, S/o. Sri Sar Raju, aged about 38 years, resident of Opp. Ramalayam, Adarsh Nagar, J. P. Road, Bheemavaram, A. P., (Represented by his AGPA holder M/s. Modi Farm House (Hyderabad) LLP, vide document no. 956/2015 dated 18.03.2015 and 1471/2015 dated 29.04.2015 registered at the office of the Joint Sub-Registrar, Shankarpally, R. R. Dist).

Hereinafter jointly referred to as Vendors and severally as Vendor no.1, Vendor no.2, Vendor no.3 and Vendor no.4 respectively (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

Mrs. Palla Bharathi Devi, Wife of Mr. Palla Janardhan, aged about 62 years residing at Plot No-45, Balaji West County, Nizampet Village, Kukatpally, Hyderabad - 500 090, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Modi Farm House Hyderabad LLP

Designated Partner

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	55900	0	0	0	56000
Transfer Duty	NA	0	21000	0	0	0	21000
Reg. Fee	NA	0	7000	0	0	0	7000
User Charges	NA	0	100	0	0	0	100
Total	100	0	84000	0	0	0	84100

Rs. 76900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1869 and Rs. 7000/- towards Registration Fees on the chargeable value of Rs. 1400000/- was paid by the party through E-Challan/BC Pay Order No ,139NAX111019 dated ,11-OCT-19 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 84000/-, DATE: 11-OCT-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 3559372701623,PAYMENT MODE:NB-1000200,ATRN:3559372701623,REMITTER NAME: PALLA BHARATHI DEVI,EXECUTANT NAME: MODI FARM HOUSE HYDERABAD LLP,CLAIMANT NAME: PALLA BHARATHI DEVI).

Date:

18th day of October,2019

Signature of Registering Officer
Shankarpally

Certificate of Registration

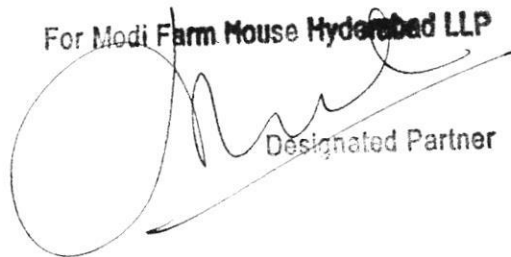
Registered as document no. 11320 of 2019 of Book-1 and assigned the identification number 1 - 1524 - 11320 - 2019 for Scanning on 18-OCT-19.

Registering Officer
Shankarpally
(Syed Siraj Anwar)



WHEREAS:

- A. M/s. Modi Farm House (Hyderabad) LLP, the Vendor no.1 herein, is the absolute owner of land admeasuring Ac. 31-34 gts., forming a part of Sy. Nos. 33, 43, 44, 46 of Yenkapally Village, Chevella Mandal, R. R. District, herein after referred to as Schedule Land and more fully described at the foot of this document, by the way of the below referred recitals and documents.
- B. Mr. Konidina Laxminarayana purchased agricultural land admeasuring Ac. 21-28 gts., forming a part of Sy. nos. 44 & 46 of Yenkapally Village, Chevella Mandal, R. R. District vide sale deed bearing document no. 64/1996, registered at SRO Chevella, from the original pattedars of the land namely Palgutta Yella Reddy, Palgutta Narsimha Reddy, Palgutta Penta Reddy, Palgutta Narayana Reddy, Palgutta Manikya Reddy, Bommidi Venkat Reddy, Palgutta Kista Reddy, Palgutta Lachamma and Palgutta Gopal Reddy. Names of the pattedars are appropriately reflected in the pahanis.
- C. The said land admeasuring Ac. 21-28 gts, was mutated in favour of K. Laxminarayana vide mutation order no. ROR/3/96 dated 27.07.1999. Patta Passbook bearing no. Z-259556 and title book bearing no. Z-184403 was issued by the revenue department to him. K. Laxminarayana name is also appropriately reflected in the pahanis.
- D. Mr. K. Laxminarayana in turn sold the entire land to P. V. Subba Rao, T. Srinivasa Buchi Babu, K. Annapurna, P. Vijaya, P. Radha Kumari and K. Annapurna, P. Vijaya by way of 2 registered sale deeds bearing document nos. 1314/2000 & 5267/2001 registered at SRO Chevella.
- E. Mr. P. V. Subba Rao, T. Srinivasa Buchi Babu, K. Annapurna, P. Vijaya & P. Radha Kumari sold an extent of Ac. 20-00 gts., out of the said land to M. Krishna Mohan and B. Umamaheshwar Rao by way of 2 registered sale deeds bearing document no. 6541/2005 & 6542/2002 registered at SRO Chevella.
- F. Mr. M. Krishna Mohan and B. Umamaheshwar Rao in turn executed a Agreement of Sale cum General Power of Attorney registered as document no. 10374/2005 registered at SRO Chevella for an extent of Ac. 20-00 gts., in favour of G. Ramchander and P. Ravinder.
- G. Pallagutta Narsimha Reddy the original pattedar of a portion of Sy. No. 33, Yenkapally Village, Chevella Mandal, R.R. District sold an extent of Ac. 0-37 gts., in favour of M. Ramana Rao vide sale deed bearing document no. 3680/2003. Pallagutta Penta Reddy, Pallagutta Narayana Reddy and Palagutta Manikya Reddy the original pattedars of a portion of Sy. No. 33, Yenkapally Village, Chevella Mandal, R.R. District sold an extent of Ac. 0-37 gts., in favour of M. Ramana Rao vide sale deed bearing document no. 5130/2003. The names of the original pattedars are appropriately reflected in the pahanis.

For Modi Farm House Hyderabad LLP

Designated Partner

Bk - 1, CS No 11640/2019 & Doct No
11320/2019. Sheet 3 of 12 Sub Registrar
Shankarpally



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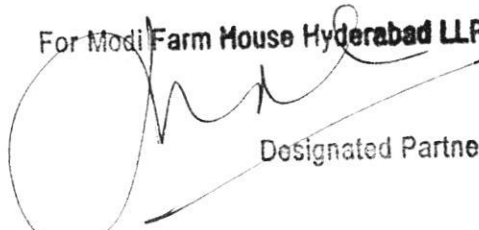


- H. Kamari Iswaraiah, Kamari Narayana, Kamari Yadamma, Kamari Manjula, the original pattedars of land admeasuring Ac.8-05 gts., being Sy. no. 43 Yenkapally Village, Chevella Mandal, R. R. District sold the entire land to M. Aruna vide sale deed bearing document no. 4994/2000 registered at SRO Chevella. The names of the Kamari family are appropriately reflected in the pahanis.
- I. M. Ramana Rao & M. Aruna in turn sold the entire extent purchased by them admeasuring Ac.9-39 gts., in Sy. nos. 33 & 43 to C. Sudhakar Reddy & A. Ravinder Reddy vide document bearing no. 9424/2005 registered at SRO Chevella.
- J. C. Sudhakar Reddy & A. Ravinder Reddy in turn sold Ac. 9-39 gts., in Sy. No. 33 & 43 of Yenkapally Village, Chevella Mandal, R. R. District to P. U. N. Verma (Vendor no. 4 herein) vide sale deed bearing document no. 5402/2006 registered at SRO Chevella.
- K. M. Krishna Mohan and B. Umamaheswar Rao represented by their Agreement of Sale cum General Power of Attorney holders G. Ram Chander & P. Ravinder sold an extent of Ac. 15-00 gts., to P. V. S. Raju (Vendor no.3 herein) and Ac. 5-00 gts., to P.S. Raju (Vendor no. 2 herein) vide sale deeds bearing document nos. 6331/2006 & 6330/2006 registered at SRO Chevella.
- L. Revenue department has mutated the land in favour of P. U. N. Verma vide mutation order no. G/1856/2007, P.V.S. Raju vide mutation order no. G/1854/2007 and P. S. Raju vide mutation order no. G/1858/2007. Patta Passbooks and title books were issued in their favour as per the details given below.

Extent of land in Ac – Gts.,

Sl. No.	Name of Pattedar	Patta no	Passbook no	Sy. No.33	Sy. No. 43	Sy. No. 44	Sy. No. 46
1	P. U. N. Verma	370	511481	1-34	8-05	--	--
2	P. V. S. Raju	371	511453	--	--	11-33	3-07
3	P. S. Raju	369	51148	--	--	--	5-00

- M. Mr. P.U.N. Verma exchanged land admeasuring Ac. 1-21 gts., forming part of Sy. No. 33, belonging to him with Ac. 1-21 gts., in Sy. No. 44 belonging to Palgutta Madhav Reddy, the original pattedar of the land vide registered exchange deed bearing document no. 1510/2015 registered at SRO Shankarpally.
- N. By virtue of the above referred documents, recitals and records, P. U. N. Verma, P. V. S. Raju and P. S. Raju (hereinafter jointly referred to as the Original Owners) became the absolute owners and possessors of land admeasuring Ac. 29-39 gts., forming a part of Sy. nos. 33, 43, 44 & 46, Yenkapally Village, Chevella Mandal, R. R. District as per details given below:

For Modi Farm House Hyderabad LLP

 Designated Partner

Bk - 1, CS No 11640/2019 & Doct No
11320/2019.

Sheet 4 of 12

Sub Registrar
Shankarpally



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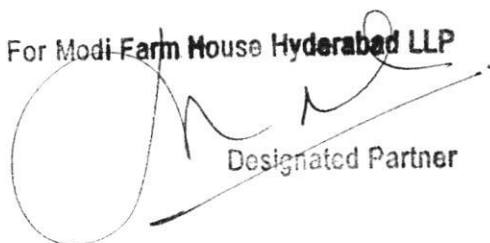


Extent of land in Ac – Gts.,

Sl. No.	Name of Pattedar	Patta no	Passbook no	Sy. No.33	Sy. No. 43	Sy. No. 44	Sy. No. 46
1	P. U. N. Verma	370	511481	0-13	8-05	1-21	--
2	P. V. S. Raju	371	511453	--	--	11-33	3-07
3	P. S. Raju	369	51148	--	--	--	5-00

- O. However, due to encroachments and road widening the Original Owners were in physical possession of land admeasuring Ac.29-24 gts., forming a part of Sy. nos. 33, 43, 44 & 46, Yenkapally Village, Chevella Mandal, R. R. District. The Original Owners have given up all claims of land admeasuring Ac. 0-15 gts., being the short fall in the physical extent of land.
- P. M/s. Modi Farm House (Hyderabad) LLP, the Vendor no.1 herein has purchased the entire extent of the land admeasuring Ac. 29-24 gts., from the Original Owners by way of two registered Agreement of Sale cum General Power of Attorney with Possession dated 18th March 2015 and 29th April, 2015 registered as document nos. 956/2015 and 1471/2015 at the SRO Shankarpally, R.R. District.
- Q. M/s. Modi Farm House (Hyderabad) LLP purchased an additional land admeasuring Ac. 2-10 gts., forming a part of Sy. No. 44, Yenkapally Village, Chevella Mandal, R.R. District from Ramesham Chinna Mallaiah & others by way of registered sale deed bearing document no. 2040/15 dated 05.06.2015 registered at the SRO Shankarpally, R.R. District. Ramesham Chinna Mallaiah purchased the said land from Turpu Jangaiah by way of sale deed bearing no. 1053/96 dated 03.07.1996 registered at SRO Chevella. Upon the death of Ramesham Chinna Mallaih his son Ramesham Haridas became the sole legal heir of the said land. The names of Turpu Jangaiah, Ramesham Chinna Mallaih and Ramesham Haridas were appropriately recorded in the revenue records. Mutation was effected in favour of Ramesham Haridas vide order no. B/689/13 dated 14.03.13 and patta passbooks and title books were duly issued to Ramesham Haridas.
- R. The Vendor no. 1 has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- S. The Vendor no.1 herein has developed/proposes to develop the Schedule Land into about 50 farmhouses of about ½ acre each by providing the required facilities and amenities appurtenant to such a development. The proposed project of development on the entire Scheduled Land is styled as 'SERENE FARMS'.
- T. The Vendee is desirous of purchasing agricultural land/farmland bearing farm no.6, admeasuring about 2420 Sq. yds, (½ acre) forming a part of the Scheduled Land being developed by the Vendor no. 1 and the Vendor no. 1 is desirous of selling the same for a consideration of Rs.14,00,000/- (Rupees Fourteen Lakhs Only) on the following terms and conditions.

For Modi Farm House Hyderabad LLP


Designated Partner

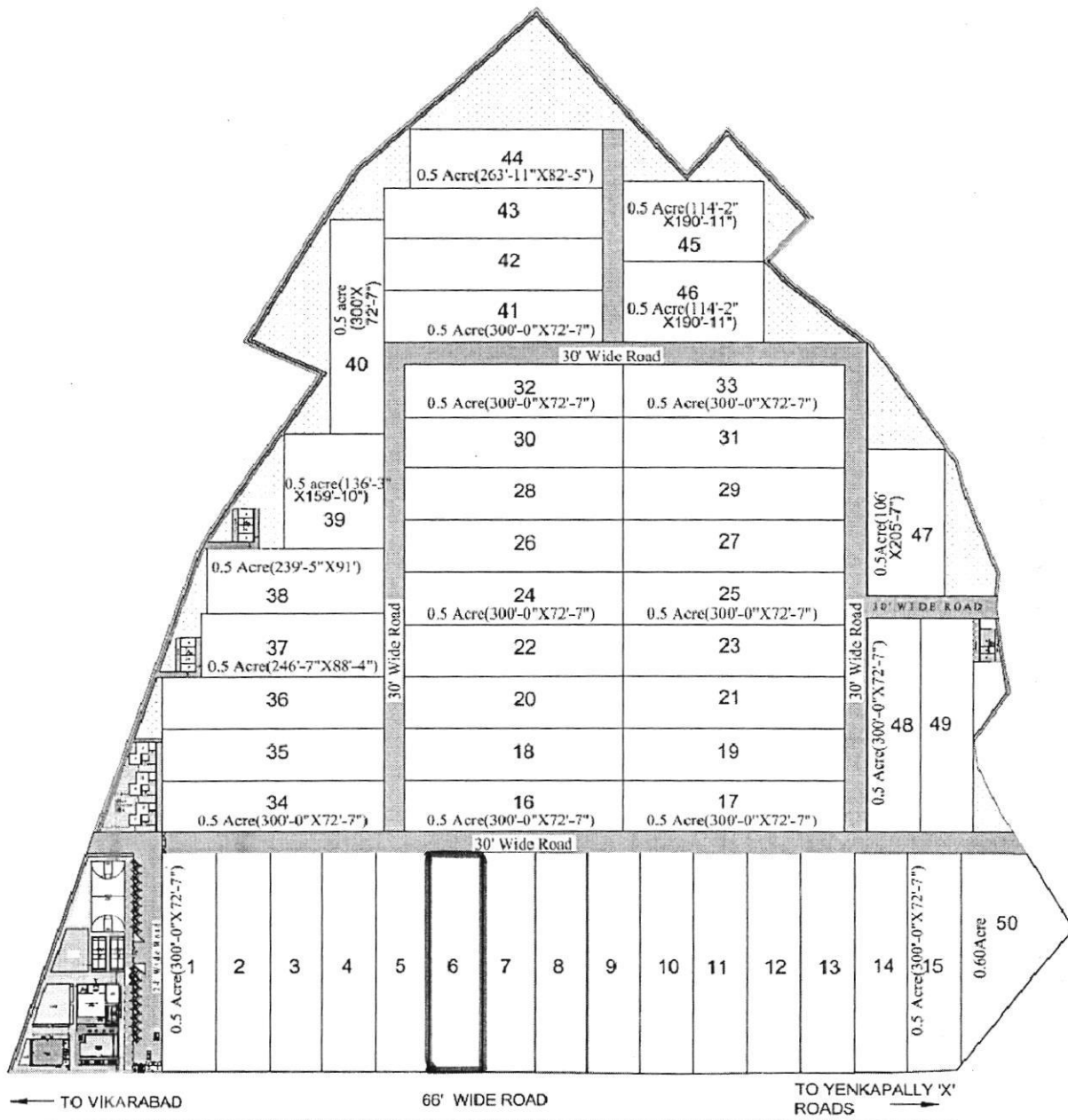
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11320/2019. Sheet 5 of 12 Sub Registrar
Shankarpally



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LAYOUT PLAN OF THE HOUSING PROJECT:



For M/s. Modi Farm House (Hyderabad) LLP
rep. by its Partner M/s. Modi Housing Pvt. Ltd.,
rep. by its Director Partner Mr. Soham Modi.

For Modi Farm House Hyderabad LLP

VENDOR

Designated Partner

P. Bhavani Devi
PURCHASER

Bk - 1, CS No 11640/2019 & Doct No
11320/2019. Sheet 9 of 12 Sub Registrar
Shankarpally



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भारत सरकार
GOVERNMENT OF INDIA



కోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్,
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



3287 6953 9204

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యని హక్కు

For Modi Farm House Hyderabad LLP

Designated Partner



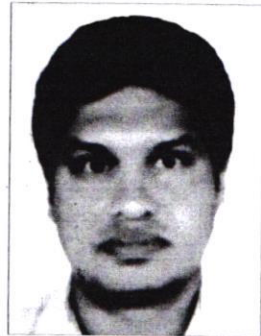
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Shankarpally

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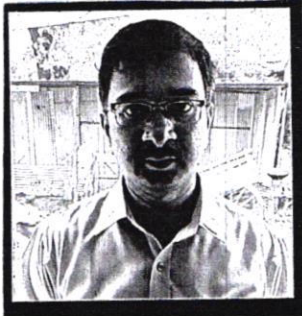
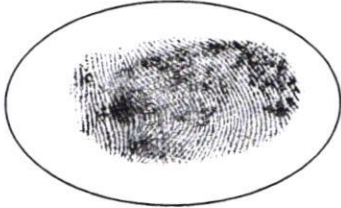
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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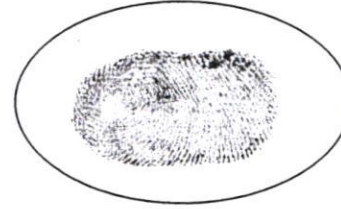
VENDOR:

M/S. MODI FARM HOUSE (HYDERABAD) LLP
HAVING ITS OFFICE AT
5-4-187/ 3 & 4, SOHAM MANSION
II FLOOR, M. G. ROAD SECUNDERABAD – 500 003
DULY REP. BY ITS MANAGING PARTNER:-
MR. SOHAM MODI
S/O. LATE SATISH MODI.



SPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 72 /BK-IV/2018, DT:13.07.2018 AT SRO, SECUNDERABAD:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. AT 5-4-187/3 & 4
SOHAM MANSION
2ND FLOOR, M. G. ROAD
SECUNDERABAD.



PURCHASER:

MRS. PALLA BHARATHI DEVI
W/O. MR. PALLA JANARDHAN
R/O. PLOT NO-45
BALAJI WEST COUNTY
NIZAMPET VILLAGE
KUKATPALLY
HYDERABAD - 500 090.

SIGNATURE OF WITNESSES:

- 1.
- 2.

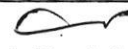
For Modi Farm House Hyderabad LLP

Designated Partner

SIGNATURE OF THE VENDOR

SIGNATURE(S) OF PURCHASER



Bk - 1, CS No 11640/2019 & Doct No 
11320/2019. Sheet 10 of 12 Sub Registrar
Shankarpally

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పల్లా భారతి దేవి

Palla Bharathi Devi

పుట్టిన తేదీ/ DOB: 22/09/1956

స్త్రీ / FEMALE



P. Bharathi Devi

3585 6205 0023

-సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण

INDIAN UNIQUE IDENTIFICATION AUTHORITY

చిరునామా:

W/O: పల్లా జనార్దన్, 45,,

నీజంపేట్ విలేజ్, మోర్ సుపర్

మార్కెట్ దగ్గర, నీజంపేట్ రోడ్,

నీజంపేట్, కె.వి.రంగారెడ్డి

ఆంధ్ర ప్రదేశ్ - 500090

Address:

W/O: Palla Janardhan, 45, Sri Balaji West County, Nizampet Village, Near More Super Market, Nizampet Road, Nizampet, K.V. Rangareddy, Andhra Pradesh - 500090

3585 6205 0023

Aam Admi ka Adhikar



భారత ప్రభుత్వం
Government of India



పల్లా జనార్దన్
Palla Janardhan
పుట్టిన తేదీ/ DOB: 02/07/1949
పురుషుడు / MALE





8189 4298 4408

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



ఆధార్

చిరునామా:
S/O: పల్లా నరసింహులు, ఏచ్.నెం-45, శ్రీ బాలాజి వెస్ట్ కౌంటీ, నీజంపేట్ రోడ్, మోర్ సూపర్ మార్కెట్ ఎదురుగా, నీజంపేట్ విలేజ్, నీజంపేట్, కె.వి. రంగారెడ్డి, తెలంగాణ - 500090

Address:
S/O: Palla Narasimhulu, H.No-45, Sri Balaji West County, Nizampet Road. Opp More Super Market, Nizampet Village, Nizampet, K.v. Rangareddy, Telangana - 500090

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KRISHNA CH
CH NARSAIAH
1-54

HUSSAIN SHAWALI DARGA
SHERILINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050

Issued On: 22/06/2021

(Signature)

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
5th Gear

Date of Validity
Transport

10/06/2021
Motor Cab

Date of Validity
Badga No.

23/06/2021 (Transport)
343

Reference No
Original LA.

DLRTS007658418
RTA RANGAREDDY

Date of First Issue
Date of Birth

11/06/2001
01/07/1976

Blood Group





Bk - 1, CS No 11640/2019 & Doct No
11320/2019.

Sheet 12 of 12

Sub Registrar
Shankarpally

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