



తెలంగాణ తెలంగాణ TELANGANA

S.No. 2423 Date:30-01-2019

Sold to:MAHENDAR

S/o. MALLESH

For Whom:MODI FARM HOUSE (HYDERABAD) LLP

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-025/2018

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

**SALE DEED**

This Sale Deed is made and executed on this the 20<sup>th</sup> day of March 2019 at SRO, 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, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}.
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

Designated Partner

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Shankarpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7500/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 20th day of MAR, 2019 by Sri Moturu Sree Laxmi

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

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                            | Address                                                                                                                                                                    | Signature/Thumb Impression                                                          |
|-------|------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>MOTURU SREE LAXMI<br>[1524-1-2019-3389]     | MOTURU SREE LAXMI<br>D/O. M.SRINIVAS RAO<br>R/O. 8-1-293/A/1, FLAT NO.C-503, JMD<br>WHITE LOTUS APARTMENTS,<br>SHAIKPET, HYDERABAD<br><i>M. Sri Lakshmi</i>                |  |
| 2     | EX   |  | <br>BY: K PRABHAKAR REDDY<br>[1524-1-2019-3389] | REP-BY: K PRABHAKAR REDDY (SPA<br>HOLDER)<br>S/O. K.PADMA REDDY<br>R/O. 5-4-187/3 & 4, SOHAM MANSION,<br>2ND FLOOR, MG ROAD,,<br>SECUNDERABAD<br><i>K. Prabhakar Reddy</i> |                                                                                     |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                                                                         | Name & Address                        | Signature              |
|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------|
| 1     |   | <br>M MAHESH DATTA::2<br>[1524-1-2019-3389]  | M MAHESH DATTA<br>SHAIKPET, HYDERABAD | <i>M. Mahesh Datta</i> |
| 2     |  | <br>K VENKATESH::20/<br>[1524-1-2019-3389] | K VENKATESH<br>HYDERABAD              | <i>K. Venkatesh</i>    |

20th day of March, 2019

Signature of Sub Registrar  
Shankarpally**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                         | Address:                                                       | Photo                                                                                 |
|-------|---------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                         |  |
| 2     | Aadhaar No: XXXXXXXX0054<br>Name: Moturu Sreelaxmi      | D/O M Srinivasa Rao,<br>Golconda, Hyderabad, Telangana, 500008 |  |

*Syed Siraj Anwar*  
SYED SIRAJ ANWAR  
SUB - REGISTRAR  
Shankarpally, R.R.Dist.

Generated on: 20/03/2019 12:16:26 PM



Bk - 1, CS No 3389/2019 & Doct No  
329112019 Sheet 1 of 11 Sub Registrar  
Shankarpally

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.)

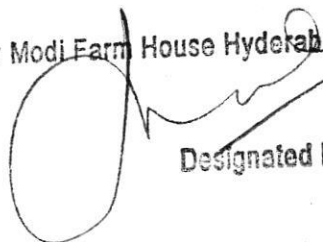
### **IN FAVOUR OF**

Ms. Moturu Sree Laxmi, Daughter of Mr. M. Srinivas Rao, aged about 27 years, residing at H. No: 8-1-293/A/1, Flat No. C-503, JMR White Lotus Apartments, Near H. S. Dargah, Shaikpet, Hyderabad - 500 008 {Pan No. CMOPM1928D, Adhaar No. 5042 0214 0054}, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

### **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.

For Modi Farm House Hyderabad-LLP

  
Designated Partner

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| 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                        | 59900     | 0    | 0                           | 0                | 60000 |
| Transfer Duty           | NA             | 0                        | 22500     | 0    | 0                           | 0                | 22500 |
| Reg. Fee                | NA             | 0                        | 7500      | 0    | 0                           | 0                | 7500  |
| User Charges            | NA             | 0                        | 100       | 0    | 0                           | 0                | 100   |
| Total                   | 100            | 0                        | 90000     | 0    | 0                           | 0                | 90100 |

Rs. 82400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7500/- towards Registration Fees on the chargeable value of Rs. 1500000/- was paid by the party through E-Challan/BC/Pay Order No ,388JXC110319 dated ,11-MAR-19 of ,ICICIRB/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 90000/-, DATE: 11-MAR-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 7605421714306, PAYMENT MODE: NB-1000200, ATRN: 7605421714306, REMITTER NAME: SREE LAXMI, EXECUTANT NAME: MODI FARM HOUSE HYDERABAD LLP, CLAIMANT NAME: SREE LAXMI)

Date:

20th day of March, 2019

Signature of Registering Officer  
Shankarpally

Bk - 1, CS No 3389/2019 & Doct No 32911, 2019 Sheet 2 of 11 Sub Registrar Shankarpally

1వ వున్నకము 2019 నంబర్. 3199  
సంపుట 2019. నెంబర్ 1524  
స్థానింగు నిబిత్తము సుత్తిపు నెం 1524  
1వ... 2019... మైనది  
2019 సంపుట... నెం. 20... తది...

సబ్ రిజిస్ట్రార్

శంకర్ పల్లి

SYED SIRAJ ANWAR  
SUB - REGISTRAR  
Shankarpally, R.R. Dist

Generated on: 20/03/2019 12:16:26 PM

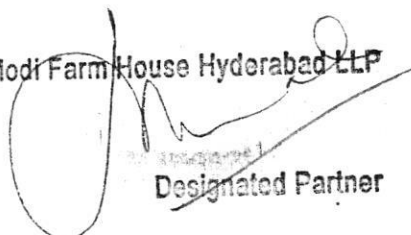


- E. Mr. P. V. Subba Rao, T. Srinivasa Buchi Babu, K. Annapurna, P. Vijaya & P. Radha Kumari sold an extent of Ac. 20-00 gts., out of the said land to M. Krishna Mohan and B. Umamaheshwar Rao by way of 2 registered sale deeds bearing document no. 6541/2005 & 6542/2002 registered at SRO Chevella.
- F. 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.
- 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       |

For Modi Farm House Hyderabad LLP

  
Designated Partner



Bk -1, CS No 3389/2019 & Doct No  
3291/2019 Sheet 3 of 11 Sub Registrar  
Shankarpally

Generated on: 20/03/2019 12:16:26 PM



M. 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:

**Extent of land in Ac – Gts.,**

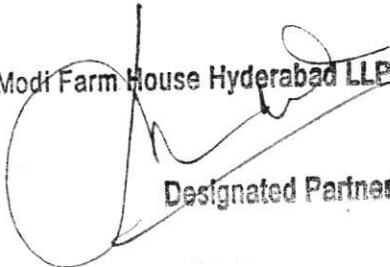
| Sl. No. | Name of Pattedar | Patta no | Passbook no | Sy. No.33 | Sy. No. 43 | Sy. No. 44 | Sy. No. 46 |
|---------|------------------|----------|-------------|-----------|------------|------------|------------|
| 1       | P. U. N. Verma   | 370      | 511481      | 0-13      | 8-05       | 1-21       | --         |
| 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 18<sup>th</sup> March 2015 and 29<sup>th</sup> 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.

For Modi Farm House Hyderabad LLP.  
  
Designated Partner

Bk -1, CS No 3389/2019 & Doct No  
32911-2019 Sheet 4 of 11 Sub Registrar  
Shankarpally



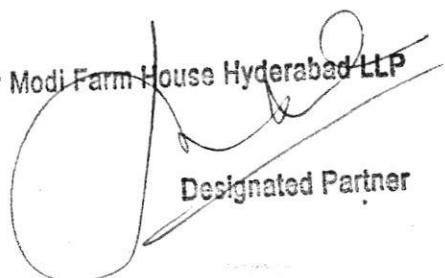
Generated on: 20/03/2019 12:16:26 PM



- 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 of 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.15,00,000/- (Rupees Fifteen Lakhs Only) on the following terms and conditions.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendors do hereby convey, transfer and sell the agricultural land/farmland bearing farm no. 11, admeasuring about 2420 Sq. yds, (½ acre) in Serene Farms situated at Sy. Nos. 33, 43, 44 & 46 of Yenkapally Village, Chevella Mandal, R. R. District, which is herein after referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only). The Vendors hereby admit and acknowledge the receipt of the said consideration.
2. The Vendors hereby covenant that Scheduled Property is the absolute property belonging to them by virtue of various deeds referred to herein in the preamble of this Sale Deed.
3. The Vendors further covenant that the Schedule Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Property it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendors have on this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
5. The Vendor no. 1 hereby covenants that it shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the Vendee in the concerned departments.
6. The Vendor no. 1 hereby covenants that the Vendor no. 1 have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor no. 1 to clear the same.

For Modi Farm House Hyderabad LLP  
  
Designated Partner



Bk - 1, CS No 3389/2019 & Doct No  
3291/2019 Sheet 5 of 11 Sub Registrar  
Shankarpally

Generated on: 20/03/2019 12:16:26 PM



### SCHEDULED LAND

All that part and parcel of agricultural land admeasuring about Ac.31-34 Gts., forming a part of Sy. Nos. 33, 43, 44 & 46 of Yenkapally Village, Chevella Mandal, R. R. District and bounded by:

|       |                               |
|-------|-------------------------------|
| North | Neighbours land in Sy. No. 33 |
| South | 60 ft Road                    |
| East  | Government land               |
| West  | Neighbours Land               |

### SCHEDULED PROPERTY

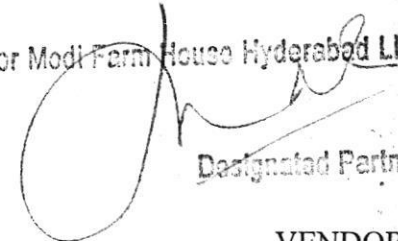
All that piece and parcel of agricultural land / farmland bearing farm no.11, admeasuring about 2420 sq. yds, (½ acre) forming part of Sy. Nos. 33, 43, 44 & 46 of Yenkapally Village, Chevella Mandal, R. R. District, marked in red in the plan annexed hereto and bounded on:

|       |               |
|-------|---------------|
| North | 30' wide road |
| South | 60' wide road |
| East  | Farm No.12    |
| West  | Farm No.10    |

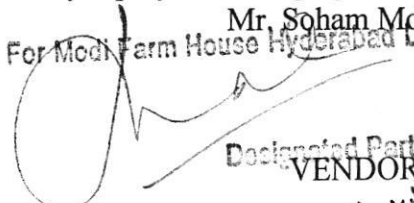
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

#### WITNESS:

1. 
2. 14.20562

For Modi Farm House Hyderabad LLP  
  
Designated Partner  
VENDOR

Sri. Pathapati Sar Raju, P. V. Srinivasa Raju &  
P. U. N. Varma.rep by his AGPA holder  
M/s. Modi Farm House (Hyderabad) LLP,  
duly rep by its Managing Partner,

Mr. Soham Modi  
For Modi Farm House Hyderabad LLP  
  
Designated Partner  
VENDOR  
Mr. Sri Lakshmi

VENDEE

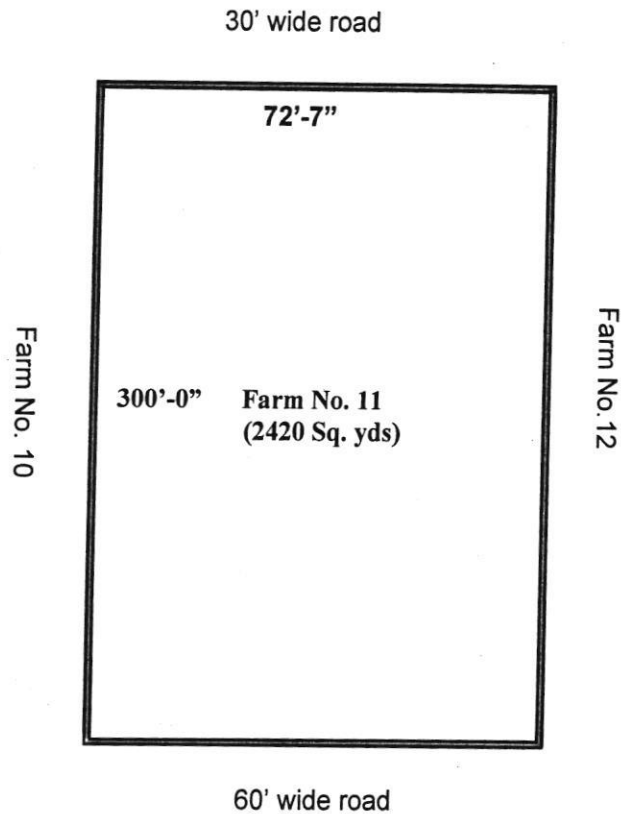
Bk - 1, CS No 3389/2019 & Doct No  
3291/2019. Sheet 6 of 11 Sub Registrar  
Shankarpally



Generated on: 20/03/2019 12:16:26 PM



**PLAN OF THE SCHEDULED PLOT:**



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

Designated Partner

VENDOR

M. Srilakshmi

PURCHASER

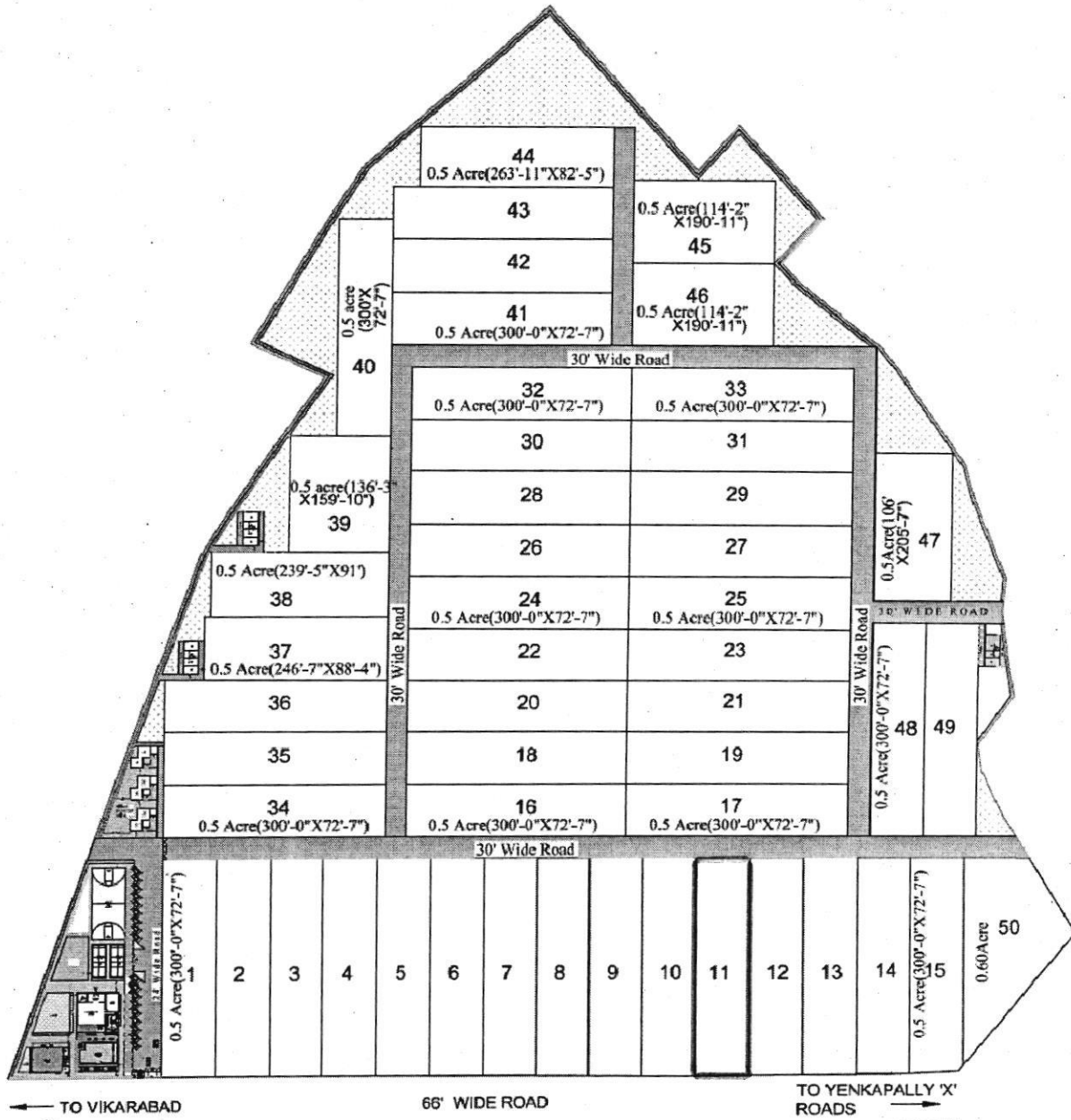
Bk - 1, CS No 3389/2019 & Doct No  
329/12018 Sheet 7 of 11 Sub Registrar  
Shankarpally



Generated on: 20/03/2019 12:16:26 PM



# 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

Designated Partner

VENDOR

*M. S. Lakshmi*

PURCHASER



Bk - 1, CS No 3389/2019 & Doct No  
3291/2019 Sheet 8 of 11 Sub Registrar  
Shankarpally

Generated on: 20/03/2019 12:16:26 PM



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

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



## 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  
2<sup>ND</sup> FLOOR, M. G. ROAD  
SECUNDERABAD.



## PURCHASER:

MS. MOTURU SREE LAXMI  
D/O. MR. M. SRINIVAS RAO  
R/O. H. NO: 8-1-293/A/1  
FLAT NO. C-503  
JMR WHITE LOTUS APARTMENTS  
NEAR H. S. DARGAH  
SHAIKPET, HYDERABAD - 500 008.

## SIGNATURE OF WITNESSES:

- 1.
- 2.

For Modi Farm House Hyderabad LLP  
  
Designated Partner  
SIGNATURE OF THE VENDOR

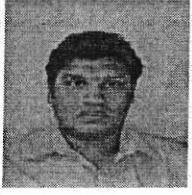
SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 3389/2019 & Doct No  
32911 2019 Sheet 9 of 11 Sub Registrar  
Shankarpally



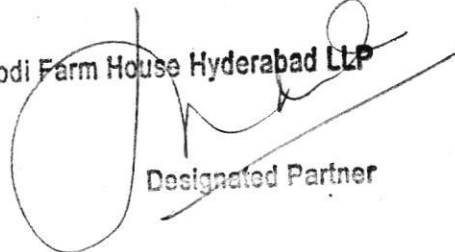
Generated on: 20/03/2019 12:16:26 PM



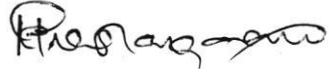
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>भारत सरकार</b><br/>GOVERNMENT OF INDIA</p>  <p>శోహం సతీష్ మోడి<br/>Soham Satish Modi<br/>పుట్టిన సం./YoB: 1969<br/>పురుషుడు Male</p>  <p>3146 8727 4389</p> <p><b>ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు</b></p> |  <p><b>भारतीय विशिष्ट पहचान प्राधिकरण</b><br/>UNIQUE IDENTIFICATION AUTHORITY OF INDIA</p> <p>చిరునామా:<br/>S/O: సతీష్ మోడి, ప్లాట్ నెం-<br/>280, రోడ్ నెం-25, పెద్దమ్మ<br/>దేవాలయం దగ్గర జబిల్ హిల్స్,<br/>ఖైరతాబాద్, లంజారా హిల్స్,<br/>హైదరాబాద్<br/>ఆంధ్ర ప్రదేశ్, 500034</p> <p>Address:<br/>S/O: Satish Modi, plot no-280,<br/>road no-25, near peddamma<br/>temple jubilee hills,<br/>Khairatabad, Banjara Hills,<br/>Hyderabad<br/>Andhra Pradesh, 500034</p> <p><b>Aadhaar - Aam Aadmi ka Adhikar</b></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>భారత ప్రభుత్వం</b><br/>Government of India</p>  <p>కండి ప్రభాకర్ రెడ్డి<br/>Kandi Prabhakar Reddy</p> <p>పుట్టిన సంవత్సరం/Year of Birth: 1974<br/>పురుషుడు / Male</p>  <p>3287 6953 9204</p> <p><b>ఆధార్ - సామాన్యని హక్కు</b></p> | <p>నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049</p> <p>To<br/>Kandi Prabhakar Reddy<br/>కండి ప్రభాకర్ రెడ్డి<br/>2-3-64/10/24 1FLOOR KAMALA NILAYAM<br/>JAISWAL COLONY<br/>Amberpet<br/>Amberpet, Hyderabad<br/>Andhra Pradesh - 500013</p> <p>10/07/2013</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

For Modi Farm House Hyderabad LLP



Designated Partner





Bk - 1, CS No 3389/2019 & Doct No  
329112019 Sheet 10 of 11 Sub Registrar  
Shankarpally

Generated on: 20/03/2019 12:16:26 PM





భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య / Enrollment No.: 2017/60828/04108

To  
మోటూరు మహేష్ దత్త  
Moturu Mahesh Datta  
S/O M Srinivasa Rao  
8-1-293/A/1, Flat No 503-C JMR Apartments Near H S  
Darga  
Beside Heritage Super ,Market Shaikpet  
Golconda  
Golconda  
Golconda Hyderabad  
Telangana 500008  
7799196666

24/07/2011

376623613



MA766236139FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5331 3771 4213**

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం  
Government of India



మోటూరు మహేష్ దత్త  
Moturu Mahesh Datta  
పుట్టిన తేదీ / DOB : 25/01/1990  
పురుషుడు / Male



**5331 3771 4213**

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య / Enrollment No.: 0000/00252/48381

To  
మోటూరు శ్రీలక్ష్మి  
Moturu Sreelaxmi  
S/O, M Sreenivasa Rao  
8-1-293/a/1, 503-c J M R White Lotus Apartments Near  
H.s Darga, shaikpet  
Beside Heritage Super Mart Shaikpet  
Golconda  
Dargah Hussain Shahwali  
Hyderabad  
Telangana 500008  
7799196666

24/07/2011

344172173



MA441721737FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5042 0214 0054**

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం  
Government of India



మోటూరు శ్రీలక్ష్మి  
Moturu Sreelaxmi  
పుట్టిన తేదీ / DOB : 25/11/1991  
స్త్రీ / Female



**5042 0214 0054**

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



కాళు వెంకటేశ్  
Kalla Venkatesh

పుట్టిన సంవత్సరం / Year of Birth : 1975  
పురుషుడు / Male

**8832 2374 1693**



ఆధార్ - సామాన్యుని హక్కు

14-03-2017

M. Srinivasulu



Bk - 1, CS No 3389/2019 & Doct No  
3291/2019, Sheet 11 of 11 Sub Registrar  
Shankarpally

Generated on: 20/03/2019 12:16:26 PM



శ్రీమతి పి. శ్రీ. 2009/5. గాది farm House (Ago) UP of other Reg.  
ఈ దిగువ ఉద్దేశాలించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది. K.P. Reddy S

| దస్తావేజు స్వభావము   | Sale Deed    | Constructive Deed |
|----------------------|--------------|-------------------|
| దస్తావేజు విలువ రూ.  | 1500000/-    | 10,00,000/-       |
| స్టాంపు విలువ రూ.    | 100/-        | 100/-             |
| దస్తావేజు నెంబరు     | 3291/19      | 3292/2019         |
| రిజిస్ట్రేషన్ రుసుము | 7500/-       | 5000/-            |
| లోటు స్టాంపు         | 599000/-     | 49000/-           |
| యూజర్ చార్జీలు       | 225000/-     | 10000/-           |
| అధనపు షీట్లు         | 100/-        | 100000/-          |
| 5 x.....             | 900000/-     | 754415110319      |
| మొత్తము              | 754415110319 | 754415110319      |

అక్షరాల.

දි. 20/3/19

వాపసు తేది\_\_\_\_\_నా. 4-00 గంటలకు

NOTE : Document will be returned at 3-30 p.m. to 5-00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof in excess of 10 days subject to a maximum of Rs. 500/- will be levied.

శంకర్ పల్లి, రంగారెడ్డి జిల్లా