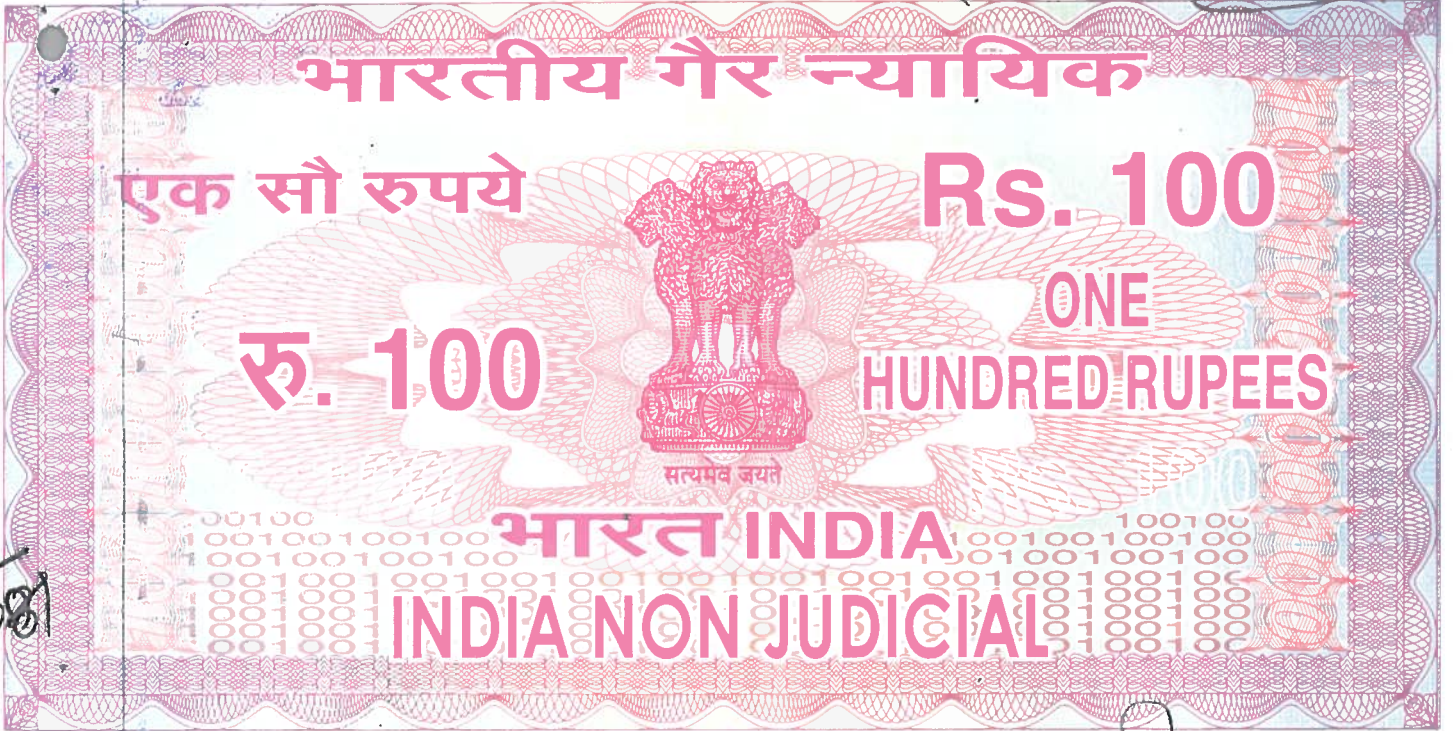


SCANNED

D. no. 16300/18.

P. 759/18



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4325 Date:08-03-2018

Sold to: RAMESH

S/o. LATE NARSING RAO

For Whom: NILGIRI ESTATES

[Signature]

P 876391

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

GIFT SETTLEMENT DEED FOR CHARITABLE PURPOSE

THIS DEED OF GIFT (SETTLEMENT) is made and executed on this the 15th day of October, 2018 by:

M/s. MODI AND MODI CONSTRUCTIONS & NILGIRI ESTATES both are registered partnership firms having its' registered offices at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and both represented by its' Managing Partner M/s. Modi Housing Pvt Ltd represented by its Director Shri. Soham Modi S/o. Late. Shri. Satish Modi aged 49 years, Occupation: Business.

HEREINAFTER CALLED THE SETTLOR OF THE ONE PART, the terms 'THE SETTLER' (herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns etc., as the parties themselves)

INFAVOUR OF

MUNICIPAL COMMISSIONER, NAGARAM MUNICIPALITY (formerly known as GRAMPANCHAYAT, RAMPALLY VILLAGE, RAMPALLY LOCAL AUTHORITY) represented by its Commissioner, having its office at Rampally Village, Keesara Mandal, Medchal Malkajgiri District, Telangana.

For Nilgiri Estates &
Modi & Modi Constructions.




[Signature]

Authorised Rep. SOHAM MODI







Presentation Endorsement:

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of and on the 15th day of OCT, 2018 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	DR		 REPBY PRESENTING DOCU [1530-1-2018-16681]	REPBY PRESENTING DOCUMENT K. PRABHAKAR REDDY(R)/M/S NILGIRI ESTATES REPBY SOHAM MODI . LATE SATISH MODI M.G. ROAD SEC-BAD.,	 07 FEB 2018

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 NARSING RAO CHANDRAGIRI [1530-1-2018-16681]	NARSING RAO CHANDRAGIRI R/O HYD	
2		 B. MURALI KRISHNA::1 [1530-1-2018-16681]	B. MURALI KRISHNA R/O CHAITANYAPURI HYD	

15th day of October, 2018

Signature of Sub Registrar
Keesara

Endorsement: Stamp Duty, Transfer 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	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Total	100	0	10100	0	0	0	10200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 2105000/- was paid by the party through E-Challan/BC/Pay Order No ,9488L1280918 dated ,28-SEP-18 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10100/-, DATE: 28-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9575560445608, PAYMENT MODE: NB-1000200, ATRN: 9575560445608, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS NILGIRI ESTA, CLAIMANT NAME: RAMPALLY LOCAL AUTHORITY GRAMPANCHAYAT).

Date:
15th day of October, 2018

Signature of Registering Officer
Keesara

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(HEREINAFTER CALLED THE SETTLEE). OF THE OTHER PART, the terms 'THE SETTLEE' (herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns etc., as the parties themselves)

Whereas the SETTLER is the absolute Owners of the land bearing Sy. Nos. 75, 77, 78, 79, 96 & 100/2 admeasuring 49,126.25 Sq.yds (41,075.80 Sq. mtrs) situated Rampally Village, Keesara Mandal, Medchal Malkazgiri District.

WHEREAS :

The SETTLER had converted the part of land admeasuring 25,108.69 Sq.yds (20,994.06 Sq. mtrs) into residential houses/bungalows leaving space for roads, parks etc., and got the lay-out cum gated community group housing approved the HMDA vide file No. 001839/MP2/Plg/HMDA/2013 dated 16.03.2015.

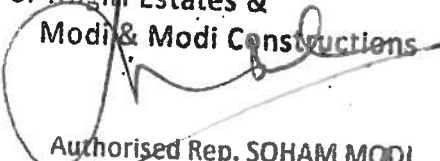
AND WHEREAS the SETTLER decided to settle the said open place reserved for parks in the said lay-out cum gated community group housing i.e., open space (tot-lots) admeasuring 2,512.79 Sq. yds (2101.01 Sq. mtrs) for parks and 8,101.17 Sq.yds (6,773.61 Sq. mtrs) [3,465.34 Sq. mtrs of internal roads and 3,308.27 Sq.mtrs of Peripheral Road] as shown in the plan proposed totally admeasuring 10,613.96 Sq. yds (8,874.62 Sq. mtrs) infavour of the SETTLEE in order to enable the SETTLEE to develop them for parks and roads, without any monitory consideration but for charitable dispositions and the SETTLEE agreed to accept for the same for public charitable bonafide purposes.

NOW THEREFORE this deed witnesses that in consideration of charitable disposition of the SETTLER towards parks and the areas effected under proposed, the SETTLER do hereby grant, transfer, assigns, convey and settle absolutely free from encumbrances in favour of the SETTLEE all the said property described in the schedule hereto, now in occupation and enjoyment, privileges easements and appurtenances whatsoever in or to the said property belonging or in any way appertaining or usually held of occupied there with or reputed to belong or to be appurtenant there to and all the estate, right title and interest or claim and demand whatsoever of the settlement in or to the said property. The SETTLEE absolutely shall hold and enjoy the same as absolute owner for the charitable purpose for construction of parks, roads etc., and for the benefit of the occupants.

The SETTLER have given possession of the said property to the SETTLEE who shall hold and enjoy the same without any interruption from the SETTLER of any one claiming through or under interest for SETTLER.

The SETTLER do hereby declare that they are the sole and absolute owners of the said property and that no other person or persons have any right, title or interest in the said property.

The SETTLEE may get the said property mutated in its name of the Grampanchayat records and the SETTLER agreed to co-operate with it in this behalf.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

Bk - 1, CS No 16681/2018 & Doct No
16300 / 2018. Sheet 2 of 6 Sub Registrar
Keesara

భద్రాచలం రెజిస్ట్రార్ ఆఫీసు (ఫోన్ నెం. 1099) వద్ద
16300 నెంబర్ వద్దకు తరఫున సంతకం చేయబడింది.
నెంబర్ రెజిస్ట్రార్ ఆఫీసు నెంబర్ 16300 2018
2018 నెంబర్ 16300 19
[Signature]
- Registrar
KEESARA



The land is not an assigned land with in the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No. 9 of 1977 and it does not belong to or under mortgage to Government or their agencies/undertakings.

SCHEDULE OF THE PROPERTY

All that the piece and parcel of land being open spaces (tot-lots) of 2,512.79 Sq. yds (2101.01 Sq. mtrs) for parks and 8,101.17 Sq.yds (6,773.61 Sq. mtrs) [3,465.34 Sq. mtrs of internal roads and 3,308.27 Sq. mtrs of Peripheral Road] totally admeasuring 10,613.96 Sq. yds (8,874.62 Sq. mtrs) in Sy. Nos. 75, 77, 78, 79, 96 & 100/2, situated at Rampally Village, Keesara Mandal, Ranga Reddy District;


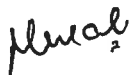
Schedule of Parks:

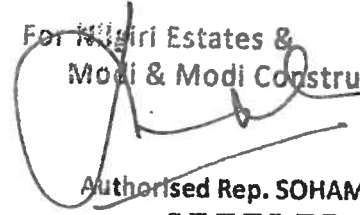
PARK No.1 1,524.11 Sq.yds (1,274.35 Sq. mtrs) Boundaries: North: 9 mtrs (30') wide road & Bungalow Nos. 22, 23 & 51 South: Sy. No. 100/1 East : Sy. No. 100/1 & Bungalow No. 23 West : Amenities Block.	PARK No.2 668.17 Sq.yds (558.68 Sq. mtrs) Boundaries: North: Bungalow Nos. 59 & 72 South: Bungalow Nos. 58 & 73 East : 9 mtrs (30') wide road, West : 9 mtrs (30') wide road,
PARK No.3 159.35Sq.yds (133.24 Sq. mtrs) Boundaries: North: Bungalow No. 37 South: Bungalow No. 38 East : Yamnampet Village Boundary, West : 9 mtrs (30') wide road,	PARK No.4 161.15Sq.yds (134.74 Sq. mtrs) Boundaries: North: Bungalow No.15 South: Bungalow No. 16 East : Yamnampet Village Boundary, West : 9 mtrs (30') wide road,

As per the lay-out cum gated community group housing plan enclosed.

IN WITNESSESS WHEREOF the Settler hereunder have set their hands to the deed of Gift of Settlement with their own free will and should mind on the day, month and year first above mentioned in the presence of the following witnesses"

WITNESSES:

1. 
2. 

For giri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI
SETTLER

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16300/2018 Sheet 3 of 6 Sub Registrar
Keesara



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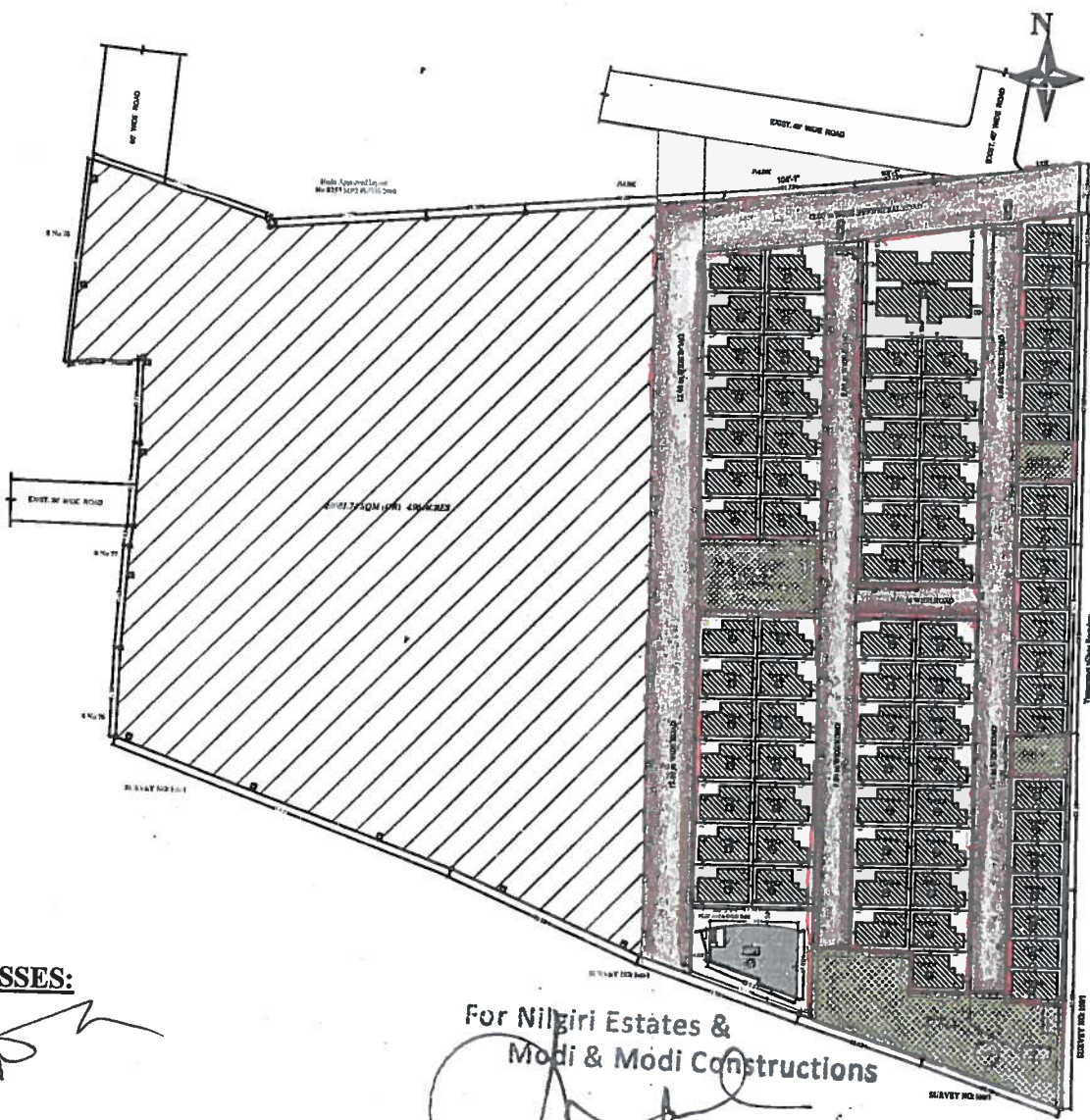
REGISTRATION PLAN OF GIFT SETTLEMENT DEED SHOWING TOT-LOTS, INTERNAL ROADS AND PERIPHERAL ROAD IN THE RESIDENTIAL GATED COMMUNITY LAY-OUT CUM GROUP HOUSING PROJECT Viz., NILGIRI ESTATES BEARING SY. NOS. 75, 77, 78, 79, 97 & 100/2, SITUATED AT RAMPALLY VILLAGE, KEESARA MANDAL, MEDCHAL MALKAZGIRI DISTRICT, TELANGANA.

SETTLER: M/s. MODI & MODI CONSTRUCTIONS , M/s. NILGIRI ESTATES BOTH REPRESENTED BY ITS MANAGING PARTNER M/S. MODI HOUSING PVT LTD REPRESENTED BY ITS DIRECTOR SHRI. SOHAM MODI S/O. LATE .SHRI. SATISH MODI.

SETTLEE: NAGARAM MUNICIPALITY, (Formerly known as GRAMPANCHAYAT, RAMPALLY VILLAGE, RAMPALLY LOCAL AUTHORITY) HAVING ITS OFFICE AT RAMPALLY, VILLAGE, KEESARA MANDAL, MEDCHAL MALKAZGIRI DISTRICT, TELANGANA.

REFERENCE: INCL: EXCL:

SCALE:
 OPEN SPACE AREA (TOT-LOTS) : 2,512.79 Sq.yds (2,101.01 Sq. mtrs)
 INTERNAL ROADS AREA : 3,465.34 Sq.yds (4,144.51 Sq. mtrs)
 PERIPHERAL ROAD AREA : 3,308.27 Sq.yds (3,956.66 Sq. mtrs)



WITNESSES:

- 1.
- 2.

For Nilgiri Estates & Modi & Modi Constructions

 Authorised Rep. SOHAM MODI

SIGNATURE OF THE SETTLER

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/6300/2018. Sheet 4 of 6 Sub Registrar
Keesara



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

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

**MODI & MODI CONSTRUCTIONS
& NILGIRI ESTATES
BOTH REPRESENTED BY ITS
MANAGING PARTNER
M/s. MODI HOUSING PVT LTD
REPRESENTED BY ITS DIRECTOR
SHRI. SOHAM MODI
S/O. LATE. SHRI. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25,
JUBILEE HILLS, HYDERABAD -
500 034.**



**GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 59/BK-IV/2016,
DATED:21.07.2016 AT SRO.
KEESARA:**

**MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.**

SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR MODI & MODI CONSTRUCTIONS

Partner
FOR NILGIRI ESTATES

Partner
SIGNATURE OF THE EXECUTANT

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16300-1-2018 . . Sheet 5 of 6 Sub Registrar
Keesara

SR



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VENDOR or DEVELOPER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILGIRI ESTATES

15/09/2008
Permanent Account Number

AAHFN0765F

50X1031

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number

AAKFM7214N

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number

AWSP8104E

Signature



10062008

Prabhakar Reddy K

Aadhaar No 3287 6953 9204

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
 Permanent Account Number
AKRPR1886C

04042007

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार
 आयकर पैन सेवा इकाई, एन एस डी एस
 पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
 लोखण परेल, मुंबई-400 013

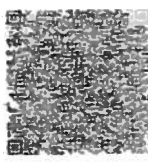
*If this card is lost / someone's lost card is found,
 please inform / return to -*
 Income Tax PAN Services Unit, NSDL
 1st Floor, Times Tower,
 Kamala Mills Compound,
 S.B.Marg, Lower Panel, Mumbai - 400 013.
 Tel: 91-22-2495 4658, Fax: 91-22-2495 0664
 email: tininfo@nsdl.co.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బసవరాజు మురళి కృష్ణ
Basavaraju Murali Krishna

పుట్టిన సంవత్సరం Year of Birth: 1987
 పురుషుడు Male

3348 9780 9808



Sub Registrar
 Keesara

భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 3-70 బసవరాజు జయరం, 3-70
 హనుమాన్ ఠాగూరు, హనుమాన్ ఠాగూరు, చైతన్యపురి
 చైతన్యపురి, చైతన్యపురి, చైతన్యపురి
 -500036

Address: S/O Basavaraju
 Jayaram, 3-70, hanuman
 nagar/hanuman temple,
 chaitanyapuri, Hyderabad,
 Andhra Pradesh, 500036

1947
 1800 180 1947

help@uidai.gov.in
 www.uidai.gov.in

24 గంటలకు 24 గంటలు
 1800-180-1947

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 16300.1/2018. Sheet 6 of 7

ఆధార్ - సామాన్యుని హక్కు

