



Government of Telangana  
Registration And Stamps Department

698/18

Payment Details - Citizen Copy - Generated on 14/12/2018, 01:30 PM

SRO Name: 1526 Kapra

Receipt No: 7433

Receipt Date: 14/12/2018

Name: SUDHIR U MEHTA

CS No/Doct No: 7106 / 2018

Transaction: Gift Settlement for Charitable/religious purposes

Challan No:

E-Challan No: 593MNS141218

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 14-DEC-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				10000
User Charges				100
Total:				10100

In Words: RUPEES TEN THOUSAND ONE HUNDRED ONLY

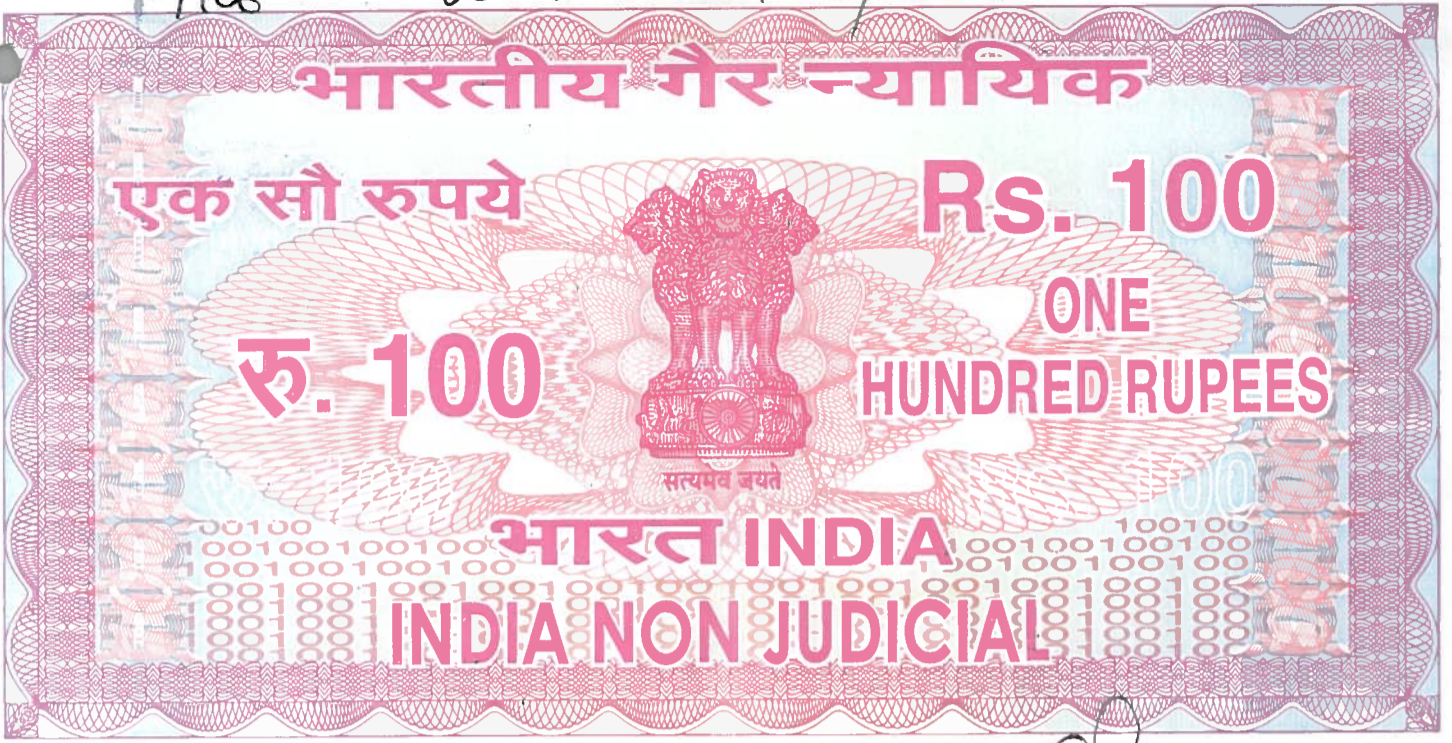
Prepared By: KISHORE

  
Signature by SR  
Sub-Registrar  
Kapra

The image shows a document with a grid-like structure, likely a table or ledger. The text is extremely faint and illegible. The grid consists of approximately 10 columns and 10 rows. The content within the cells is not discernible due to the low resolution and blurriness of the scan. There are some faint markings and lines that suggest a structured layout, but no specific data or text can be extracted.

710 W. No. 6923/2018

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S.No. 22559 Date:03-12-2018

Sold to: RAMESH

S/o. LATE. NARSING RAO

For Whom: GULMOHAR RESIDENCY AND JADE ESTATES.

*[Signature]*

U 456997

**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 14<sup>th</sup> day of December 2018 by:

M/s. GULMOHAR RESIDENCY & JADE ESTATES both are registered partnership firms having its' office at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad -500 076 and both represented by its' Managing Partner Shri. Sudhir U. Mehta S/o. Late. Uttamlal Mehta

HEREINAFTER JOINTLY REFERRED TO AS THE SETTLOR OF THE ONE PART, (the term '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**

THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS 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)

For GULMOHAR RESIDENCY

*[Signature]*  
Partner

For JADE ESTATES

*[Signature]*  
Partner

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Kapra 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 1 and 2 on the 14th day of DEC, 2018 by Sri Sudhir U Mehta

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DR		 JADE ESTATES REP BY MP : [1526-1-2018-7106]	JADE ESTATES REP BY MP SUDHIR U MEHTA S/O. LATE.UTTAMLAL MEHTA PLOTNO.8 ROAD NO.5 NACHARAM, HYD	 14 NOV 2018
2	DR		 M/S GULMOHAR RESIDE [1526-1-2018-7106]	M/S.GULMOHAR RESIDENCY REP BY MP SUDHIR U.MEHTA S/O. LATE.UTTAMLAL MEHTA PLOTNO.8 ROAD NO.5 NACHARAM, HYD	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY: [1526-1-2018-7106]	K PRABHAKAR REDDY R/O.AMBERPET HYD	
2		 G BALAKRISHNA: [1526-1-2018-7106]	G BALAKRISHNA R/O.KRISHNA NAGAR MOULA-ALI HYD	

14th day of December, 2018

Signature of Sub Registrar Kapra

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1402 Name: Sudhir U Mehta	S/O Uttamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX1402 Name: Sudhir U Mehta	S/O Uttamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

BK - 1, CS No 7106/2018 & Doct No 6982/2018  
 Sub Registrar Kapra  
 Sheet 1 of 5



Whereas the SETTLER is the absolute Owners of the land bearing part of Sy. No. 19 admeasuring 38,741.10 Sq.yds (32,392.49 Sq. mtrs) situated Mallapur Village, GHMC Kapra Circle, Uppal Mandal, Medchal Malkajgiri District.

**WHEREAS :**

The SETTLER had converted the land admeasuring 38,741.10 Sq.yds (32,392.49 Sq. mtrs) into residential apartments leaving space for roads, parks etc., and got the gated community group housing approved the GHMC vide file No. 1/C1/19077/2017 dated 04.12.2018.

AND WHEREAS the SETTLER decided to settle the said road widening area in the said proposed residential group housing i.e., road widening area admeasuring 483.75 Sq. yds (404.48 Sq. mtrs) as shown in the plan infavour of the SETTLEE in order to enable the SETTLEE to develop them for road 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 the area effected under road widening in the proposed group housing, 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 laying of road and for the benefit of the occupants.

The SETTLER have given possession of the said road widening portion 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 i.e., road widening portion.


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

The land is not an assigned land with in the meanring 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.

For GULMOHAR RESIDENC<sup>+</sup>

  
Partner

For JADF ESTATES

  
Partner

**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
<b>Total</b>	<b>100</b>	<b>0</b>	<b>10100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10200</b>

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. 0/- was paid by the party through E-Challan/BC/Pay Order No ,593MNS141218 dated ,14-DEC-18 of .YESB/

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

(1). AMOUNT PAID: Rs. 10100/-, DATE: 14-DEC-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9281623755911, PAYMENT MODE: NB-1000200, ATRN: 9281623755911, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTAES, CLAIMANT NAME: THE COMMISSIONER G H M C.

Date:  
14th day of December, 2018

Signature of Registering Officer  
Kapra

Bk - 1, CS No 7106/2018 & Doct No 6987  
 Sheet 2 of 5  
 Sub Registrar Kapra

1 వ పుస్తకము 2018 సం/త.స.1940  
 పు 6987 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపు విలువ 10000/-  
 26987/2018 నా యామ్మడిమైనది  
 2018 సం/త.స.నెం 19 ప తది

నబ - రిజిస్ట్రార్  
 కపరా  
 మేడ్చల్-మల్కాజ్ గిరి జిల్లా.



**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of peripheral road widening area admeasuring 483.75 Sq. yds (404.48 Sq. mtrs) in the proposed residential group housing forming part of Sy. No. 19, situated at Mallapur Village, GHMC Kapra Circle, Uppal Mandal, Medchal Malkazgiri District and is shown in red in the plan annexed herein.

**Schedule of Road Widening Area:**

**SOUTH BY:** 100' wide road leading to Housing Board.


**NORTH BY:** Block 'A'

**EAST BY :** Nuclear Fuel Complex (NFC)

**WEST BY :** Residential area in Krishna Nagar Colony.

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

**WITNESSES:**

1. 

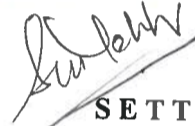
2. 

**FOR GULMOHAR RESIDENCY**




**FOR JADE ESTATES**

**Partner**



**SETTLER**

**Partner**

Bk : 1, CS No 7106/2018 & Doct No   
~~696~~ / 2018 Sheet 3 of 5 Sub Registrar  
Kapra



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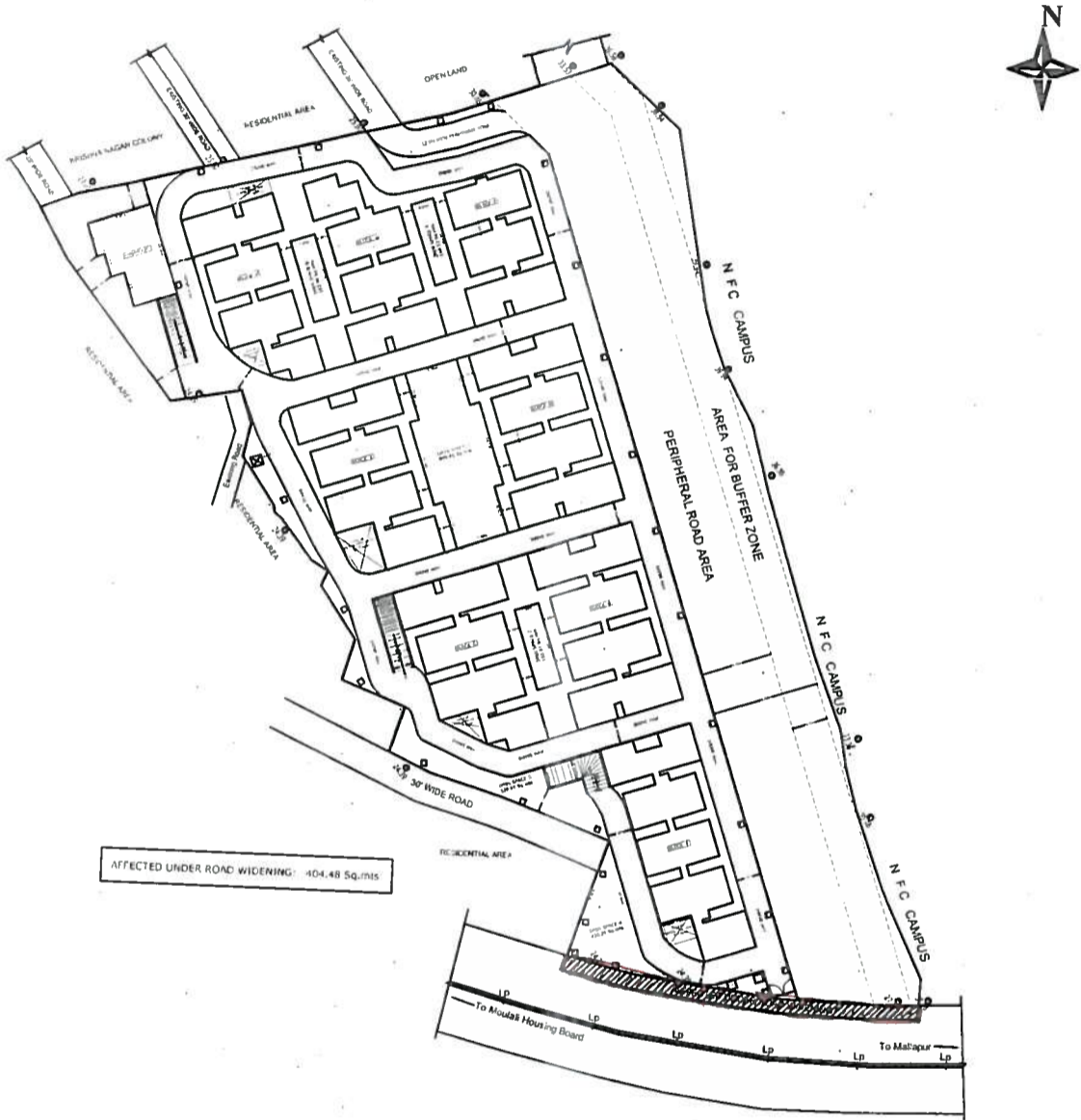
REGISTRATION PLAN OF GIFT SETTLEMENT DEED SHOWING ROAD WIDENING AREA IN THE PROPOSED RESIDENTIAL GROUP HOUSING PROJECT Viz., GULMOHAR RESIDENCY FORMING PART OF SY. NO.19, SITUATED AT MALLAPUR VILLAGE, GHMC KAPRA CIRCLE, UPPAL MANDAL, MEDCHAL MALKAZGIRI DISTRICT, TELANGANA.

SETTLER: M/s. GULMOHAR RESIDENCY & JADE ESTATES BOTH REPRESENTED BY ITS' MANAGING PARTNER SHRI. SUDHIR U. MEHTA S/O. LATE. SHRI. UTTAMLAL MEHTA.

SETTLEE : THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION.

REFERENCE: INCL:  EXCL

SCALE: ROAD WIDENING AREA : 483.75 Sq.yds ( 404.48 Sq. mtrs)



SITE PLAN

WITNESSES:

- 1.
- 2.

For GULMOHAR RESIDENCY

Partner

For JADE ESTATES

SIGNATURE OF THE SETTLER

Bk-1, CS No 7106/2018 & Doct No  
698/2018 Sheet 4 of 5 Sub Registrar  
Kapra



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

సుధీర్ కె మెహతా  
Sudhir U Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1956  
పురుషుడు / Male

7355 1853 1402

ఆధార్ - సామాన్యని హక్కు

*Sudhir Mehta*

INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

54791995  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/10/24  
JAISWAL GARDEN  
AMBERPET  
HYDERABAD - 500013

Signature  
Issued On: 18/12/2014

Licencing Authority  
RTA-HYDERABAD-EZ

*Prabhakar Reddy*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

గ బాలకృష్ణ  
G Balakrishna

పుట్టిన సంవత్సరం / Year of Birth: 1983  
పురుషుడు / Male

4119 6914 7427

ఆధార్ - సామాన్యని హక్కు

*G*

Bk - 1, CS No 7106/2018 & Doct No  
6982/2018 Sheet 5 of 5 Sub Registrar  
Kapra

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