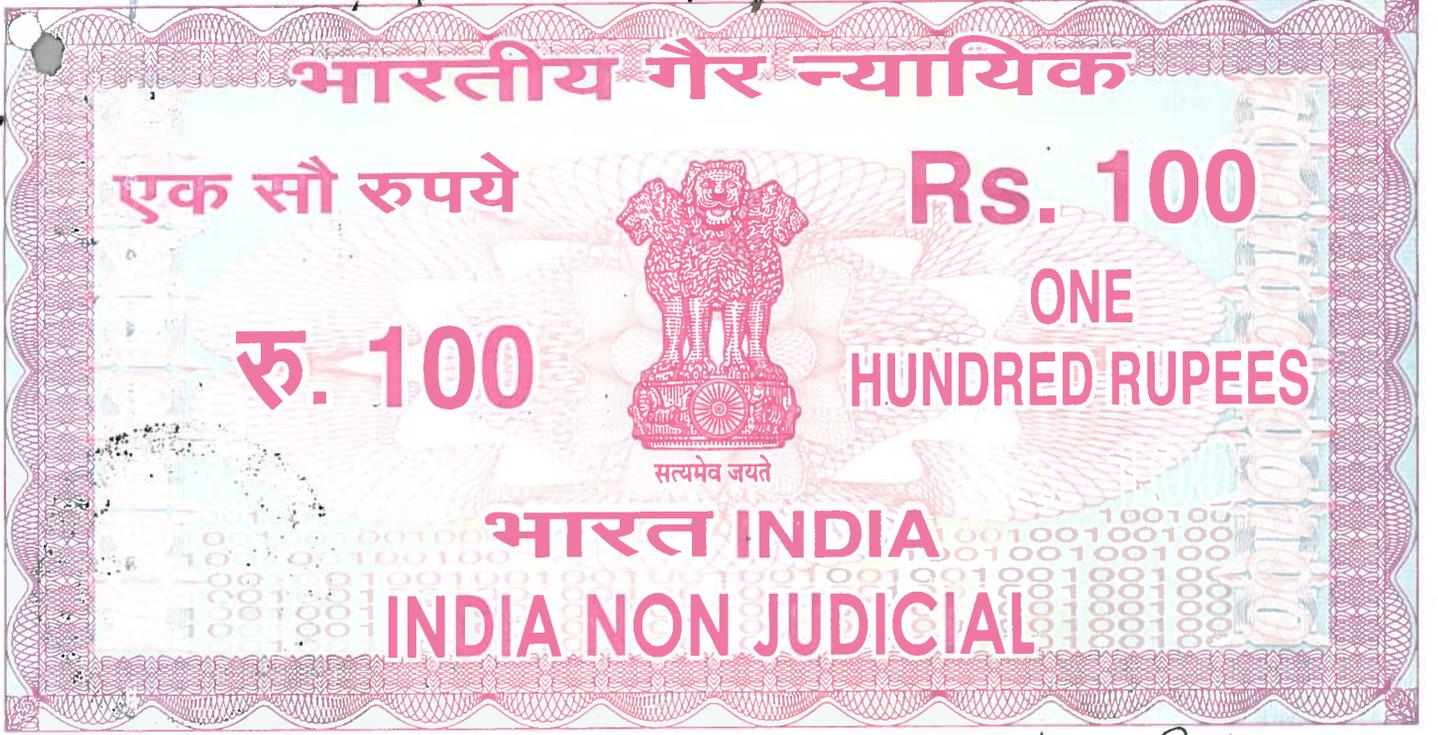


Doc No: 1304 of 2017



తెలంగాణ తేలంగానా TELANGANA

346420

S.No. 2336 Date: 10-03-2016

Sold to: RAMESH

S/o. NARASING RAO

For Whom: SILVER OAK REALTY.

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,
R.R.Dist-501512. Ph:7842562342

GIFT SETTLEMENT DEED FOR CHARITABLE PURPOSE

THIS GIFT SETTLEMENT DEED is made and executed at Hyderabad on this the 11th day of April 2017 by:

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a re-constituted registered partnership having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 HEREINAFTER CALLED AS THE SETTLER 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

COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION having its Head office at Tankbund Road, Hyderabad, Telangana. (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)

For SILVER OAK REALTY



Partner

Presented in the Office of the Sub Registrar, Vallabh Nagar 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 3 and 4 on the 12th day of APR, 2017 by Sri Soham Modi

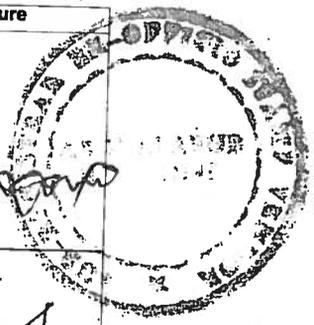
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DR			M/S SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA & MODI HOMES) REP BY SOHAM MODI S/O. SATISH MODI P.NO.280, ROAD NO.26, JUBILEE HILLS., HYD-500 034	

4 FEB 2016

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K.PRABHAKAR REDDY H.NO.5-4- 187/3,4,M.G.ROAD,SEC-BAD	
2			CH.RAMESH H.NO.5-4- 187/3,4,M.G.ROAD,SEC-BAD	



12th day of April, 2017

Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of Registrars under Section 30

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
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. 30525500/- was paid by the party through E-Challan/BC/Pay Order No ,435C89120417 dated ,12-APR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 10100/-, DATE: 12-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 003981181, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: COMMISSIONER GHMC).

Date:
12th day of April, 2017

Signature of Registering Officer
Vallabh Nagar

Bk - 1, CS No 1313/2017 & Doct No 1304/2017. Sheet 1 of 5 Sub Registrar Vallabh Nagar



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WHEREAS :

Whereas the SETTLER is the absolute Owner of the land admeasuring 21,378.07 Sq.yds (17,874.79 Sq. mtrs) bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Medchal Malkazgiri District, Telangana

The SETTLER had converted the land admeasuring 21,378.07 Sq.yds (17,874.79 Sq. mtrs) into residential houses/bungalows leaving space for roads, parks etc., and got the lay-out cum gated community group housing approved by GHMC vide file No. 56688/19/12/2015/HO.

AND WHEREAS the SETTLER decided to settle the open spaces reserved for parks in the above said lay-out cum gated community group housing i.e., open space area admeasuring 2,201.30 Sq.yds (1,840.57 Sq. mtrs) for parks, and 3,903.80 Sq.yds (3,264.07 Sq. mtrs) for roads (excluding peripheral road) as shown in the plan proposed plan which is annexed herewith total admeasuring 6,105.10 Sq. yds (5,104.64 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/MRO records and the SETTLER agreed to co-operate with it in this behalf.

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.

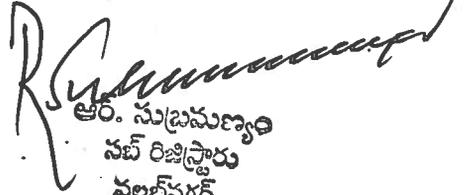
For SILVER OAK REALTY

Partner

BK-1, CS No 1313/2017 & Doct No
1304/2017 Sheet 2 of 5 Sub Registrar
Vallabh Nagar

1వ వుస్తకము 2017 సం./ శాశ 199వ సం|| పు
1304 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1508- 1...1304-2017

తేదీ, 12/04/17


ఆర్. సుబ్రహ్మణ్యం
సబ్ రిజిస్ట్రారు
వల్లభ్ నగర్



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SCHEDULE OF THE PROPERTY

All that the piece and parcel of land being open space area admeasuring 2,201.30 Sq.yds (1,840.57 Sq. mtrs) for parks, and 3,903.80 Sq.yds (3,264.07 Sq. mtrs) for roads (excluding peripheral road) total admeasuring 6,105.10 Sq. yds (5,104.64 Sq. mtrs) in the proposed gated community lay-out cum group housing bearing Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Medchal - Malkazgiri District, Hyderabad, Telangana.

I. Schedule of Open Spaces:

Open Space No.1 1,235.20 Sq.yds (1,03.78 Sq. mtrs) Boundaries: North: Existing 60' wide road South: Existing residential locality of Cherlapally Village East : 9 Mts (30') wide road (proposed) West : Existing 60' wide road	Open Space No.2 817.29 Sq.yds (683.36 Sq. mtrs) Boundaries: North: 12' (40') wide road (proposed) South: Neighbors Land East : Amenities Block West : 9 Mts (30') wide road & Plot Nos.11& 12
Open Space No.3 148.82 Sq.yds (124.43 Sq. mtrs) Boundaries: North: 12mtrs (40') wide road (Proposed) South: Plot Nos. 25 & 40 East : 9mts (30') wide road West : 9mts (30') wide road	

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

M.V. of Schedule of the Property Rs. 3, 05, 25, 500/- @ 5000/Per Sq. Yd.

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 SILVER OAK REALTY
Partner
SETTLER

Bk-1, CS No 1313/2017 & Doct No
1304/12017. Sheet 3 of 5 Sub Registrar
Vallabh Nagar



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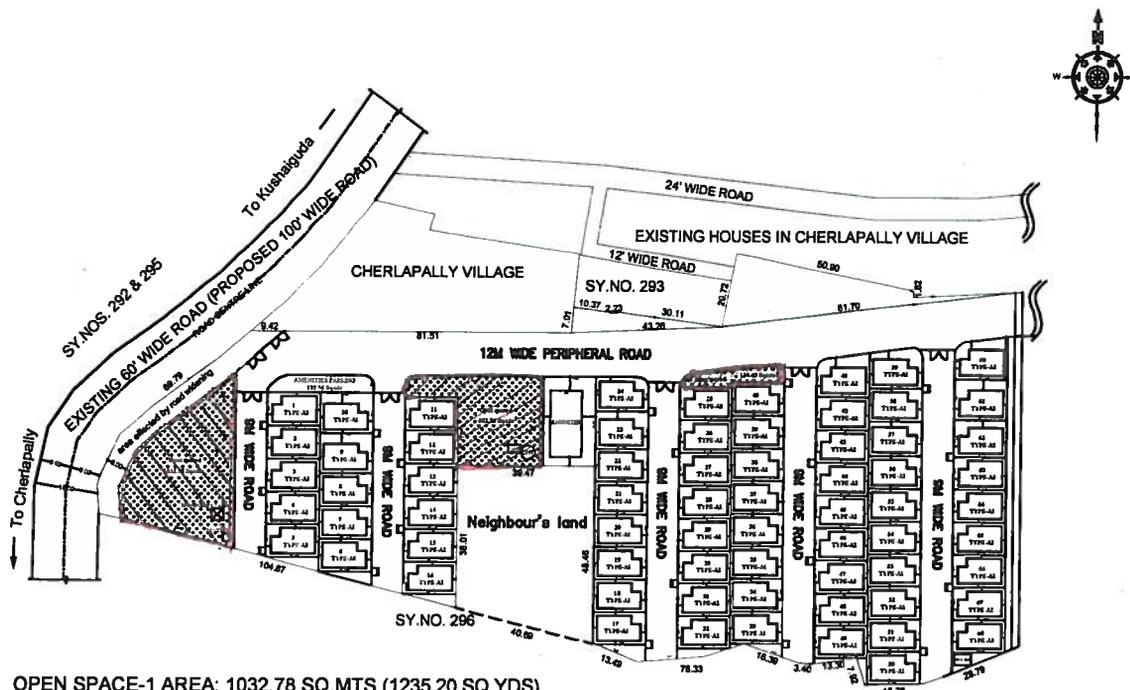
PLAN FOR GIFT SETTLEMENT DEED SHOWING PORTION OF OPEN SPACES AND ROADS IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI DISTRICT, HYDERABAD, TELANGANA

SETTLER :M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI

SETTLEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION

REFERENCE: SCALE: INCL: EXCL:

OPEN SPACES AREA: 2,201.30 SQ.YDS OR 1,840.57 SQ.MTS
ROADS AREA : 3,903.80 SQ.YDS OR 3,264.07 SQ.MTS



OPEN SPACE-1 AREA: 1032.78 SQ.MTS (1235.20 SQ.YDS)
OPEN SPACE- 2 AREA: 683.36 SQ.MTS (817.29 SQ.YDS)
OPEN SPACE- 3 AREA: 124.43 SQ.MTS (148.82 SQ.YDS)
TOTAL :1840.57 SQ.MTS (2201.30 SQ.YDS)

ROADS AREA :3264.07 SQ.MTS (3903.80 SQ.YDS)

WITNESSES:

1.

2.

For SILVER OAK REALTY

Partner

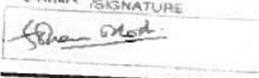
SIG. OF THE SETTLER

Bk-1, CS No 1313/2017 & Doct No
1304/2017. Sheet 4 of 5 Sub Registrar
Vallabh Nagar



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भारत सरकार / 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

 मुख्य आयकर अधिकारी, अरुणा प्रदेश
 Chief Commissioner of Income-tax, Arunha Pradesh

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSP8104E
 हस्ताक्षर / SIGNATURE

 1006/2008


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आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA
C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
 Permanent Account Number
AKRPR1896C
 हस्ताक्षर / SIGNATURE

 04/04/2007


Handwritten signature

Handwritten initials

Bk-1, CS No 1313/2017 & Doct No
1304 / 2017.

Sub Registrar
Vallabh Nagar



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