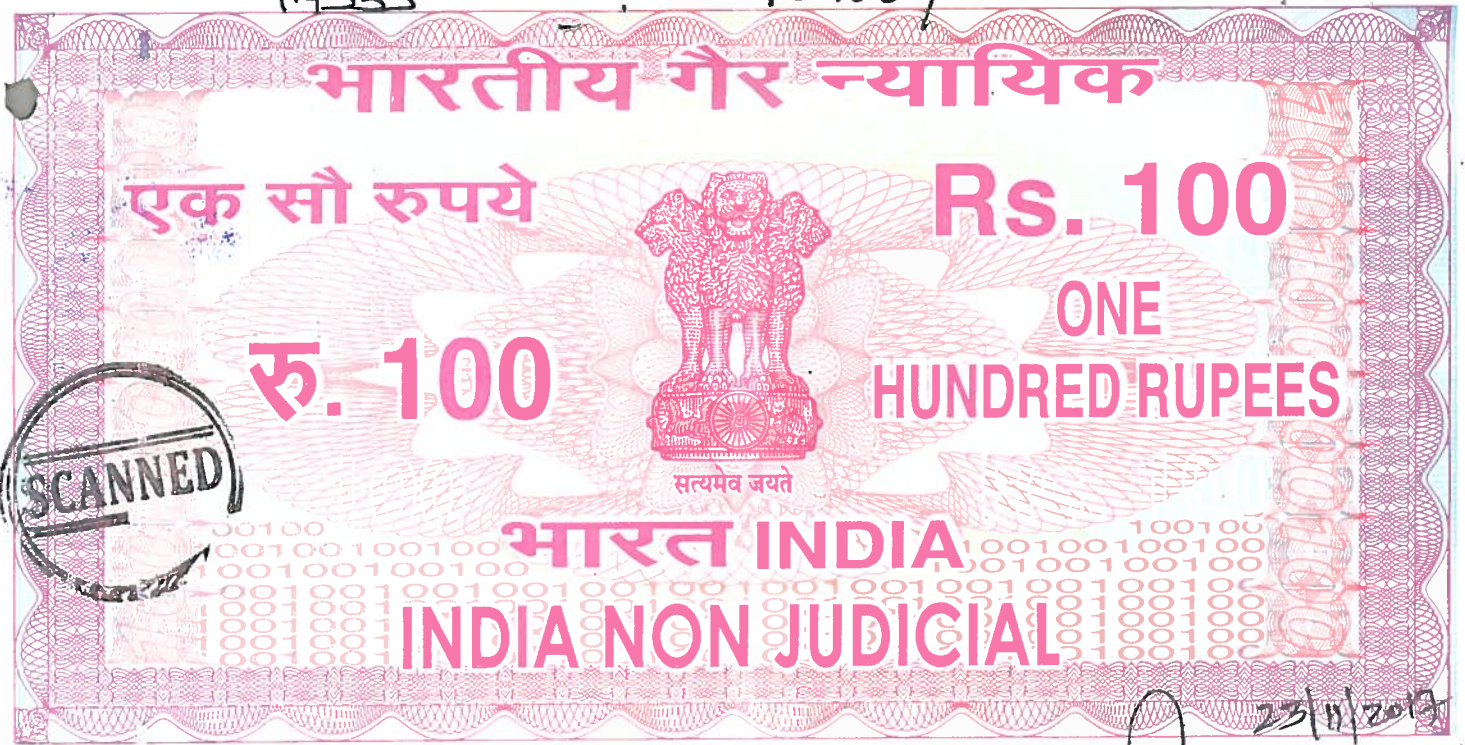


16700/2017

16700/2017



తెలంగాణ తేలంగానా TELANGANA

M 077153

S.No. 27376 Date: 23-11-2017

K.SATISH KUMAR

LICENSED STAMP VENDOR
 LIC No.16-05-059/2012,
 R.No.16-05-029/2015,
 Plot No.227, Opp.Back Gate
 of City Civil Court,
 West Marredpally, Sec'bad.
 Mobile: 9849355156

Sold to: MahendarS/o. W/o. D/o. MalleeshFor Whom: Silver Oak Realty**GIFT SETTLEMENT DEED FOR CHARITABLE PURPOSE**

THIS GIFT SETTLEMENT DEED is made and executed at Hyderabad on this the 30th day of November 2017 by:

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a re-constituted registered partnership form vide registration No. 873 of 2003 w.e.f. 01.09.2015 having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Modi Properties Pvt Ltd represented by its Director Shri. Gaurang Mody S/o. Shri. Jayantilal Mody aged 49 years, Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad – 500 016 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

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal 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 13th day of DEC, 2017 by Sri Gaurang Mody

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	DR			M/S.SILVER OAK REALTY REP BY DIRECTOR: GAURANG MODY S/O. JAYANTILAL MODY 5-4-187/3 & 4, SOHAM MANSION., M G ROAD, SEC'BAD <i>[Signature]</i>



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			PRABHAKAR REDDY.K HYD.	<i>[Signature]</i>
2			B. SHEKAPPA HYD.	<i>[Signature]</i>

13th day of December, 2017

Signature of *[Signature]* Sub Registrar Uppal

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. 1279500/- was paid by the party through E-Challan/BC/Pay Order No .707YWS291117 dated ,30-NOV-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 10100/-, DATE: 30-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 056967067, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: THE COMMISSIONER G H M C).

Date: 13th day of December, 2017

Signature of *[Signature]* Registering Officer Uppal

22/11/2017 Agachayen 1935 SE

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WHEREAS :

Whereas the SETTLER is the absolute Owner of the land admeasuring 7,938.01 Sq.yds (6,637.19 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 7,938.01 Sq.yds (6,637.19 Sq. mtrs) into residential houses/bungalows leaving space for roads, parks etc., and got the extension of 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 800.97 Sq.yds (669.71 Sq. mtrs) for parks, and 1,444.76 Sq.yds (1,208.01 Sq. mtrs) for roads (excluding peripheral road) as shown in the plan proposed plan which is annexed herewith total admeasuring 2245.73 Sq. yds (1,877.72 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 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 SILVER OAK REALTY


Partner

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16790 / 2017. Sheet 2 of 5
Sub Registrar
Uppal

1వ పుస్తకము 2017 సం॥ 1939 శా.శ.పు... 16790...వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1-16790-2017 ఇవ్వడమైనది
2017 సం॥... డిశంబర్ నెల... 13...వ తేది.

1
క. మధుసూధన్ రెడ్డి
సబ్-రిజిస్ట్రారు
ఉప్పల్



SCHEDULE OF THE PROPERTY

All that the piece and parcel of land being open space area admeasuring 800.97 Sq.yds (669.71 Sq. mtrs) for parks and 1,444.76 Sq.yds (1,208.01 Sq. mtrs) for roads (excluding peripheral road) as shown in the plan proposed plan which is annexed herewith total admeasuring 2245.73 Sq. yds (1,877.72 Sq. mtrs) in the proposed extension of 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 - Malkajgiri District, Hyderabad, Telangana.

I. Schedule of Open Spaces:

Open Space No.1 74.82 Sq.yds (62.56 Sq. mtrs) Boundaries: North: 12 mtrs (40') peripheral road South: Plot No. 76 East : 12 mtrs (40') peripheral road West : 2 mtrs drain & buffer strip	Open Space No.2 470.29 Sq.yds (393.22 Sq. mtrs) Boundaries: North: 12 mtrs (40') peripheral road South: Plot Nos.77 & 88 East : 9 mtrs (30') wide Road West : 9 mtrs (30') wide road
Open Space No.3 255.86 Sq.yds (213.93 Sq. mtrs) Boundaries: North: Plot Nos. 83, 95,9 mtrs wide road South: Existing Cherlapally residential locality East : Owners land West : Existing Cherlapally residential locality	


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 SILVER OAK REALTY


Partner
SETTLER

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16700/2017. Sheet 3 of 5
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Uppal

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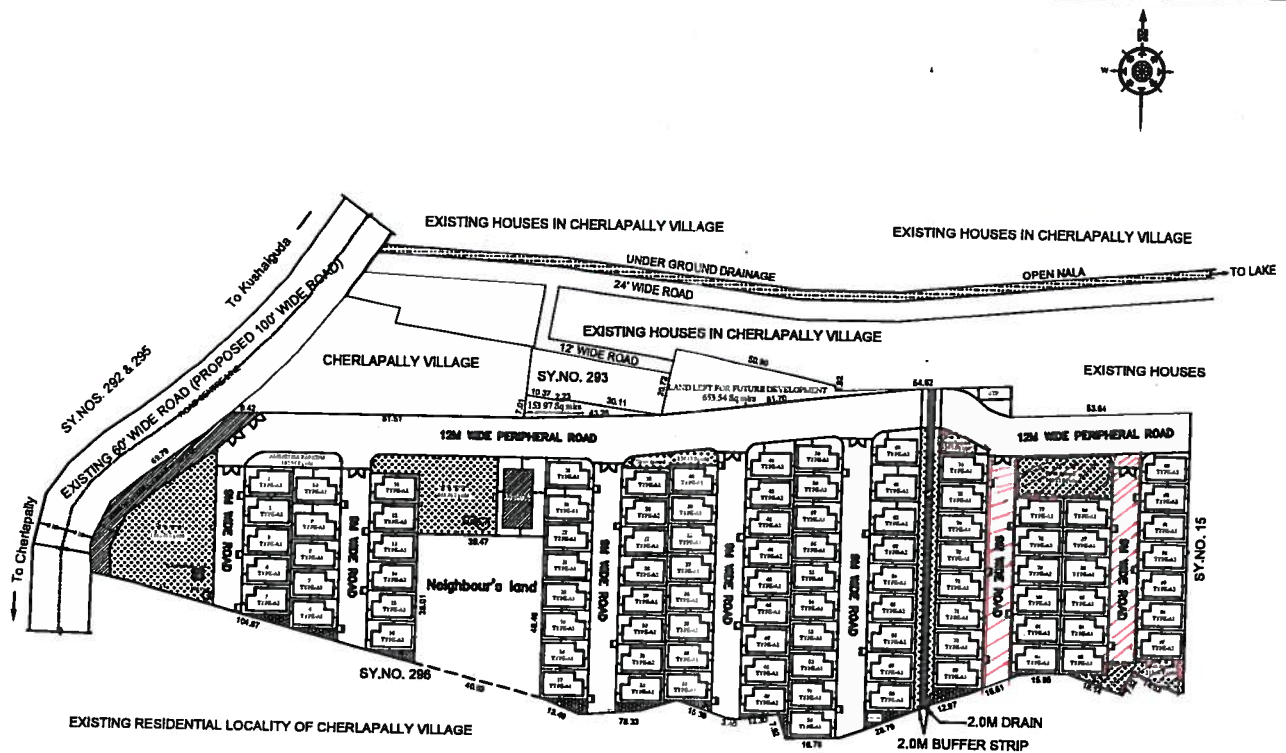
PLAN FOR GIFT SETTLEMENT DEED SHOWING PORTION OF OPEN SPACES AND ROADS IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 1k5, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI DISTRICT, HYDERABAD, TELANGANA

SETTLER :M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER MODI PROPERTIES PVT LTD REPRESENTED BY ITS DIRECTOR SHRI. GAURANG MODY S/O. SHRI. JAYANTILAL MODY.

SETTLEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION

REFERENCE: SCALE: INCL: EXCL:

OPEN SPACE AREAS: 800.97 SQ.YDS OR 669.71 SQ.MTS
ROADS AREA : 1,444.76 SQ.YDS OR 1,208.01 SQ.MTS



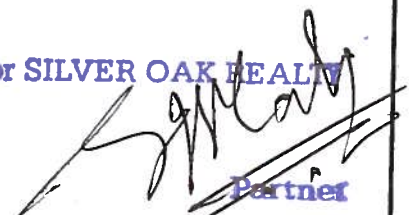
OPEN SPACE-1 AREA: 62.56 SQ.MTS (74.82 SQ.YDS)
 OPEN SPACE- 2 AREA: 393.22 SQ.MTS (470.29 SQ.YDS)
 OPEN SPACE- 3 AREA: 213.93 SQ.MTS (255.86 SQ.YDS)
TOTAL : 669.71 SQ.MTS (800.97 SQ.YDS)

ROADS AREA :1208.01 SQ.MTS (1444.76 SQ.YDS)

WITNESSES:

1. 
2. 

For SILVER OAK REALTY



Partner

SIG. OF THE SETTLER

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16700/12017. Sheet 4 of 5 *Sub Registrar*
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INDIAN UNION DRIVING LICENCE
TELANGANA STATE

DL01021172



GAURANG J MODY
JAYANTILAL M MODY
SSAPPHIRE APTS
APTS-105, CHIKOTI GARDEN
NEXT TO HDFC LANE
BEGUMPET
HYDERABAD - 500016

Signature
Issued On: 31/07/2015
Licensing Authority
RTA-HYDERABAD-NZ

[Handwritten Signature]

Non Transport Light Motor Vehicle Non Transport
Date of Validity Transport 23/11/2017
Date of Validity Badge No.
Reference No. DLCTS0101597615
Original LA. RTA-HYDERABAD-NZ
Date of First Issue 24/06/2002
Date of Birth 24/11/1967
Blood Group

DD0110889/14



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995



PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/1024
JAISWAL GARDEN
AMBERPET
HYDERABAD - 500013



Signature
Issued On: 18/12/2014
Licensing Authority
RTA-HYDERABAD-EZ



[Handwritten Signature]

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear
Date of Validity Transport 14/01/2024
Date of Validity Badge No. Aad: 3287 6953 9204
Reference No. DLRTS011176314
Original LA. RTA-HYDERABAD-EZ
Date of First Issue 04/01/1995
Date of Birth 15/01/1974
Blood Group

[Handwritten Signature]

[Handwritten Signature]

DD0200705/14



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బోరే శేకప్ప
Bore Shekappa

పుట్టిన సంవత్సరం / Year of Birth : 1974
పురుషుడు / Male

6591 7899 4730

[Handwritten Signature]

అధార్ - సామాన్యుని హక్కు




భారత విశేష గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O బోరే శేకప్ప లేట్, 50-0-211/624/2, పార్వతి నగర్, మోతి నగర్, బొరబండ్ల, ఆంధ్ర ప్రదేశ్, 500018

Address : S/O Bore Shekappa Late, 1d-1-211/624/2, Parvath Nagar, Mothi Nagar, Borabanda, Mangareddi, Andhra Pradesh, 500018

Aadhaar - Saamanyuni Hakku

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16700 / 2017. Sheet 5 of 5

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