

CS: 13332

16701/2017



తెలంగాణ తెలంగాణ TELANGANA

S.No. 27377 Date: 23-11-2017  
 Sold to: Mahendar  
 S/o.W/o.D/o. Mallesh  
 For Whom: Silver Oak Realty

**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

**GIFT SETTLEMENT DEED FOR CHARITABLE PURPOSE**

THIS GIFT SETTLEMENT DEED is made and executed at Hyderabad on this the 30<sup>th</sup> 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 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):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DR			M/S.SILVER OAK REALTY RE/ BY DIRECTOR: GAURANG MODY S/O. JAYANTILAL MODY 5-4-187/3 & 4, SOHAM MANSION., M G ROAD, SEC'BAD.	



**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			PRABHAKAR REDDY, K HYD.	
2			B. SHEKAPPA HYD.	

13th day of December, 2017

Signature of 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
<b>Total</b>	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. 5800500/- was paid by the party through E-Challan/BC/Pay Order No ,610IZP291117 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: 057114950, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: COMMISSIONER G H M C).

Date:

13th day of December, 2017

Signature of Registering Officer  
Uppal

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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 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 peripheral road in the above said lay-out cum gated community group housing i. e., 1,160.02 Sq.yds (969.92 Sq. mtrs) for peripheral road as shown in the plan proposed infavour of the SETTLEE in order to enable the SETTLEE to develop them for peripheral 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 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.

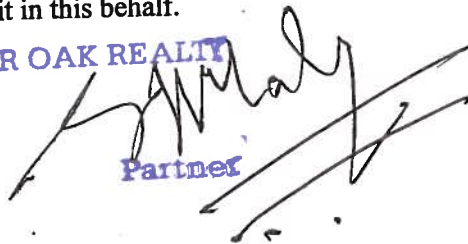
The SETTLER do hereby declare that they are the sole and absolute owners of the said property and that no other person or persons have any right, title or interest in the said property.

The 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.

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.

For SILVER OAK REALTY

Partner



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1వ పుస్తకము 2017 నం|| 1939 శా.శ.పు.....16701/2017  
సెంటరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం  
గుర్తింపు సెంటరు 1507-1-16701-2017 ఇవ్వడమైనది  
2017 నం||.....డిశంబర్ నెల.....13.....వ తేది.

శ్రీ. మధుసూధన్ రెడ్డి  
వబ్-రిజిస్ట్రారు  
ఉప్పల్

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**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of land being 1,160.02 Sq.yds (969.92 Sq. mtrs) for peripheral road as shown in the plan 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 and bounded by:

**North by** : Existing residential locality of Cherlapally Village & Sy. No. 293  
**South by** : Organized Open Space Nos. 1, 2 & 3  
**East by** : Owners land  
**West by** : 2 mtrs drain & bufferstrip.

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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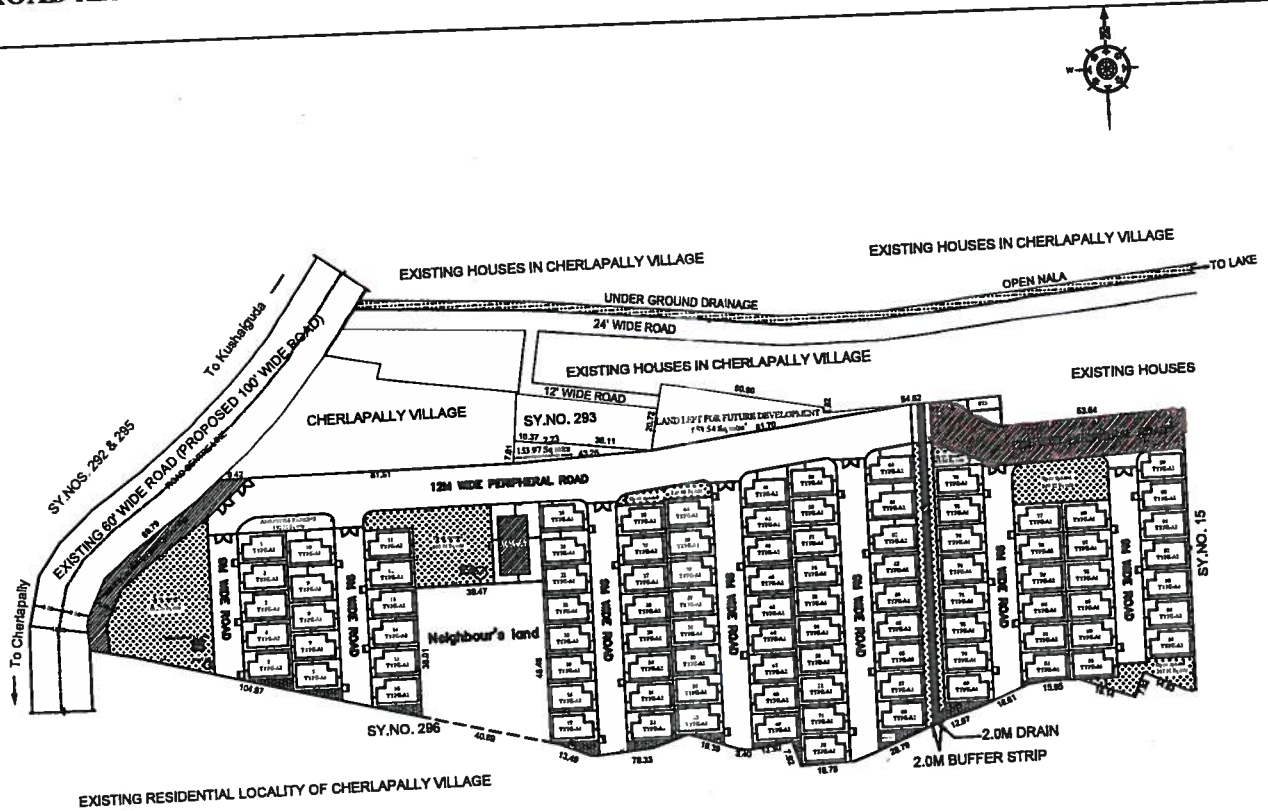
**PLAN FOR GIFT DEED SHOWING THE PERIPHERAL ROAD WHICH IS TO BE GIFTED IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL - MALKAZGIRI DISTRICT, HYDERABAD, TELANGANA**

**SETTLER : M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER 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:**

**ROAD AREA: 969.92 SQ. MTRS OR 1,160.02 SQ.YDS**



**PERIPHERAL ROAD AREA: 969.92 SQ.MTS (1160.02 SQ.YDS)**


**WITNESSES:**

- 1.
- 2.

**For SILVER OAK REALTY**  
  
**Partner**

**SIG. OF THE SETTLER**

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INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

0102:17 21



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

RTA-HYDERABAD-NZ

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

DD01110889/14



INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

54791995

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



Signature  
Issued On: 18/12/2014

RTA-HYDERABAD-EZ



Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport 14/01/2024

Date of Validity Badge No.

Reference No. DLRTS011176314  
Original LA. RTA-HYDERABAD-EZ  
Date of First Issue 04/01/1995  
Date of Birth 15/01/1974  
Blood Group

Aadh: 3287 6953 9209

DD00200705/14



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

బోరే శేకప్ప  
Bore Shekappa



పుట్టిన సంవత్సరం / Year of Birth : 1974  
పురుషుడు / Male

6591 7899 4730



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O బోరే శేకప్ప లేట్, గ.వ.న. 211/624/2, పార్వతి నగర్, మోతి నగర్, బొరబండ్ల, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address : S/O Bore Shekappa Late, 14-1-211/624/2, Parvath Nagar, Mothi Nagar, Borabanda, Rangareddi, Andhra Pradesh, 500018

Aadhaar - Saamanyuni Hakku

ఆధార్ - సామాన్యని హక్కు

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