



Government of Telangana
Registration And Stamps Department

6925/18

Payment Details - Citizen Copy - Generated on 14/12/2018, 01:34 PM

SRO Name: 1526 Kapra

Receipt No: 7435

Receipt Date: 14/12/2018

Name: SUDHIR U MEHTA
Transaction: Gift Settlement for Charitable/religious purposes
Chargeable Value: 0
Bank Name:
E-Challan Bank Name: YESB

DD No:
DD Dt:
Bank Branch:
E-Challan Bank Branch:

CS No/Doct No: 7108 / 2018
Challan No:
Challan Dt:
E-Challan No: 840YLW141218
E-Challan Dt: 14-DEC-18

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				

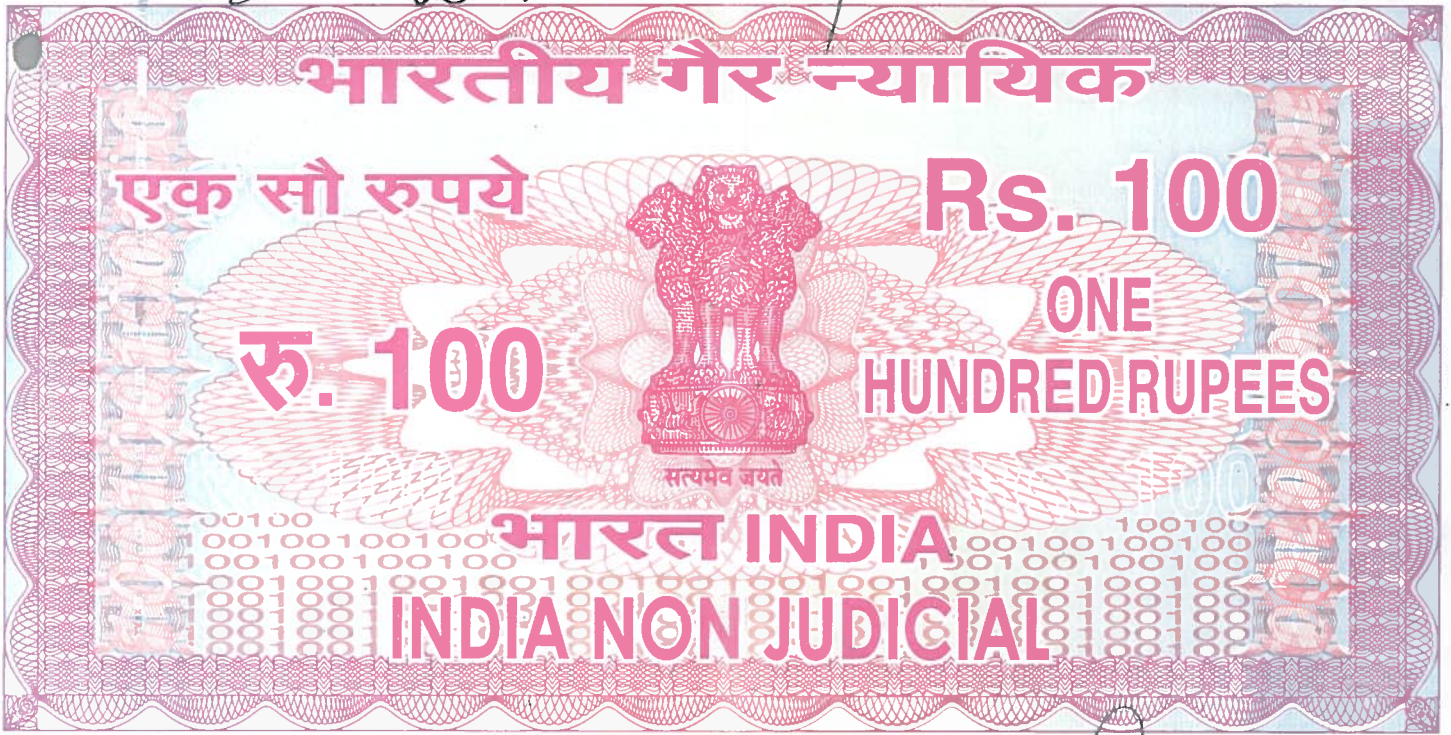
Prepared By: KISHORE


Signature by SR
Sub-Registrar
Kapra



7108 W.S.O. 6985/2018

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 22557 Date:03-12-2018

Sold to: RAMESH

S/o. LATE. NARSING RAO

For Whom: GULMOHAR RESIDENCY AND JADE ESTATES.

U 456995

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 14th day of December 2018 by:

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

HEREINAFTER JOINTLY REFERED TO 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

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 RESIDENCE

Partner

For JADE ESTATES

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 SUDHIR U MEHTA [1526-1-2018-7100]	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 RESIDENCY REP BY MP SUDHIR U. MEHTA [1526-1-2018-7100]	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:14 [1526-1-2018-7108]	K PRABHAKAR REDDY R/O AMBERPET HYD	
2		 G BALAKRISHNA:14/12/20 [1526-1-2018-7108]	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 Ultamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX1402 Name: Sudhir U Mehta	S/O Ultamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

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Whereas the SETTLER is the absolute Owners of the land bearing part of Sy. No. 19 admeasuring 38,720 Sq.yds (32,392.49 Sq. mtrs) situated Mallapur Village, GHMC Kapra Circl, Uppal Mandal, Medchal Malkazgiri District.

WHEREAS :

The SETTLER had converted the land admeasuring 38,720 Sq.yds (32,392.49 Sq. mtrs) into residential apartments leaving space for Driveways, parks etc., and got the gated community group housing approved by the GHMC vide file No. 1/C1/19077/2018 dated 04.12.2018..

AND WHEREAS the SETTLER decided to settle the said open space reserved for parks in the said gated community group housing admeasuring 2,781.43 Sq. yds (2,325.63 Sq. mtrs) for parks as shown in the plan proposed plan infavour of the SETTLEE in order to enable the SETTLEE to develop them for parks 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 GHMC 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.

GULMOHAR RESIDENCE


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
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. 0/- was paid by the party through E-Challan/BC/Pay Order No ,840YLW141218 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: 3371636095411, PAYMENT MODE: NB-1000200, ATRN: 3371636095411, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: GULMOHAR REDISENCY AND JADE ESTATES, CLAIMANT NAME: THE COMMISSIONER GHMC).

Date: 14th day of December, 2018

Signature of Registering Officer
Kapra

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వ పుస్తకము 2018 సం/సా.శ.1940
పు 6985 నెంబరుగా లిజిస్టరు చేయబడి
స్టాంపింగ్ నిమిత్తం దస్తవేజు నెంబరు 1526
6985/2018 యివ్వడమైనది
2018 సం జనవరి నెల 14 వ తేది

సబ్ రిజిస్ట్రార్
కాప్రా
మేడ్చల్-మల్కాజ్ గిరి జిల్లా.



SCHEDULE OF THE PROPERTY

All that the piece and parcel of land being open spaces (tot-lots) of 2,781.43 Sq. yds (2325.63 Sq. mtrs) for parks in part of Sy. No. 19, situated at Mallapur Village, GHMC Kapra Circle, Uppal Mandal, Medchal Malkazgiri District.



Schedule of Parks:

Open Space No.1 Area: 1072.10 Sq.yds (896.41 Sq. mtrs) North: 7 mtrs Driveway South: 7 mtrs Driveway East: : Block D West: : Block E	Open Space No.2 Area : 194.79 Sq.yds (162.87 Sq.mtrs) North: 7 mtrs Driveway South: 7 mtrs Driveway East: : Block B West: : Block C
Open Space No.3 Area: 632.19 Sq.yds (528.59 Sq.mtrs) North: 7 mtrs Driveway South: 30' wide road East: : Ramp West:: 30' wide road,	Open Space No.4 Area: 514.62 Sq.yds (430.29 Sq.mtrs) North: 30' wide road South: 100' wide road leading to Housing board East: 7 mtrs driveway West: Residential Area of Krishna Nagar
Open Space No. 5 Area: 172.84 Sq.yds (144.52 Sq.mtrs) North: 7 mtrs Driveway South: 7 mtrs Driveway East: Block F West: Block G	Open Space No.6 Area: 194.89 Sq.yds (162.95 Sq.mtrs) North: 7 mtrs Driveway South: 7 mtrs Driveway East: Block G West: Block H

Plan copy is enclosed herein duly marked the open space areas.

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

WITNESSES:

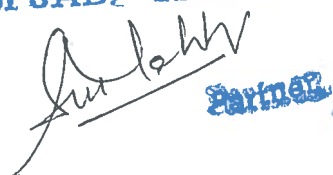
1. 
2. 


FOR GULMOHAR RESIDENCE



SETTLER

FOR JADF ESTATES


Partner

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Kapra



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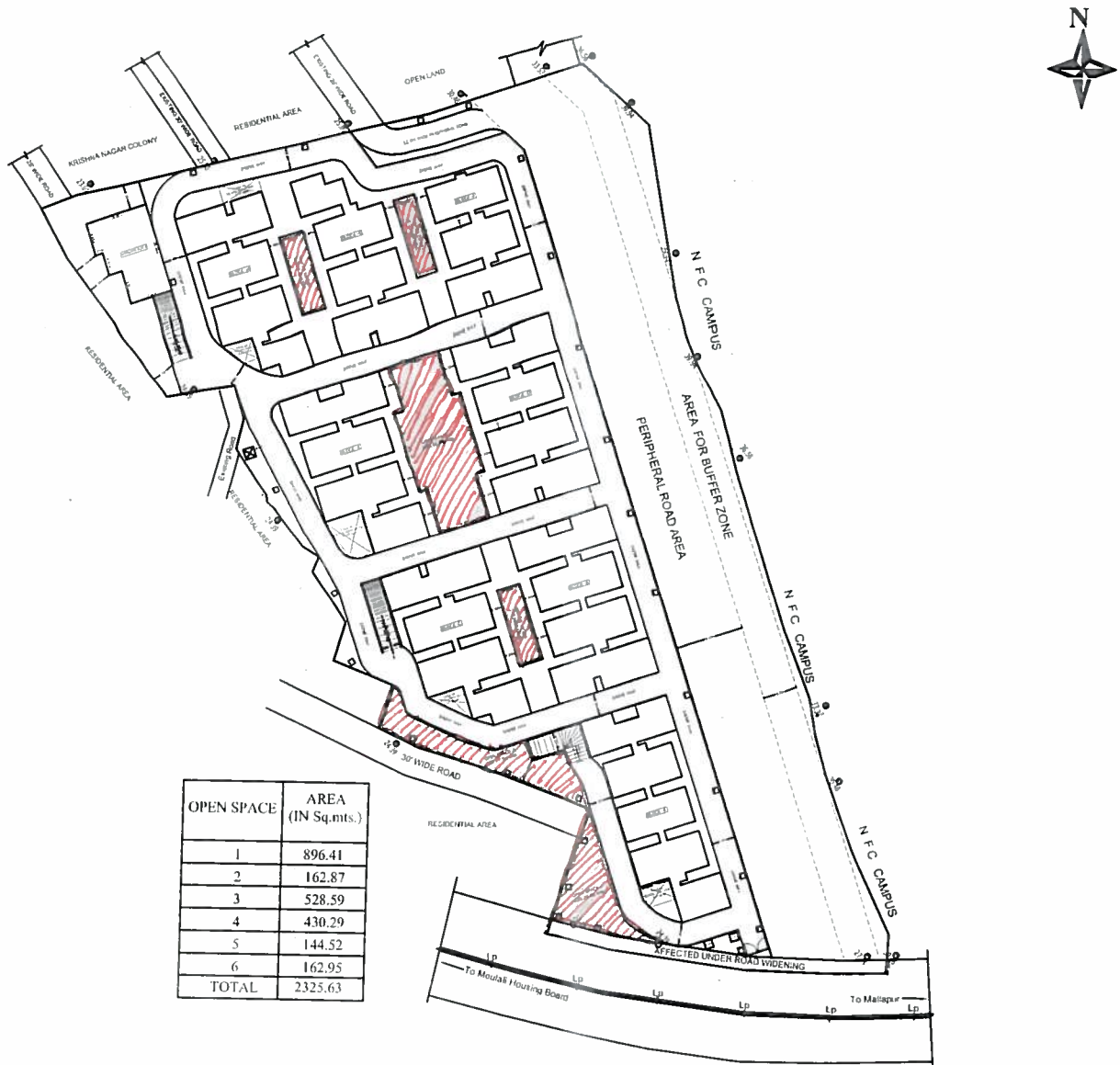
REGISTRATION PLAN OF GIFT SETTLEMENT DEED SHOWING OPEN SPACES (TOT-LOTS) IN THE PROPOSED RESIDENTIAL GROUP HOUSING PROJECT viz., GULMOHAR RESIDENCY FORMING PART OF SY. NO.19, SITUATED AT MALLAPUR VILLAGE, GHMC KAPRA CIRCLE, UPPAL MANDAL, MEDCHAL MALKAZGIRI DISTRICT, TELANGANA.

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: OPEN SPACE AREA (TOT-LOTS): 2,781.43 Sq. yds (2325.63 Sq. mtrs)



SITE PLAN

WITNESSES:

- 1.
- 2.

For GULMOHAR RESIDENCY

 Partner

For JADF ESTATES

 Partner

SIGNATURE OF THE SETTLER



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సుధీర్ ఉ మెహతా
Sudhir U Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1956
పురుషుడు / Male

7355 1853 1402

ఆధార్ - సామాన్యని హక్కు

Sudhir U Mehta

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
HYDERABAD - 500043

Signature
Issued On: 18/12/2014

Licensing Authority
RTA-HYDERABAD-EZ

Prabha Kar Reddy

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గణాంకర్షణ
G Balakrishna

పుట్టిన సంవత్సరం / Year of Birth: 1983
పురుషుడు / Male

4119 6914 7427

ఆధార్ - సామాన్యని హక్కు

G Balakrishna



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