

Government of Telangana  
Registration And Stamps Department

6986/4

Payment Details - Citizen Copy - Generated on 14/12/2018, 01:32 PM

SRO Name: 1526 Kapra

Receipt No: 7434

Receipt Date: 14/12/2018

RECEIVED

Name: SUDHIR U MEHTA

CS No/Doct No: 7107 / 2018

Transaction: Gift Settlement for Charitable/religious purposes

Challan No:

E-Challan No: 766YFB141218

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

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



7107 D.No. 6986/2018

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S.No. 22558 Date:03-12-2018

Sold to: RAMESH

S/o. LATE. NARSING RAO

For Whom: GULMOHAR RESIDENCY AND JADE ESTATES.

*[Signature]*  
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 SUDHIR U MEHTA S/O. LATE.UTTAMLAL MEHTA PLOTNO.8 ROAD NO.5 NACHARAM, HYD	 REGISTRAR (STAMP SALES) NOV 2018
2	DR			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 R/O,AMBERPET HYD	
2			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	

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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/C1/19077/2018 dated. 04.12.2018.

AND WHEREAS the SETTLER decided to settle the said 20 mtrs Peripheral Road and 10 mtrs Buffer Strip in the said proposed gated community group housing i.e., Peripheral Road admeasuring 7,024.37 Sq. yds (5,873.27 Sq. mtrs) and Buffer Strip admeasuring 4016.51 Sq.yds (3,358.31 Sq. mtrs) totally admeasuring 11040.88 Sq. yds (9,231.58 Sq. mtrs) as shown in the plan infavour of the SETTLEE in order to enable the SETTLEE to develop them for peripheral road and buffer strip without any monitory consideration but for charitable dispositions and the SETTLEE agreed to accept for the same for public charitable bonafide purposes.

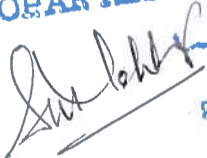
NOW THEREFORE this deed witnesses that in consideration of charitable disposition of the SETTLER towards peripheral road and buffer strip and the areas effected under proposed, the SETTLER do hereby grant, transfer, assigns, convey and settle absolutely free from encumbrances in favour of the SETTLEE 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.

FOR GULMOHAR RESIDENCY  
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						
	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. 0/- was paid by the party through E-Challan/BC/Pay Order No ,766YFB141218 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: 3193150771911,PAYMENT MODE:NB-1000200,ATRN:3193150771911,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES,CLAIMANT NAME: THE COMMISSIONER G H M C)

Date: 14th day of December,2018

Signature of Registering Officer  
Kapra

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Kapra

వ పుస్తకము 2018 సం/రా.శ.1940  
పు 6986 నెంబరుగా రిజిస్టరు చేయబడి  
స్టానింగ్ నిమిత్తం దస్తవేజు నెంబరు 1526  
2 6986/2018 గా యివ్వబడ్డెనది  
2018 సం/దసంబంధ నెం 14 వ తేది

నవ-రిజిస్ట్రార్  
కాప్రా  
మేడ్చల్-మల్కాజ్గిరి జిల్లా.



**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of peripheral road admeasuring 7,024.37 Sq. yds (5,873.27 Sq. mtrs) and Buffer Strip admeasuring 4016.51 Sq.yds (3,358.31 Sq. mtrs) totally admeasuring 11040.88 Sq. yds (9,231.58 Sq. mtrs) in 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 Peripheral Road:**

NORTH: Krishna Nagar Colony  
SOUTH: 100 ft wide road leading to Housing Board  
EAST : 10 mtrs wide buffer strip  
WEST : A, B, D & F blocks of the group housing.



**Schedule of Buffer Strip:**

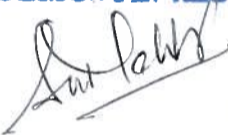
NORTH: Krishna Nagar Colony  
SOUTH: 100 ft wide road leading to Housing Board  
EAST : Nuclear Fuel Complex (NFC)  
WEST : 20 mtrs proposed Peripheral Road

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”

For GULMOHAR RESIDENCE

**WITNESSES:**

1. 
2. 

  
Partner

For JADF ESTATES  
  
Partner  
SETTLER

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Kapra



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REGISTRATION PLAN OF GIFT SETTLEMENT DEED SHOWING PERIPHERAL ROAD AND BUFFER ZONE ARE IN THE GATED COMMUNITY GROUP HOUSING RESIDENTIAL PROJECT Viz., GULMOHAR RESIDENCY BEARING 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: PERIPHERAL ROAD AREA : 7,024.37 Sq.yds ( 5,873.27 Sq. mtrs)  
BUFFER ZONE AREA : 4,016.51 Sq.yds ( 3,358.31 Sq. mtrs)



SITE PLAN

WITNESSES:

- 1.
- 2.

FOR GULMOHAR RESIDENCY  
  
Partner  
FOR JADE 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 - సామాన్యుని 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: *[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 - సామాన్యుని హక్కు

*G*



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