

D.No. 63/4/2019

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL



SCANNED

తెలంగాణ తెలంగాణ TELANGANA

*[Signature]*

W 019172

Sl.No. 14997 Dt: 17-08-2019

Sold to: Prem Kumar Sanghi

S/o. W/o. D/o. Late M.L. Sanghi

For Whom: Self & others

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 22 day of August 2019 by:

We 1. Prem Kumar Sanghi S/o. Late Shri. M. L. Sanghi 2. Prem Kumar Sanghi HUF represented by its Karta Shri. Prem Kumar Sanghi 3. Smt. Sushma Sanghi W/o. Shri. Prem Kumar Sanghi all are residents of 3-6-97/301, Ishan Surabhi Arcade, Basheerbagh, Hyderabad and 1 Shri. Nilesh Agarwal S/o. K. N. Agarwal 5. Nilesh Agarwal HUF represented by its Karta Shri. K. N. Agarwal 6. Smt. Mukta Agarwal W/o. Shri. Nilesh Agarwal all are residents of Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad represented by its JDA cum GPA holder M/s. Mehta and Modi Realty Kawkoor LLP (PAN: ABLFM 7631 F) represented by its Designated Partner Shri. Anand S. Mehta S/o. Suresh U. 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 MEHTA & MODI REALTY KOWKOOR LLP



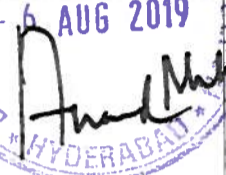
*[Signature]*

Authorised Signatory



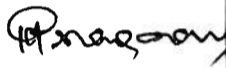



**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Malkajiri 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 \_\_\_\_\_ and \_\_\_\_\_ on the 22nd day of AUG, 2019 by Sri Prem Kumar Singh

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

SI No	Code	Thumb Impression	Photo	Address	Signature/lnk Thumb Impression
1	DR		 MEHTA AND MODI RI [1512-1-2019-6428]	MEHTA AND MODI REALTY KOWKUR LLP REP BY ANAND S MEHTA S/O. SURESH U. METHA 5-4-187/3 AND 4, M. G. ROAD, SECUNDERABAD, SECUNDERA BAD, Telangana, 500003, SECUNDERABAD	 - 6 AUG 2019 HYDERABAD


**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDD' [1512-1-2019-6428]	K PRABHAKAR REDDY AMBERPET	
2		 A Q KHAN::22/08/20 [1512-1-2019-6428]	A Q KHAN SEC-BAD	

22nd day of August, 2019

  
Signature of Sub Registrar  
Malkajiri

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6452 Name: Anand Suresh Mehta	S/O Suresh Mehta, Secunderabad, Hyderabad, Telangana, 500003	

**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
<b>Total</b>	<b>100</b>	<b>0</b>	<b>10100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10200</b>

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. 3642500/- was paid by the party through E-Challan/BC/Pay Order No ,423JVF210819 dated ,21-AUG-19 of ,YESB/

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Whereas the SETTLER is the absolute Owners of the land bearing part of Sy. No. 196 admeasuring 9,687.07 Sq.yds (8,099.63 Sq. mtrs) situated Kawkoor Village, GHMC Alwal Circle, Alwal Mandal, Medchal Malkajgiri District, Telangana.

**WHEREAS :**

The SETTLER had converted the land admeasuring 9,687.07 Sq.yds (8,099.63 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/C27/22157/2018.

AND WHEREAS the SETTLER decided to settle the said 12 mtrs Peripheral Road in the said proposed gated community group housing i.e., Peripheral Road admeasuring 910.53 Sq. yds (761.32 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.

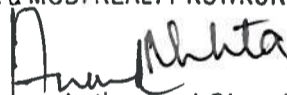
The SETTLER have given possession of the said property to the SETTLEE who shall hold and enjoy the same without any interruption from the SETTLER of any one claiming through or under interest for SETTLER.

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 MEHTA & MODI REALTY KOWKUR LLP

  
Anand Mehta  
Authorised Signatory

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 10100/-, DATE: 21-AUG-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8592314114125, PAYMENT MODE: NB-1000200, ATRN: 8592314114125, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: METHA AND MODI REALTY KOWKUR LLP, CLAIMANT NAME: THE COMMISSIONER GHMC)

Date:  
22nd day of August, 2019

Signature of Registering Officer

Malkajgiri

**Certificate of Registration**

Registered as document no. 6314 of 2019 of Book-1 and assigned the identification number 1 - 1512 - 6314 - 2019 for Scanning on 22-AUG-19 .

Registering Officer

Malkajgiri  
(P. Ramadevi)

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6314/2019. Sheet 2 of 5 Sub Registrar  
Malkajgiri



**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of peripheral road admeasuring 910.53 Sq.yds (761.32 Sq. mtrs) in part of Sy. No. 196, situated at Kawkoor Village, GHMC Alwal Circle, Alwal Mandal, Medchal Malkajgiri District, Telangana and is shown in red in the plan annexed herein.

**Schedule of Peripheral Road:**

NORTH: Proposed residential apartment building and part of Sy. No. 196  
SOUTH: Neighbors land in Sy. No. 196  
EAST : Neighbors land in Sy. No. 196  
WEST : Proposed residential apartment building

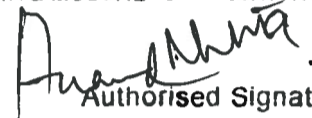
IN WITNESSESS WHEREOF the Settler hereunder have set their hands to the deed of Gift of Settlement with their own free will and should mind on the day, month and year first above mentioned in the presence of the following witnesses”

**WITNESSES:**

1. 

2. 

For MEHTA & MODI REALTY KOWKUR LLP

  
Authorized Signatory

**SETTLER**

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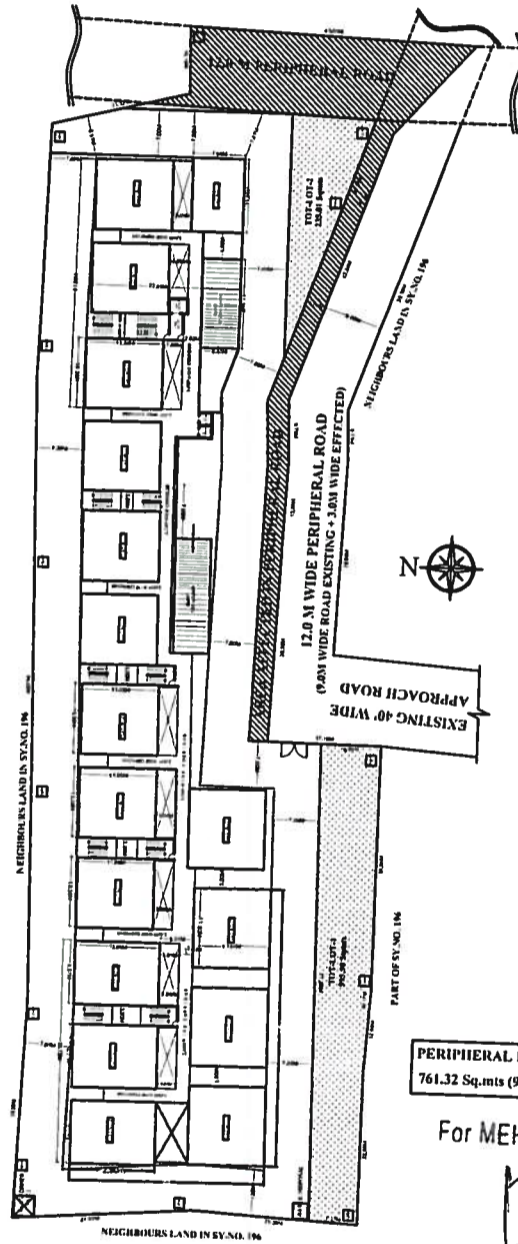
**REGISTRATION PLAN OF GIFT SETTLEMENT DEED SHOWING PERIPHERAL ROAD IN THE GATED COMMUNITY GROUP HOUSING RESIDENTIAL PROJECT Viz., GREENWOOD HEIGHTS BEARING PART OF SY. NO.196, SITUATED AT KAWKOOR VILLAGE, GHMC ALWAL CIRCLE AND MANDAL, MEDCHAL MALKAZGIRI DISTRICT, TELANGANA.**

**SETTLER:** 1. Prem Kumar Sanghi S/o. Late Shri. M.L.Sanghi 2. Prem Kumar Sanghi HUF 3. Smt. Sushma Sanghi W/o. Shri. Prem Kumar Sanghi 4. Shri. Nilesh Agarwal S/o. K.N.Agarwal 5. Nilesh Agarwal HUF and 6. Smt. Mukta Agarwal W/o. Shri. Nilesh Agarwal all are represented by their JDA cum GPA holder M/s. Mehta and Modi Realty Kawkoor LLP represented by its Designated Partner Shri. Anand S. Mehta S/o. Suresh U. Mehta.

**SETTLEE :** THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION.

**REFERENCE:** INCL:  EXCL:

**SCALE:** PERIPHERAL ROAD AREA : 910.53 Sq. yds (761.32 Sq. mtrs)



**WITNESSES:**

- 1.
- 2.

For MEHTA & MODI REALTY KOWKUR LLP  
  
 Authorised Signatory  
**SIGNATURE OF THE SETTLER**

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Malkajgiri



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భారత ప్రభుత్వం  
Government of India




అనంద సురేష్ మెహతా  
Anand Suresh Mehta  
పుట్టిన తేదీ / DOB : 13/08/1977  
పురుషుడు / Male

8856 7880 6452

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రత్యేక గుర్తింపు అధికారిత్వం  
Unique Identification Authority of India



చిరునామా:  
తండ్రి పేరు / తల్లి పేరు: సురేష్ మెహతా,  
21-బిపిసియా లాను కాలనీ, పి జి రోడ్,  
వకీల్ నగర్, సీకింద్రాబాద్, హైదరాబాద్,  
సీకింద్రాబాద్, తెలంగాణ, 500003

Address:  
S/O: Suresh Mehta, 21-BAPU  
BAGH COLONY, P G ROAD,  
SECUNDERABAD,  
Secunderabad, Hyderabad,  
Secunderabad, Telangana,  
500003

8856 7880 6452

1800 300 1947 help@uidai.gov.in www.uidai.gov.in

Anand Mehta

INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

54791995  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-84/10/24  
JAISWAL GARDEN  
AMBERPET  
HYDERABAD - 500013



Signature  
Issued On: 18/12/2014

Licencing  
RTA-HY

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

Date of Validity Transport 14/01/2024

Date of Validity Badge No. 3287 6953 9204

Reference No. DLRTS0111176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1985


Date of Birth 15/01/1974

Blood Group

D00200705/14

Prabhaakar

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA




ఎ క్ ఖాన్  
A Q Khan

పుట్టిన తేదీ/సం/Year of Birth : 1975  
పురుషుడు / Male

3615 2551 7613

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రత్యేక గుర్తింపు అధికారిత్వం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



చిరునామా: S/O యూనుస్ ఖాన్, 10-2-372 ఫ్లోర్ నెంబర్ 201 పార్క్ వ్యూ అప్ట్స్ రోడ్ నెంబర్ 8, వెస్ట్ మరెడ్పేట్, సీకింద్రాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500026

Address: S/O Younus Khan, 10-2-372 Flat No 201 Park View Apts, Road No 8, West Marredpally, Secunderabad, Hyderabad, Andhra Pradesh, 500026

1800 300 1947 help@uidai.gov.in www.uidai.gov.in

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