



Government of Telangana
Registration And Stamps Department

P. 67/21
1904/21

Payment Details - Citizen Copy - Generated on 16/02/2021, 01:28 PM

SRO Name: 1517 Ghatkesar

Receipt No: 1858

Receipt Date: 16/02/2021

Name: VARSHA MAHAJAN

Transaction: Gift

CS No/Doct No: 1778 / 2021

Chargeable Value: 0

DD No:

Challan No:

E-Challan No: 1557DV150221

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 15-FEB-21

E-Challan Bank Name: YESB

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				10000
Transfer Duty /TPT				37630
Deficit Stamp Duty				75160
User Charges				100
Mutation Charges				7526
Total:				130416

In Words: RUPEES ONE LAKH THIRTY THOUSAND FOUR HUNDRED SIXTEEN ONLY

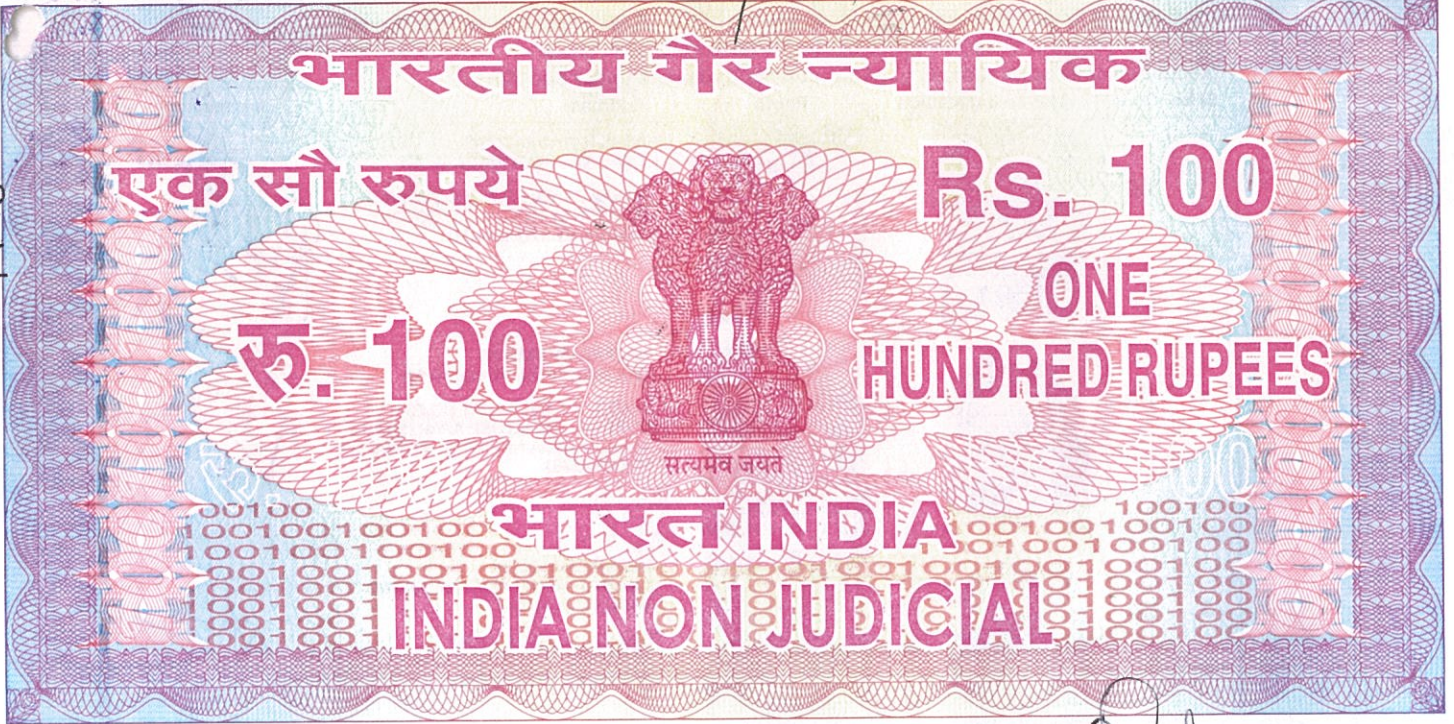
DOCUMENT
RETURNED

01-22 FEB 2021

OTD
718486

1904/2021

1904/2021



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

AE 536099

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

S.No. 873 Date: 12-02-2021

Sold to: RAJANI WADHAWAN

D/o. NATHARAM WADHAWAN

For Whom: SELF

GIFT SETTLEMENT DEED

This Gift Settlement Deed is made and executed at Hyderabad on this the 16th day of February, 2021 by:

1. Mrs. Varsha Mahajan (maiden name Varsha Rani Wadhawan), D/o. Natharam Wadhawan, W/o. Tarun Mahajan, aged about 47 years, Occupation: Housewife, R/o. 11-4-621/A/5, Lucky Apartment, A. C. Guard Road, Nampally, Hyderabad. Aadhaar no. 3751 3571 3853.
2. Ms. Rajani Wadhawan, D/o. Natharam Wadhawan, aged about 44 years, Occupation: Private Service, R/o. 13-21-88/7/1, Flat No. 504, Crystal Signature Apartments, Vivekananda Nagar, Dilshuknagar, Hyderabad. Aadhaar no. 7662 4976 4292.

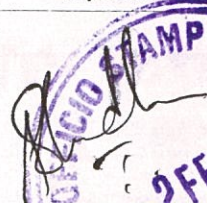
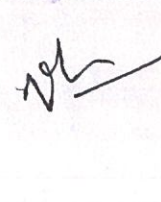
Hereinafter jointly referred to as Donors and severally as Donor no.1 & Donor no. 2.

[Signatures of Donors]

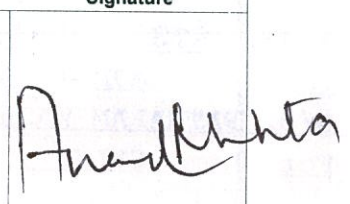
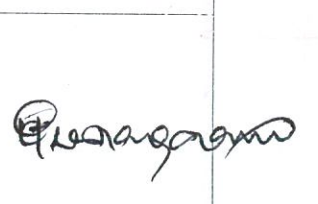
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ghatkesar 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 16th day of FEB, 2021 by Sri Varsha Mahajan

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 ASHISH WADHAWAN::16/ [1517-1-2021-1778]	ASHISH WADHAWAN S/O. NATHARAM WADHAWAN H.NO.2-2-16/A/1 FLA TNO.202 PRIDE RESIDENCY ROAD A,D D COLONY AMBERPET, HYDERABAD	
2	DR		 RAJANI WADHAWAN::16/ [1517-1-2021-1778]	RAJANI WADHAWAN D/O. NATHARAM WADHAWAN H.NO.13-21-88/7/1 FLAT NO.504 CRYSTAL SIGNATURE APARTMENTS, VIVEKANANDA NAGAR DILSUKNAGAR HYDERABAD	
3	DR		 VARSHA MAHAJAN::16/02 [1517-1-2021-1778]	VARSHA MAHAJAN D/O. NATHARAM WADHAWAN W/O TARUN MAHAJAN H.NO.11-4-621/A/5 LUCKY APARTMENT AC GUARD ROAD, NAMPALLY HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 ANAND SURESH MEHTA [1517-1-2021-1778]	ANAND SURESH MEHTA R/O SEC BAD	
2		 K PRABHAKAR REDDY::16 [1517-1-2021-1778]	K PRABHAKAR REDDY R/O AMBERPET HYD	

16th day of February, 2021

Signature of Sub Registrar
Ghatkesar

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4292 Name: Rajani Wadhawan	D/O Natharam Wadhawan, Hyderabad, Rangareddy, Andhra Pradesh, 500060	
2	Aadhaar No: XXXXXXXX3853 Name: Varsha Mahajan	W/O Tarun Mahajan, Hyderabad, Hyderabad, Andhra Pradesh, 500004	

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Bk -1, CS No 1778/2021 & Doct No 1904/2021. Sheet 1 of 8
Sub Registrar
Ghatkesar

IN FAVOUR OF

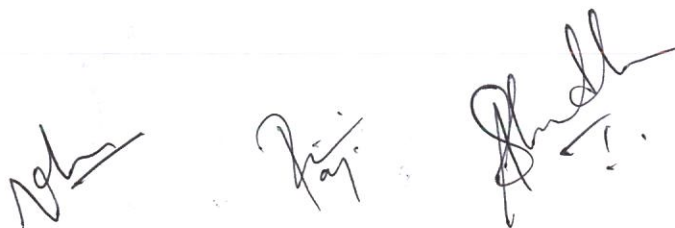
Mr. Ashish Wadhawan, S/o. Mr. Natharam Wadhawan, aged about 36 years, Occupation Business, R/o. 2-2-16/A/1, Flat No. 202, Pride Residency, Road-A, D. D. Colony, Amberpet, Hyderabad-500 013. Aadhaar no. 7675 8592 0150.

Hereinafter referred to as the Donee.

The terms Donors and Donee shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

WHEREAS:

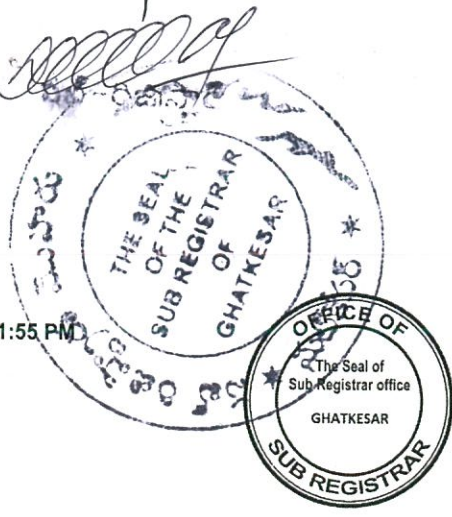
- A. Whereas Samala Ramaiah, Samala Rajamallaiiah, Samala Narsaiah, Samala Veeraiah and Samala Yellaiah were the original pattedars of land forming Sy. Nos. 97 and 98 of Annoiguda Village, Pocharam Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District, Telangana. Their names were appropriately reflected in the revenue records. Hereinafter the pattedars along with their legal heirs are referred to as the Original Pattedars.
- B. The Original Pattedars sold land admeasuring Ac. 5-05 gts., in Sy. No. 97 & 98 to Gorakhnath, Natharam and Vijay Kumar by way of registered sale deed (detailed in Sl. No. 1 of Anx -A).
- C. Gorakhnath, Natharam and Vijay Kumar obtained a permit for sub-dividing the land into several plots from Pocharam Grampanchayat. The plots were numbered as plot nos. 95 to 185.
- D. Gorakhnath and Vijay Kumar executed a registered General Power of Attorney to sell their share of land in favour of Natharam (detailed in Sl. No. 2 of Anx -A).
- E. Natharam representing himself as GPA holder gifted the entire land to his daughters viz., Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan, the Donors herein, by way of registered gift deed (detailed in Sl. No. 3 of Anx -A).
- F. Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan executed a registered General Power of Attorney for selling parts of the land in favour of their father Natharam (detailed in Sl. No. 4 of Anx -A).
- G. Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan represented by their GPA holder Natharam sold plot no. 113 admeasuring 200 sq. yds, to Abishek Garg by way of registered sale deed (detailed in Sl. No. 5 of Anx -A).
- H. Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan represented by their GPA holder Natharam sold plot no. 114 admeasuring 200 sq. yds, to late Ankur Garg (a minor) by way of registered sale deed (detailed in Sl. No. 6 of Anx -A). After his death, the plot devolved to his father Mr. Suresh Agarwal.



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E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details		Address:			Photo	
3	Aadhaar No: XXXXXXXX0150 Name: Ashish Wadhawan		S/O Natharam Wadhawan, Amberpet, Hyderabad, Telangana, 500013				
Endorsement: Stamp Duty, Tranfer 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	75160	0	0	0	75260
Transfer Duty	NA	0	37630	0	0	0	37630
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	7526	0	0	0	7526
Total	100	0	130416	0	0	0	130516
Rs. 112790/- 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. 7526000/- was paid by the party through E-Challan/BC/Pay Order No ,1557DV150221 dated ,15-FEB-21 of ,YESB/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 130416/-, DATE: 15-FEB-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9259210626330,PAYMENT MODE:NB-1001138,ATRN:9259210626330,REMITTER NAME: MR. ASHISH WADHAWAN,EXECUTANT NAME: MRS.VARSHA MAHAJAN AND OTHERS,CLAIMANT NAME: MR. ASHISH WADHAWAN)							
Date: 16th day of February,2021				Signature of Registering Officer Ghatkesar			

1వ ఎన్ట్రీకము 2021... నంబర్...
1942... నంబర్... 1904... నంబర్...
రిజిస్టరు చేయబడి స్వానింగు
నిమిత్తం గుర్తింపు నంబరుగా
1904... 1-1517 ఇవ్వడమైనది
2021 వ సం. Feb. నం. 19... తది



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- I. Mrs. Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan represented by their GPA holder Natharam sold plot no. 147 admeasuring 200 sq. yds, to Naresh Kumar Bhatt by way of registered sale deed (detailed in Sl. No. 7 of Anx -A). Naresh Kumar Bhatt in turn sold the plot to Ashish Wadhawan by way of registered sale deed (detailed in Sl. No. 8 of Anx -A).
- J. Mrs. Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan represented by their GPA holder Natharam sold plot no. 183, 184 & 185 admeasuring 1,000 sq. yds, to G. Srihari & G. Latha by way of registered sale deed (detailed in Sl. No. 9 of Anx -A).
- K. Mrs. Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan represented by their GPA holder Natharam sold plot no. 174, 175, 176 & 177 admeasuring 1,060 sq. yds, to G. Srihari & G. Latha by way of registered sale deed (detailed in Sl. No. 10 of Anx -A).
- L. Mrs. Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan represented by their GPA holder Natharam sold plot no. 117 & 118 admeasuring 400 sq. yds, to Rampal Jaju by way of registered sale deed (detailed in Sl. No. 11 of Anx -A). Rampal Jaju in turn sold the land to B. Satti Reddy and K. M. Reddy by way of registered sale deed (detailed in Sl. No. 12 of Anx -A).
- M. Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan gifted 74 plots bearing nos. 95 to 112, 115, 116, 119 to 146, 148 to 173 admeasuring 15,040 sq. yds, to Asish Wadhawan by way of registered gift deed (detailed in Sl. No. 13 of Anx -A).
- N. Plot Nos. 178 to 182, admeasuring 1,060 sq.yds, were sold to third parties by Suman Wadhawan, Varsha Rani Wadhawan and Rajani Wadhawan.
- O. The total land admeasuring Ac. 5-05 gts., less 1,060 sq. yd, i.e., 23,745 sq yds is co-owned by several owners, referred to above, and the said land is hereinafter referred to as the Total Land.
- P. Accordingly, the ownership of the Total Land is as follows:
- Mr. Ashish Wadhawan owns 15,240 sq yds of land.
 - The Donors own $\frac{2}{3}^{\text{rd}}$ share of 5,645 sq yds of land, being the residual part of the Total Land.
 - Mrs. Suman Wadhawan owns $\frac{1}{3}^{\text{rd}}$ share of 5,645 sq yds of land, being the residual part of the Total Land
 - Mr. D. Sathi Reddy & Mr. K.M. Reddy own 400 sq yds of land.
 - Mr. Suresh Agarwal & Mr. Abhishek Garg jointly own 400 sq yds of land.
 - Mr. G. Srihari & Mrs. G. Latha own 2,060 sq yds of land.
- Q. The Donors and Suman Wadhawan represented by their father Mr. Natharam and GPA holder (GPA document no. 556/Bk-IV/91) along with the Donee and other co-owners had executed a Development Agreement cum GPA (JDA) in favour of M/s. Satyavani Homes JV for land admeasuring Ac. 5-05 gts., forming a part of Sy. Nos. 97 & 98 of Annojiguda Village, which was registered as document no. 13581/06 dated 24-08-2006 registered at SRO Ghatkesar. In pursuance of the JDA M/s. Satyavani Homes JV made an application for building permit for a larger piece of land admeasuring Ac. 10-07 gts.

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Ghatkesar



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- R. By way of letter no. 105590/P4/Plg/HMDA/2013 dated 16-04-2014, HMDA has approved building permit for a larger piece of land admeasuring Ac. 10-07 gts., forming a part of Sy. Nos. 97 & 98 of Annojiguda. Building permit was granted for 2 blocks consisting of 2 basements + stilt + 5 upper floors. The Donee herein was one of the co-owners of the land that formed a part of the larger piece of land. Due to unavoidable circumstances the project is stalled.
- S. The Donors have agreed to transfer by way of this gift deed the residual land appurtenant to the layout being 2/3rd share in land admeasuring 5,645 sq. yds, to the Donee herein. The 2/3rd share of land admeasuring 5,645 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal-Malkajgiri District, Telangana State is hereinafter referred to as Scheduled Land and more fully described at the foot of this document.
- T. The Donors out of natural love and affection which they have towards their brother, the Donee herein have transferred all their residual interest in the Total Land, i.e., 2/3rd share in the land admeasuring 3,763 sq. yds, out of 5,645 sq. yds, (Scheduled Land) to the Donee herein by way of absolute and irrevocable gift.
- U. The parties hereto are desirous of recording the said transactions of gift into writing.

NOW THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:

1. That in consideration of natural love and affection which the Donors have towards the Donee, the Donor have transferred to the Donee herein the Scheduled Land by way of absolute and irrevocable gift.
2. The Donors hereby confirm that they are absolute owners of Scheduled Land and are entitled to transfer the same to the Donee herein.
3. The Donors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer their rights on the Scheduled Land in favour of the Donee in the concerned departments.
4. That the Donee has duly accepted the above said gift and in the aforesaid manner.
5. The Donors confirm that they have hereby transferred all their right, title and interest, in Scheduled Land, to the Donee herein and that they have no further right, title, claim of whatsoever nature on the Total Land.



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SCHEDULE LAND

(Land being gifted by Donors to Donee)

All that parcel being 2/3rd share in the land admeasuring 3,763 sq. yds, out of 5,645 sq.yds, forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal-Malkajgiri District, Telangana State and bounded by:

North	Land belonging to Marram Infra Projects Private Limited & others in Sy. No. 97 & 98
South	Neighbours Land
East	Land belonging to Donor
West	Pocharam Grampanchayat Road

In witnesses whereof the Donors and the Donee hereto have put their hands to this Gift Settlement Deed on the date, month and year mentioned above.

Donor no. 1 - Mrs. Varsha Mahajan:



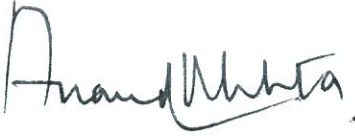
Donor no. 2 - Mrs. Rajani Wadhawan:



Donee- Ashish Wadhawan:



Witness 1:



Witness 2:



Bk 1, CS No 1778/2021 & Doct No

1904/2021

Sub Registrar
Ghatkesar

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Annexure – A

Details of registered deeds and agreements

Sl. no.	Vendors/executants	Purchasers	Sale Deed /AGPA doc. no.	Doc. Date	Extent of land Ac-gts	Sy. Nos.& Village
1.	S. Rajamallaiiah, Ramaiah, Bhupal, Veeraiah, Yellaiah, Kistaiah, Bhuchaiah, Yellaiah	Goraknath, Natharam& Vijay Kumar	Sale deed 1117/81	Regd. at SRO, Uppal 15-04-1981	Ac.5-05	Sy. Nos. 97 & 98 Annojiguda
2.	Goraknath, & Vijay Kumar	Natharam	GPA – 726/BK-IV/83	04-08-1983	Ac.5-05	Sy. Nos. 97 & 98 Annojiguda
3.	Natharam	Suman Wadhawan, Varsha Rani, Rajini Wadhawan	Gift Deed – 3487/83	Regd. at SRO, Uppal, dated: 19-08-1983	Ac.5-05	Sy. Nos. 97 & 98 Annojiguda
4.	Suman Wadhawan, Varsha Rani, Rajini Wadhawan rep. by Sobha Rani	Natharam	GPA – 556/BK-IV/91	Regd. at SRO, Uppal, dated: 09-10-1991	Ac5-05	Sy. Nos. 97 & 98 Annojiguda
5.	Suman Wadhawan, Varsha Rani, Rajini Wadhawan rep. GPA holder Natharam	Abhishek Garg	Sale Deed – 3242/92	Regd. at SRO, Uppal, dt: 22-04-1992	200 sq. yds	Sy. Nos. 97 & 98 Annojiguda
6.	Suman Wadhawan, Varsha Rani, Rajini Wadhawan rep. GPA holder Natharam	Ankur Garg	Sale Deed – 3241/92	Regd. at SRO, Uppal, dt: 22-04-1992	200 sq. yds.	Sy. Nos. 97 & 98 Annojiguda
7.	Suman Wadhawan, Varsha Rani, Rajini Wadhawan rep. GPA holder Natharam	Narsh Kumar Bhatt	Sale Deed – 3291/96	Regd. at SRO, Ghatkesar, dated: 31-10-1996	200 sq. yds.	Sy. Nos. 97 & 98 Annojiguda
8.	Naresh Kumar Bhatt	Ashish Wadhawan	Sale Deed– 10518/02	Regd. at SRO, Ghatkesar, dated: 19-12-2002	200 sq. yds.	Sy. Nos. 97 & 98 Annojiguda

[Signature]

[Signature]

[Signature]

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9.	Suman Wadhawan, Varsha Rani, Rajini Wadhawan rep. GPA holder Natharam	G. Srihari, G. Latha	Sale Deed – 5631/02	Regd. at SRO, Ghatkesar, dated: 25-07-2002	1000 sq.yds.	Sy. Nos. 97 & 98 Annojiguda
10.	Suman Wadhawan, Varsha Rani, Rajini Wadhawan rep. GPA holder Natharam	G. Srihari, G. Latha	Sale Deed – 5632/02	Regd. at SRO, Ghatkesar, dated: 25-07-2002	1060 sq.yds.	Sy. Nos. 97 & 98 Annojiguda
11.	Suman Wadhawan, Varsha Rani, Rajini Wadhawan rep. GPA holder Natharam	RampalJaju	Sale Deed - 838/00	Regd. at SRO, Ghatkesar, dated: 18-03-2000	400 sq.yds.	Sy. Nos. 97 & 98 Annojiguda
12.	RampalJaju	B. Sathi Reddy & K.M. Reddy	Sale Deed 12524/06	Regd. at SRO, Ghatkesar, dated: 08-08-2006	400 sq. yds.	Sy. Nos. 97 & 98 Annojiguda
13.	Suman Wadhawan, Varsha Rani, Rajini Wadhawan	Ashish Wadhawan	Gift Settlement Deed - 2014/06	Regd. at SRO, Ghatkesar, dated: 10-02-2006	15040 sq. yds.	Sy. Nos. 97 & 98 Annojiguda

Donor no. 1 - Mrs. Varsha Mahajan:



Donor no. 2 - Mrs. Rajani Wadhawan:



Donee – Mr. Ashish Wadhawan:



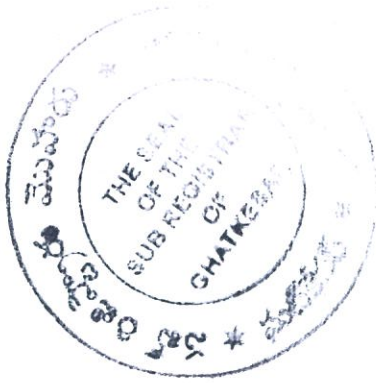
Witness 1:



Witness 2:



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Ghatkesar



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వర్ష మహజన్
Varsha Mahajan

పుట్టిన సంవత్సరం / Year of Birth : 1973
స్త్రీ / Female

3751 3571 3853

ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O తరుణ మహజన్, 11-4-621/5 లక్ష్మి అపార్ట్మెంట్, ఆ.క.గుల్షన్ రోడ్, ప్రైవేట్ రోడ్ న్యూరే, నమ్మల్లి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500004

Address : W/O Tarun Mahajan, 11-4-621/5 lucky apartment, A.C.Guard Road, froebels high school, Nampally, Hyderabad, Andhra Pradesh, 500004

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

రజనీ వాడవాన్
Rajani Wadhawan

పుట్టిన సంవత్సరం / Year of Birth : 1976
స్త్రీ / Female

7662 4976 4292

ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O సతరం వాడవాన్, 13-21-88/7/1 ఫ్లాట్ నో 504 క్రిస్టల్ సిగ్నచర్ అప్ట్స్, వీవేకానంద నగర్, వీవేకానంద నగర్ బస్ స్టాప్, దిల్లూక్ నగర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500060

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भारत सरकार
GOVERNMENT OF INDIA

అశిష్ వాడవాన్
Ashish Wadhawan

పుట్టిన తేదీ / DOB : 23/04/1984
పురుషుడు / MALE

7675 8592 0150

ఆధార్ - సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
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చిరునామా: S/O సతరం వాడవాన్, 2-2-16/1 ఫ్లాట్ నో-202, ప్రైడ్ రెసిడెన్సీ, రోడ్-ఎ నేరు ముఖ్య గేట్, డి.డి.కలనీ, అంబర్పేట్, హైదరాబాద్, తెలంగాణ, 500013

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Government of India

అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehta

పుట్టిన తేదీ / DOB : 13/06/1977
పురుషుడు / Male

8656 7880 6452

ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
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చిరునామా: ఆంధ్ర పేరు / ఆల్లీ పేరు: సురేష్ మెహ్తా, 21-బాపి మెహ్తా బాగ్ కలనీ, పి.జి.రోడ్, సెకండరాబాద్, సెకండరాబాద్, హైదరాబాద్, సెకండరాబాద్, తెలంగాణ, 500003

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

Signature
Issued On: 18/12/2014

Licencing Authority
RTA-HYD

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. DLRTS0111176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995

Date of Birth 15/01/1974

Blood Group

DOB: 007/05/14

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