



3490 000000 తెలంగాణ TELANGANA

BF 214762

Tran Id: 240703151811101600
Date: 03 JUL 2024, 03:23 PM
Purchased By:
PEDDI PRATAP REDDY
S/o P. MOHAN REDDY
R/o KOMPALLY
For Whom
M/S. PMR HOUSING PRIVATE LIMITED

K BALRAJ
LICENSED STAMP VENDOR
Lic. No. 15-04-007/2014
Ren.No. 15-04-029/2023
House No.2-64, Srirangavaram
Village, Medchal Mandal,
Medchal-Malkajgiri District, Po
Afa
Ph 9949158588

GIFT SETTLEMENT DEED
(ROAD EFFECTED AREA FOR CHARITABLE PURPOSE)

THIS DEED OF made and executed on this 04th day of July, 2024 at Medchal by:

1. PEDDI MOHAN REDDY S/o. Late. PEDDI ADIVI REDDY, aged about 70 years, Occ: Business, R/o. House No.5-115, Kompally, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, T.S. (Aadhaar No.XXXX-XXXX-4253 & Pan No.AHKPP1713A).
2. PEDDI PRATAP REDDY S/o. PEDDI MOHAN REDDY, aged about 43 years, Occ: Business, R/o. House No.5-115, Kompally, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, T.S. (Aadhaar No.XXXX-XXXX-9498 & Pan No.AHKPP1745N).
3. PEDDI PRAVEEN REDDY S/o. PEDDI MOHAN REDDY, aged about 41 years, Occ: Business, R/o. House No.5-115, Kompally, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, T.S. (Aadhaar No.XXXX-XXXX-3269 & Pan No.AHKPP1748B).

Contd.....2

For PMR HOUSING PVT. LTD.


Authorized Signatory

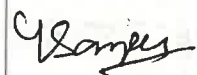
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) 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 04th day of JULY, 2024 by Sri Peddi Mohan Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DR		 PEDDI PRATAP REDDY [1504-1-2024-8490]	MS.PMR HOUSING PVT LTD REP BY ITS:-PEDDI PRATAP REDDY (DAGPA HOLDER/DIRECTOR) S/O. P. MOHAN REDDY 5-115 KOMPALLY D G MANDAL, M M DIST	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 V NARSIMHA REDDY: [1504-1-2024-8490]	V NARSIMHA REDDY MEDCHAL	
1		 Y SANJEEVA::04/07/ [1504-1-2024-8490]	Y SANJEEVA MEDCHAL	

04th day of July,2024

Signature of Sub Registrar
Medchal (R.O)

Biometrically Authenticated by
SRO Saleha Quadeer
on 04-JUL-2024 13:29:32

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5402 Name: Vangeti Narsimha Reddy	S/O Vangeti Sudharshan Reddy, Devaryamjal, Rangareddi, Andhra Pradesh, 500014	
2	Aadhaar No: XXXXXXXX8461 Name: Yellam Sanjeeva	S/O Yellam Yadagiri, Kandlakoi, Medchal, K.v. Rangareddy, Telangana, 501401	
3	Aadhaar No: XXXXXXXX9498 Name: Peddi Pratap Reddy	S/O Peddi Mohan Reddy, Kompalle, Qutubullapur, K.v. Rangareddy, Telangana, 500014	

Bk - 1, CS No 8490/2024 & Doct No
8290/2024. Sub Registrar
Sheet 1 of 6 Medchal (R.O)

Generated on: 04/07/2024 01:39:39 PM



All are Vendors Represented by their Development Agreement Cum General Power of Attorney Holder:

M/s. PMR HOUSING PRIVATE LIMITED, a company registered under Indian Companies Act, 1956, having its registered office at 205, My Home Laxmi Nivas, Ameerpet, Hyderabad-500016. Represented by its Director **Sri. PEDDI PRATAP REDDY S/O P. MOHAN REDDY**, aged about 43 years, R/O H.No.5-115, Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana State. (Aadhaar No. (Aadhaar No.XXXX-XXXX-3269, Pan No.AHKPP1748B & Mobile No.9849030099). VIDE REGISTERED DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY Deed Document No. **8758/2022**, date: 10th day of June, 2022, Regd. at SRO Medchal.

(Herein after referred to as the "DONOR" which expression unless repugnant to the context shall mean and include all its repugnant to the context or meaning thereof, shall mean and include all their / its heirs, successors, legal representatives, assignees and nominees etc.. of the FIRST PARTY)

IN FAVOUR OF

THE COMMISSIONER, KOMPALLY MUNICIPALITY, DUNDIGAL-GANDIMAISAMMA MANDAL, MEDCHAL-MALKAJGIRI DIST, T.S.,

Herein after referred to as the "DONEE" which expression unless repugnant to the context shall mean and include all its repugnant to the context or meaning thereof, shall mean and include all their / its heirs, successors, legal representatives, assignees and nominees etc.. of the SECOND PARTY.

Whereas the "DONOR" herein is the Development agreement cum GPA Holder of **Open Place, admeasuring 25,913.36 Sq. Yards or 21663.56 Sq.mtrs.**, (out of Ac.7-10 Gts), in **Survey Nos. 129 & 131**, situated at **KOMPALLY Village**, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana, by virtue of Regd. **Development Agreement Cum Irrevocable General Power of Attorney Deed Bearing No.8758/2022**, dt. 10th day of June 2022, Registered At SRO Medchal. (hereinafter referred to as the SAID PROPERTY).

Contd.....3

For PMR HOUSING PVT. LTD.



Authorised Signatory

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	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	10500	0	0	0	10600

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. 16675000/- was paid by the party through E-Challan/BC/Pay Order No ,315CAQ020724 dated ,02-JUL-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10550/-, DATE: 02-JUL-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0663831898223, PAYMENT MODE: CASH-1001138, ATRN: 0663831898223, REMITTER NAME: PEDDI PRATAP REDDY , EXECUTANT NAME: PMR HOUSING PRIVATE LIMITED, CLAIMANT NAME: THE COMMISSIONER KOMPALLY MUNICIPALITY).

Date:

04th day of July, 2024

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 8290 of 2024 of Book-1 and assigned the identification number 1 - 1504 - 8290 - 2024 for Scanning on 04-JUL-24 .

Registering Officer
Medchal (R.O)
(Saleha Quadeer)

Bk - 1, CS No 8490/2024 & Doct No 8290/2024. Sheet 2 of 6 Sub Registrar Medchal (R.O)

Generated on: 04/07/2024 01:39:39 PM



AREA STATEMENT:

Land area as per DAGPA : 25,913.36 Sq.yards or 21,663.56 Sq.mts.
Land as per physical possession : 23,845.23 Sq.yards or 19934.62 Sq.mts.
Less Road affected area : 931.52 Sq.yards or 778.75 Sq.mts.

Net Land area : 22,913.70 Sq.yards or 19,155.86 Sq.mts.

AND WHEREAS later on, the DONOR herein with an intention to develop a residential apartment project and commercial mall project on the land admeasuring **25,913.36 Sq.Yards or 21663.56 Sq.mtrs.**, applied and got sanctioned permission vide Application/ **No.004072/BP/HMDA/0851/MED/2024**, dated: **05/06/2024**, by Hyderabad Metropolitan Development Authority.

The NH: 44 road widening area is admeasuring 778.75 Sq.Mtrs., or 931.52 Sq. Yds (for proposed 250"-0" wide master plan road Nagpur-Hyderabad Highway) in **Survey No.129**, situated at **KOMPALLY Village**, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana, hereinafter referred to as Schedule of property and clearly mentioned in the schedule herein under,

Whereas the DONOR out of charitable and for utilization for public purpose for the people and residents of Kompally village, facilitate them by developing roads exclusively the DONOR hereby mentioned as in the schedule property hereto and the DONEE has accepted the same.

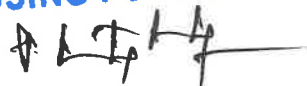
NOW THIS DEED OF GIFT SETTLEMENT WITNESS AS FOLLOWS

1. That in pursuance of the said intention and in consideration of Humanitarian Ground, which said DONOR have for the said DONEE. The DONOR out of his own free will with sound mind and without coercion, force, undue influence or consideration from anybody whomsoever, etc, does, hereby convey grant, transfer and confirm unto the said DONEE all that piece of parcel road effected area admeasuring 778.75 Sq.Mtrs or 931.52 Sq. Yds **Survey No.129**, situated at **KOMPALLY Village**, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana, more clearly described in the Schedule Property hereto.

2. The DONOR hereby declares that the property under this deed herein is free from prior sales, mortgages, gifts, will liens & Encumbrances etc,

Contd.....4

For PMR HOUSING PVT. LTD.



Authorised Signatory

Bk - 1, CS No 8490/2024 & Doct No
8290/2024.

Sheet 3 of 6 Sub Registrar
Medchal (R.O)



Generated on: 04/07/2024 01:39:39 PM



3. The DONOR hereby declares that the DONEE herein has become an absolute owner of the said property and shall enjoy the same or facilitate them by developing open area, purpose of all residents villagers of Kompally village the DONEE shall enjoy the right to use open area of all residents villagers of Kompally village without any discrimination of cast, creed, Sex, Race or Religion and to fulfill the purpose for which it is effected through This Deed from the said DONOR to the said DONEE.

4. The Schedule land is not attracted by the provision of A.P land reforms (Ceiling on Agriculture Holdings) Act of 1973.

5. The Land mentioned in the Document is not an assigned Land as defined in Assigned Lands (Prohibition of Transfers) Act No. of 1977

6. THAT the Stamp duty on the said land is exempted Vide item No.134 of Notification No.13. Dated 17-12-1938.G.O.Ms.627, Rev, Dated 20-06-1970 Page 473 of A.P Stamp Manual.

7. That the value of is Rs.1,66,75,000 @ Rs.17900/- per sq.yard.

SCHEDULE OF THE PROPERTY

All that the road widening area is admeasuring 778.75 Sq.Mtrs or 931.52 Sq. Yds proposed 250"-0" wide HMDA master plan road Nagpur-Hyderabad Highway) in **Survey No.129**, situated at **KOMPALLY Village**, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana, bounded as follows:

NORTH : SURVEY NOS. 129 & 131
SOUTH : EXISTING 4.5MTR ROAD / PROPOSED 9 MTRS ROAD
EAST : MAIN ROAD NH-44
WEST : NEIGHBOURS PROPERTY

IN WITNESS where of the DONOR have signed this Deed of Gift on the day, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

1 

2. 

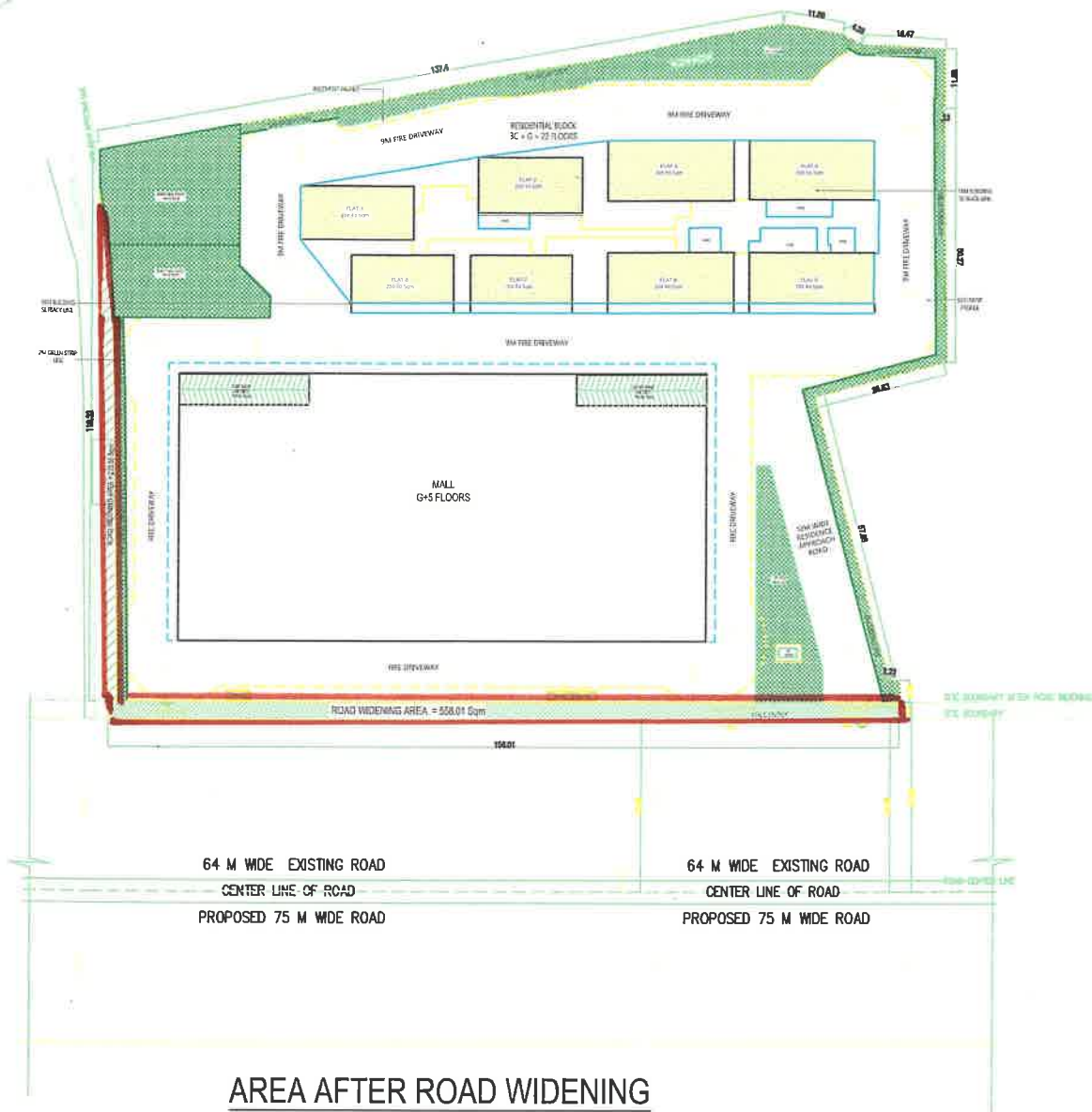
For PMR HOUSING PVT. LTD.


DONOR
Authorized Signatory

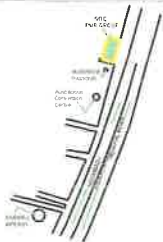
Bk - 1, CS No 8490/2024 & Doct No
8290/2024. Sheet 4 of 6 Sub Registrar
Medchal (R.O)

Generated on: 04/07/2024 01:39:39 PM





AREA AFTER ROAD WIDENING



LOCATION PLAN
(NOT TO SCALE)

Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL HIGH RISE APARTMENT AND MALL AND MULTIPLEX CONSISTING OF 3 BASEMENTS+ GROUND +22 UPPER FLOORS (RESIDENTIAL) AND 3 BASEMENTS+G+5 UPPER FLOORS (MALL & MULTIPLEX) IN OPEN PLOT, SURVEY NO.129, SITUATED AT KOMPALLY VILLAGE, QUTHBULLAPUR MANDAL, MEDCHAL- MALKAJGIRI DISTRICT.

BELONGING TO :

M/S. PMR HOUSING PRIVATE LIMITED,

REPRESENTED BY ITS DIRECTOR,

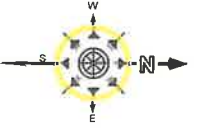
SRI.PEDDI PRATAP REDDY

S/O. SRI.PEDDI MOHAN REDDY

For PMR HOUSING PVT. LTD.

[Signature]

Authorised Signatory

PREFERENCE	AREA DETAILS	HANDED OVER BY:
ROAD EFFECTED: 	TOTAL PLOT AREA = 19934.62 Sq.mts.	
	ROAD EFFECTED AREA = 778.75 Sq.mts.	
	NET PLOT AREA = 19155.86 Sq.mts.	
	TOTAL BUILT UP AREA = 58968.16 Sq.mts	
NOTES	SIGNATURE	TAKEN OVER BY GHMC:
	1. <i>[Signature]</i>	
	2. <i>[Signature]</i>	

Bk - 1, CS No 8490/2024 & Doct No
8290/2024. Sheet 5 of 6 Sub Registrar
Medchal (R.O)

PMR HOUSING

APPROVED 2 JUL

Generated on: 04/07/2024 01:39:39 PM





భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



ఆధార్

వివరాలు:
S/O: పిల్ల యాదగిరి, 4-29, సుతారిగుడం,
సుతారిగుడం, గండ్లకోయ్, గొడ్లవల్లి, కే.వి. రంగారెడ్డి,
తెలంగాణ - 501401

Address:
S/O: Yellam Yadagiri, 4-29, sutharigudem,
sutharigudem, Kandlakoi, PO: Gowdavalli,
DIST: K.v. Rangareddy,
Telangana - 501401



8461

VID : 9173 9923 6723 4355

☎ 1947

✉ help@uidai.gov.in

🌐 www.uidai.gov.in

Bk - 1, CS No 8490/2024 & Doct No 8290/2024.
Sheet 6 of 6 Sub Registrar
Medchal (R.O)

Generated on: 04/07/2024 01:39:39 PM

