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936/2025



తెలంగాణ తేలంగానా TELANGANA

AY 449781

Tran Id: 250228115213272614
 Date: 28 FEB 2025, 11:54 AM
 Purchased By:
 M. NARESH CHOWDARY
 S/o M. LAXMI NARAYANA
 R/o HYDERABAD
 For Whom
 M. MUDDANA INFRA

PITTALA SRINIVAS
 LICENSED STAMP VENDOR
 Lic. No. 15-31-002/2015
 Ren.No. 15-31-001/2024
 2-93, INAMGUDA VILLAGE,
 (FORMERLY HAYATHNAGAR
 MANDAL), ABDULLAPURMET
 MANDAL, RANGA REDDY
 DISTRICT
 Ph 9966373412

GIFT (SETTLEMENT) DEED**(IN FAVOUR OF GRAMPANCHAYAT KAWADIPALLY)**

This Deed of Gift (Settlement) is made and executed on this 28th day of February, 2025, by:

M/s. MUDDANA INFRA, PAN No. ABVFM3166H, A Partnership firm having registered office at Villa No's. 142 & 143, Jayabheri Green Park Avenue, Suchitra X Roads, Jeedimetla, Hyderabad-500 067, **Represented by its Partners:**

i. MUDDANA NARESH CHOWDHARY, S/o. M. LAXMI NARAYANA, Hindu, aged about 47 years, Occupation: Business, R/o. Flat No. 802, E Block Trendset, Jayabheri Elevate, Kondapur Road, Near Kothaguda Junction, Hi-Tech City, Kondapur, Ranga Reddy District, Aadhaar No. XXXX XXXX 2389,

ii. MUDHANA NAVEEN CHOUDARY, S/o. M. LAXMI NARAYANA, Hindu, aged about 48 years, Occupation: Business, R/o. Plot No. 142 and 143, Green Park Avenue, Beside Chennai Shopping Mall, Suchitra Junction, Jeedimetla, Medchal-Malkajgiri District, Aadhaar No. XXXX XXXX 0860.

(Hereinafter called the "DONOR" of the first part);

For MUDDANA INFRA
Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Abdullapurmet 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 7 on the 28th day of FEB, 2025 by Sri M.N.Chowdary

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

Sl No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	DR	Aadhar No XXXXXXXX0860 NAME: MUDHANA NAVEEN CHOUDHARY S/O MUDHANA LAXMI NARAYANA JEEDIMETLA, MEDCHAL, K.V. RANGAREDDY, TELANGANA, 500067	 M/S. MUDDANA INFRA REP. BY. M. [1531-1-2025-970]	 7-1-16
2	DR	Aadhar No XXXXXXXX2389 NAME: MUDDANNA NARESH CHOWDARY C/O M. LAXMINARAYANA KONDAPUR, SERILINGAMPALLY, K.V. RANGAREDDY, TELANGANA, 500084	 M/S. MUDDANA INFRA REP. BY. [1531-1-2025-970]	 Narex

Identified by Witness:

Sl No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX0446 NAME: MADIREDDY SUDHIR S/O. LATE MADIREDDY SUDARSHAN RAO Ameerpet, Hyderabad, Andhra Pradesh, 500038	 M. SUDHIR AMEEREPT, HYD [1531-1-2025-970]	 M. S. C
2	Aadhar No: XXXXXXXX9670 NAME: MUDDANA CHATRAPATHI C/O LATE MUDDANA JANAKI RAMAIAH Kukatpally, Kukatpally, Medchal, Malkajgiri, Telangana, 500072	 M. CHATRAPATHI KUKATPALLY, MEDCHAL MALKAJGIRI [1531-1-2025-970]	 Chatrapathi

Biometrically Authenticated by
SRO A. SUMITHA RANI
on 28-FEB-2025 13:13:02

28th day of February, 2025

Signature of Sub Registrar
Abdullapurmet

FOR MUDDANA INFRA

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Partner



IN FAVOUR OF

THE GRAMPANCHAYAT OF KAWADIPALLY VILLAGE, ABDULLAPURMET MANDAL, RANGA REDDY DISTRICT.

(Hereinafter called the "DONEE" of the other part)

The terms "THE DONOR" and the "THE DONEE" herein used shall wherever the context to admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc.,

Whereas the Company DONOR is the absolute owner to the extent of 22445.08 Sq.Yards., Or 18766.95 Sq.Mtrs., in Survey No. 495, and in Survey No. 495/1, Situated at KAWADIPALLY Village and Grampanchayath, Abdullapurmet Mandal, Ranga Reddy District, Telangana State, having through Registered Sale Deed Doct. No. 561/2024, Dt: 03/07/2024 and Sale Deed Doct. No. 1016/2024, Dt: 09/10/2024 registered at Tahsildar & Jt..Sub-Registrar, Abdullapurmet and Pattadhar Pass Book No. T05010290591, Katha No. 60445, Issued by Tahsildar Abdullapurmet Mandal, Ranga Reddy District.

And whereas the Donor applied for obtained layout Extent of 22445.08 Sq.Yards., Or 18766.95 Sq.Mtrs., permission from HMDA Authorities Vide Layout File No. 009200/LO/HMDA/2338/GHT/2024, Dated: 23-01-2025 for the Sy. No's. 495 and 495/1, Situated at KAWADIPALLY Village and Grampanchayath, Abdullapurmet Mandal, Ranga Reddy District,

And whereas the "DONOR" having the above said Property affected under proposed 100' Road WIDENING AREA i.e. 663.72 Sq.Yards or 554.95 Sq.Mtrs., as per physical possession in SURVEY NO'S. 495 and 495/1, Situated at KAWADIPALLY Village and Grampanchayath, Abdullapurmet Mandal, Ranga Reddy District.

WHEREAS the "DONOR" are desirous of Settling the said Proposed 100' Road area in favour of the "DONEE" in order to enable the "DONEE" to develop for public utility purpose. Without any monetary consideration but of charitable disposition and the "DONEE" agreed to accept the same.

And whereas the "DONOR" having the above said Property affected under NALA and BUFFER WIDENING AREA i.e. 326.47 Sq.Yards or 272.97 Sq.Mtrs as per physical possession in SURVEY NO'S. 495 and 495/1, Situated at KAWADIPALLY Village and Grampanchayath, Abdullapurmet Mandal, Ranga Reddy District.

For MUDDANA INFRA

Namit

Shiv

Partner

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						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	1000	0	0	0	1100
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	11500	0	0	0	11600

Rs. 1000/- 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. 2079500/- was paid by the party through E-Challan/BC/Pay Order No ,800ZQS280225 dated ,28-FEB-25 of ,AXISR/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 11550/-, DATE: 28-FEB-25, BANK NAME: AXISR, BRANCH NAME: , BANK REFERENCE NO: 5826016264933, PAYMENT MODE: NB-1001138, ATRN: 5826016264933, REMITTER NAME: M NARESH CHOWDARY, EXECUTANT NAME: MS MUDDANA INFRA, CLAIMANT NAME: GRAMPANCHAYAT KAWADIPALLY).

Date:

28th day of February, 2025

Signature of Registering Officer
Abdullapurmet

Certificate of Registration

Registered as document no. 936 of 2025 of Book-1 and assigned the identification number 1 - 1531 - 936 - 2025 for Scanning on 28-FEB-25 .

A. Sunitha
Registering Officer
Abdullapurmet
(A. Sunitha Rani)



WHEREAS the "DONOR" are desirous of Settling the said affected under **NALA BUFFER WIDENING AREA** in favour of the "DONEE" in order to enable the "DONEE" to develop for public utility purpose. Without any monetary consideration but of charitable disposition and the "DONEE" agreed to accept the same.

NOW THEREOF THIS DEED OF WITNESSES that in consideration of **PUBLIC UTILITY** disposition by the "DONOR" towards **100' Road WIDENING** and affected under **NALA BUFFER WIDENING** without any coercion and influence of anyone, the "DONOR" do hereby grant, transfer, assign convey and "DONEE" absolutely and free from encumbrances in favour of the "DONEE" all the said property described in the schedule hereto no in occupation and enjoyment privileges easements and appurtenances whatsoever in or to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to be long or be appurtenant thereto and all the estate, right, title and interest or claim and demand whatsoever of the "DONOR" in or to the said property. The "DONEE" absolutely shall hold and enjoy the same as absolute owner for the public utility purpose for construction of parks.

The "DONOR" have given possession of the said property to the "DONEE" who shall hold develop the same without any interruption from the "DONOR" or anyone claiming through or under or in trust for "DONOR" and Developers/Marketers. The same will be utilized by the Public.

The "DONOR" do hereby declare that he is the sole and absolute owner of the said property and that no other person or persons have any right. Title or interest in the said property.

The Schedule Mentioned property not for sale, development purpose only for Grampanchayath.

The "DONEE" may get the said property mutated in its name of the Grampanchayath Records and the "DONOR" agree to co-operate with it in this behalf.

In any case is the "DONOR" find difficulties for the above said property to settled to settle or any litigation arises then the property will be cancelled the "DONOR"

The land is not an assigned land within the meaning of T.S. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Govt. or their Agencies/Undertakings.

The Stamp Duty payable on this instrument is exempt vide G.O.N.627, Reg dt: 20-06-1970 Vide item 134 in Notification No.13, dt: 17-12-1938.

For MUDDANA INFRA

Narayana *Shri*
Partner

The Present Market Value of the Schedule mentioned property is **Rs.20,79,500/- @ Rs.2100/- Per Sq.Yrd,** for Area of **990.19 Sq.yards Or 827.92 Sq.mtrs**

SCHEDULE OF THE PROPERTY-1

All that the Proposed 100' road widening admeasuring an extent of **663.72 Sq.Yards or 554.95 Sq.Mtrs.,** in Survey No. 495 and 495/1, Situated at **KAWADIPALLY Village and Grampanchayath, Abdullapurmet Mandal, Ranga Reddy District,** bounded by.

NORTH : EXISTING 30' WIDE ROAD AND PLOT NO.'S 57 & 72.
SOUTH : PROPOSED 100' WIDE ROAD.
EAST : NEIGHBOURS LAND.
WEST : PROPOSED 25' WIDE ROAD.

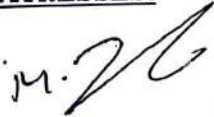
SCHEDULE OF THE PROPERTY-2

All that the Effected Under **NALA and BUFFER WIDENING AREA** admeasuring an extent of **326.47 Sq.Yards or 272.97 Sq.Mtrs.,** in Survey No. 495 and 495/1, Situated at **KAWADIPALLY Village and Grampanchayath, Abdullapurmet Mandal, Ranga Reddy District,** bounded by.

NORTH : NEIGHBOURS LAND.
SOUTH : 30' WIDE ROAD, PLOT NO. 3 & 16 AND SOCIAL INFRA.
EAST : NEIGHBOURS LAND.
WEST : PLOT NO. 16.

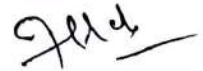
IN WITNESS WHEREOF THE DONOR and DONEE here unto have set, their hands to this Deed of Gift Settlement with their free will and sound mind on this day month and the year first above written in presence of the following witnesses.

WITNESSES:

1. 
2. 

For MUDDANA INFRA

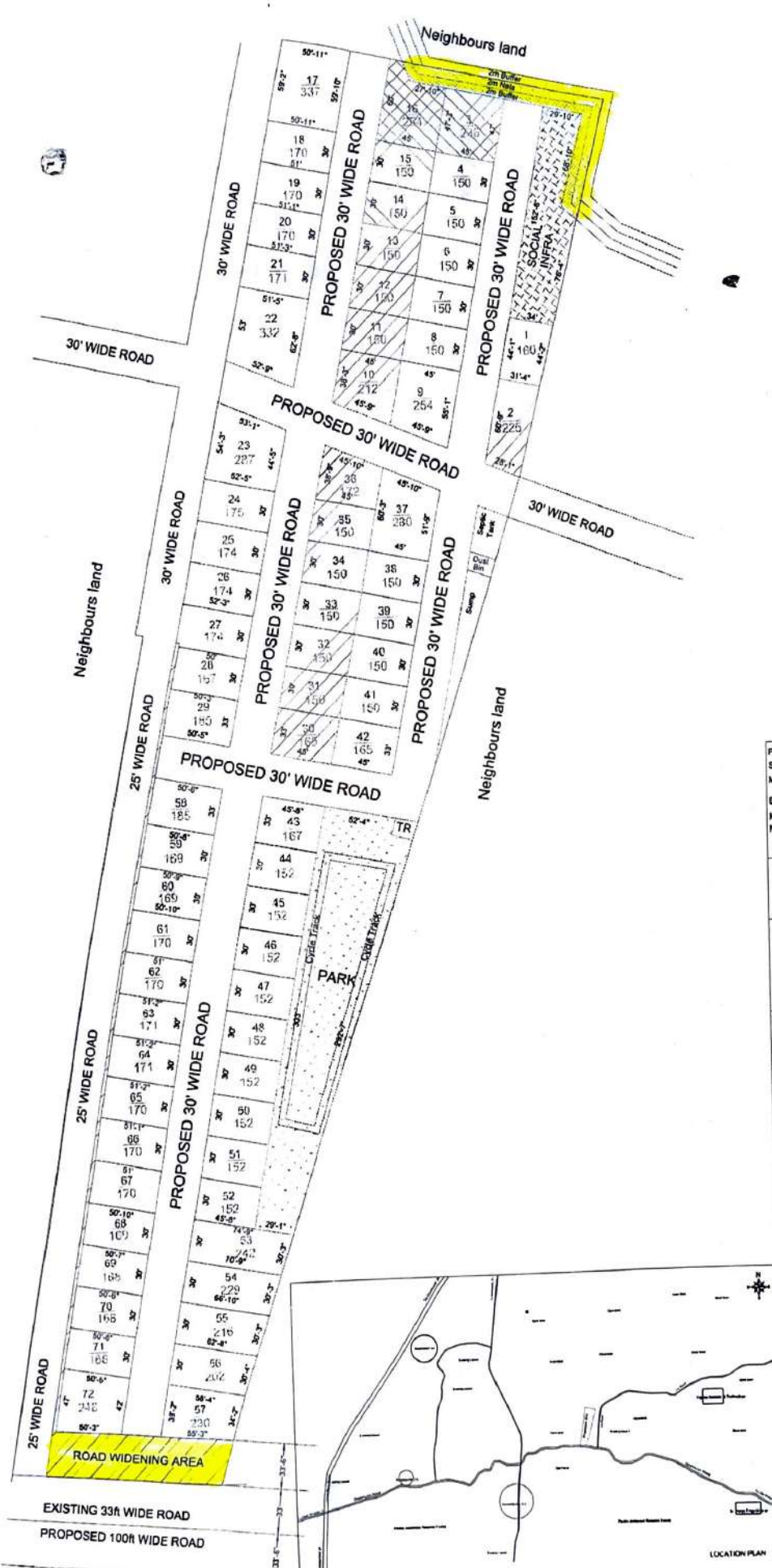




Partner

DONOR

DONEE



PLAN SHOWING THE DRAFT LAYOUT IN SY No. 496,
SITUATED AT KAWADIPALLY VILLAGE, ABDULLAPUR MET
MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE
BELONGING TO:
MUDDANA INFRA REPRESENTED BY
MUDDANA NAVEEN CHOUDHARY

STATEMENT OF AREAS

PROPOSED LAY OUT BOUNDARY:

EXISTING ROADS:

PROPOSED ROADS:

SEPTIC TANK (S.P):

HARVESTING PITS 4X4X4:

AVENUE PLANTATIONS(TREES):

SUMP:

OVERHEAD WATER TANK (O.H.T):

TRANSFORMER (TR):

HARVESTING PITS:

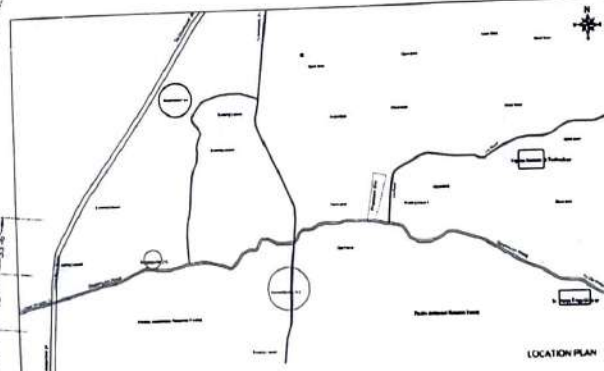
MANHOLE:

SCALE: 1:800
SCALE: 1:50

TOTAL LAYOUT AREA: A/c. 04 - 25.50 Ch / 22445.11 Sq.yds / 18768.87 Sq.mts
ROAD WIDENING AREA: 863.72 Sq.yds / 504.85 Sq.mts
NET LAYOUT AREA: 21781.29 Sq.yds / 18212.01 Sq.mts
NO. OF PLOTS: 72 Nos

LAND USE ANALYSIS

DESCRIPTION	Sq. yds	Sq. mts	%
PLOTTED AREA	12938.10	10818.73	59.40
ROAD AREA	8057.70	5085.00	27.81
PARK AREA	1834.29	1386.47	07.50
HALA AND BUFFER AREA	328.47	272.87	01.50
SOCIAL INFRASTRUCTURE	545.78	456.34	02.50
UTILITY AREA	278.08	232.47	01.28
TOTAL AREA	21781.29	18212.01	100.00 %
MORTGAGE PLOTS - 02, 10 to 13, 30 to 36 - 1636.81 Sq.mts / 1857.37 Sq.yds - 15.13 %			
MORTGAGE PLOTS FOR HALA - 3, 14 to 18 - 661.04 Sq.mts / 780.58 Sq.yds - 03.11 %			





FEE INTIMATION LETTER

Application No. : **009200/LO/HMDA/2338/GHT/2024**

Date : **23/01/2025**

To

Sri/Smt.

Sri MUDDANA INFRA

**Plot No. 142 143, Green Park Avenue, Jeedimetla Village, Qutbullapur, Medhchal Malkajgiri District,
Pin Code - 500067**

Sir,

Sub : HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Planning Department - Application for approval of Draft Layout with Open Plot in Survey Nos. **49p** of **KAWADIPALLE** Village, **ABDULLAPURMET 1** Mandal, **Ranga Reddy** District to an extent of **18766.95** Sq. Mtrs. - Intimation to pay development and other charges and action to fulfill the precedent conditions for processing the case further - Reg.

With reference to your application cited above, it is to inform that your proposal for approval of Draft Layout with Open Plot as mentioned in the subject cited in Survey No. **49p** of **KAWADIPALLE** Village, **ABDULLAPURMET 1** Mandal, **Ranga Reddy** District to an extent of **18766.95** Sq.mt. is under process as per provisions of Section 19 of HMDA Act, 2008 rules and regulations.

To process the application further, the following charges to be remitted through separate challan in favour of Metropolitan Commissioner, HMDA through online Payment System to take further action in the matter for approval of yours Residential Draft Layout with Open Plot.

The details of the charges as follows:

Sr.No.	Description	Amount
HMDA charges		
1	Audit Inspection Charges	10,000.00
2	Capitalization Charges	20,48,193.00
3	Development Charges (land)	25,37,077.00
4	Processing Charges For Total Site Area	1,81,220.00
5	Publication Charges	5,000.00
6	Road Impact Fee	25,37,077.00
Local Body charges		
1	GIS development fee	4,478.00
2	Layout Fee GP	18,122.00
3	Layout Betterment Charges GP	6,50,217.00
4	Security Fee GP	36,244.00
5	TGbPASS Charges	50,000.00

Total : 80,77,628.00

Initial amount paid by applicant

:

10,000.00

Balance amount to be paid by applicant

:

80,67,628.00

(Eighty Lacs Sixty Seven Thousand Six Hundred Twenty Eight Only)

You are requested to pay the above charge within one month i.e. before Date **22 February, 2025** and submit challan for further necessary action.

General Conditions for Compliance:

1. The Applicant shall pay DC, PC and other charges within 30 days
2. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged.
3. The applicant shall mortgage for plot / Villa nos. **30,31,32,33,34,35,36,15,14,13,12,11,10,2,16,3** (total **16** number of plots) i.e. **1636.61** Sq.mtrs (**21.24** %) through registered deed in favour of Metropolitan Commissioner, HMDA and the same shall be submitted to HMDA.
4. The applicant shall not construct the compound wall around the site under reference.(in case of open layouts)
5. The applicant shall follow the conditions imposed by HMDA.
6. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule
7. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects .
8. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
9. The applicant shall provide the STP and septic tank as per standard specification.
10. Any conditions laid by the authority are applicable.
11. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub -Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.
12. The applicant shall handover the Layout roads area **5065** Sq.mtrs (**27.95** %), Open space area **1366.48** Sq.mtrs (**7.54** %) Social infrastructure area **456.35** Sq.mtrs (**2.52** %) to the Local Body before release of Final Layout plans by HMDA.
13. The submitted architect signature made on the plans and Undertaking on Rs.100 Non Judicial Stamp paper if any discrepancy and misinterpretation, in case in future any objections raised by the concerned architect, the technically approved Layout plans will be withdrawn and cancelled without any notice and action will be taken as per law.
14. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided
15. The Owner/Developers shall be responsible for the safety of construction workers
16. If in case above said condition is not adhered HMDA/Local Authority can withdraw the said permission.
17. The HMWS and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
18. The applicant shall pay complying to conditions and fee shall be paid within 30 days from the date of Fee intimation letter. If the fee is not paid within 30 days then interest @12% per annum shall be charged for the delay period.

Precedent Conditions for Compliance:

1. The Owner/Developers shall ensure the safety of construction workers.
2. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
3. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
4. If in case above said condition is not adhered HMDA/Local Authority can withdraw the said permission. Your compliance on the above should reach the undersigned within one month i.e., before date **22 February, 2025** failing which further action will be taken as per the extend of law.

This shall not be construed as approval of the proposal and permissions for development.

Additional Conditions

1. The applicant has to submit before and after EC's along with mortgage deed.
2. The applicant has to submit HMDA acknowledgment for mortgage submitted.
3. The applicant shall handover area under proposed 100 ft road to an extent of 554.60 Sq.mtrs to local body at free of cost through registered gift deed and shall submit the same to HMDA before release of draft layout plans by HMDA
4. The applicant shall handover affected under NALA buffer to an extent of 272.97 Sq.mtrs to local body at free of cost through registered gift deed and shall submit the same to HMDA before release of draft layout plans by HMDA
5. The owner/developer shall also mention the above conditions in the pamphlet/Brochure and the sign boards etc. for promoting this layout located in peri urban use zone.
6. Maximum height shall be 15 mtrs for residential use.
7. The owner/developer shall specifically mention these conditions while disposing the plots in this layout in the agreement of sale and the sale deed.
8. The applicant shall utilize Residential Buildings with ground coverage not exceeding 25%.
9. The applicant shall follow the conditions mentioned in NOC issued by the Irrigation Department.
10. To submit the NALA conversion certificate from Revenue Department or Mortgage additional 5% of plotted area.

Yours Faithfully

Name : METROPOLITAN COMMISSIONER
HMDA
Date: 23/01/2025 3:57:03 PM
Designation : COMMISSIONER



**For Metropolitan Commissioner
COMMISSIONER**

Date : 23/01/2025

This is computer generated letter, doesn't require any signatures.

In Case of Deemed Approval, If fee is not paid within 15 days, deemed approval stands cancelled.

