



Government of Telangana Registration And Stamps Department

2235/2025

Payment Details - Citizen Copy - Generated on 10/04/2025, 01:21 PM

SRO Name: 1610 Golconda

Receipt No: 2550

Receipt Date: 10/04/2025

Name: DEEPIKA MALLABADI

Transaction: Gift in f/o Local Bodies (G.O 137)

CS No/Doct No: 2318 / 2025

Chargeable Value: 40383500

DD No:

Challan No:

E-Challan No: 7669SF080425

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 08-APR-25

E-Challan Bank Name: ICICIC

Bank Branch:

E-Challan Bank Branch:

Account Description

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES ELEVEN THOUSAND FIVE HUNDRED ONLY

Cash

Challan

DD

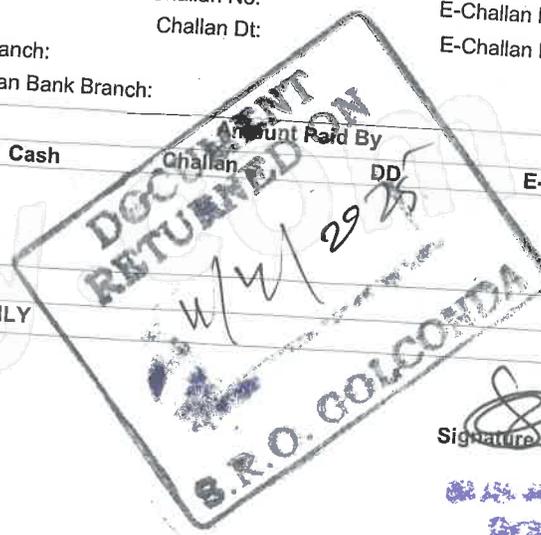
E-Challan

10000

1000

500

11500



Prepared By: MDNOMAN

JTP

655428

Signature by SR

SEAL OF THE REGISTRAR
GOLCONDA
HYDRABAD (SOUTH)

BOOK NO 22.35/2025

2318



తెలంగాణ తేలంగానా TELANGANA

BD 072848

Tran Id: 250324131036820528
Date: 24 MAR 2025, 01:11 PM
Purchased By:
VIJAY MALGE
S/o SHIROMANI MALGE
R/o GACHIBOWLI
For Whom
CASAGRAND HYDERAWISE PRIVATE LIMITED

Denomination: 100

Sub Registrar
Ex. Officio Stamp Vendor
SRO:KUKATPALLY

GIFT SETTLEMENT DEED TO GREATER HYDERABAD MUNICIPAL CORPORATION

This GIFT SETTLEMENT DEED is made and executed on this the 10TH day of APRIL 2025 at Hyderabad by:

M/s GSG Builders & Infrastructure Limited [CIN: U45200TG2002PLC039353] [PAN: AABCG9534F] a company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office at G.S. Plaza, Plot No. 4, 8-2-672, Road No. 1, Banjara Hills, Hyderabad – 34 represented by its Development Agreement cum General Power of Attorney ("DAGPA") Holder vide document bearing number 6973 of 2023 dated 21st October, 2023, Casagrاند Hyderabadwise Private Limited [CIN: U70109TN2021PTC148904] [PAN: AAKCC0096K], a company incorporated under the provisions of the Companies Act, 2013, having its registered office at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai – 600 041 and branch office at AR Square, Plot No.13, Door No. 4-50, Jayabheri Enclave, Gachibowli, Hyderabad – 500032, represented by its Authorized Signatory Smt. Deepika Mallabadi, W/o. Sri. Jayavant Kumar, R/o. Flat No. 523, Karthikeya Bliss, Praneeth Pranav Antilia Road, Bachupally, Medchal-Malkajgiri District, Hyderabad, Telangana - 500090, Aadhar No.: 2621 6217 8236, Ph. No 9840571328, authorized vide Board Resolution dated 21st February, 2025.

For Casagrاند Hyderabadwise Private Limited


Authorized Signatory

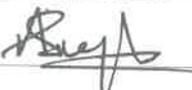
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Golconda 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 10th day of APR, 2025 by Sri Deepika Mallabadi

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	DR	<p>Aadhar No XXXXXXXX8236</p>  <p>NAME: DEEPIKA MALLABADI W/O JAYAVANT KUMAR BACHPALLE, MEDCHAL-MALKAJGIRI, TELANGANA, 500090</p>	 <p>DEEPIKA MALLABADI [R] C [1610-1-2025-2318] DEEPIKA MALLABABI[R]CASEGRAND HYDERWISE PRIVATE LIMITED</p>	 

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
2	<p>Aadhar No: XXXXXXXX9801</p>  <p>NAME: RATHLAVATH PRAKASH S/O RATHLAVATH BUDDA NAYAK Annaram, Mahbubnagar, Andhra Pradesh, 509120</p>	 <p>R PRAKASH:10/04/2025.1 [1610-1-2025-2318] R PRAKASH 2- 68,ANNARAM,MAHABUBNAGAR,TG,509130</p>	 
	<p>Aadhar No: XXXXXXXX9877</p>  <p>NAME: AMAN SINGH HAZARI SAT ANARAYANA SINGH HAZARI Asifnagar, Hyderabad, Telangana, 500006</p>	 <p>AMAN SINGH HAZARI:10/04/2025.1 [1610-1-2025-2318] AMAN SINGH HAZARI 13-1-575,UPPER DHOOLPET,HYD</p>	 

10th day of April,2025

Signature of Sub Registrar
Golconda

Biometrically Authenticated by
PRO NEMMIKANTI SRINIVASULU
on 10-APR-2025 13:28:02

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	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. 40383500/- was paid by the party through E-Challan/BC/Pay Order No ,7669SF080425 dated ,08-APR-25 of ,ICICIC/

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Bk - 1, CS No 2318/2025 & Doct No 2235/2025. Sheet 1 of 7 Sub Registrar Golconda

Hereinafter called the "Donor", which expression shall unless repugnant to the subject or context include all its executors, administrators, legal representatives, nominees, successors-in-office and permitted assignees.

IN FAVOUR OF

COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION, having its office at CC Complex Tank Bund Road, Lower Tank Bund Hyderabad - 500063.

Hereinafter called the "Donee", which expression shall unless repugnant to the subject or context include its successors-in-office.

The Donor and the Donee shall be collectively referred to as "Parties".

WHEREAS the Donor herein is the sole & absolute lawful owner and is in peaceful possession of the land to an extent of approximately **25500.49 Sq. yards** or **21321.65 Sq. meters** in Survey Nos. 197, 198, 199, 200 and 204 situated at Gudimalkapur Village, Hyderabad District, Telangana, (hereinafter referred to as "Subject Property"), having acquired the same vide the Sale Deeds as mentioned below:

<u>Sl. No.</u>	<u>Sale Deed Number</u>	<u>Dated</u>
1	2426 of 2008	23 rd May, 2008
2	2427 of 2008	
3	2428 of 2008	
4	2429 of 2008	
5	2430 of 2008	
6	2431 of 2008	
7	2432 of 2008	
8	1010 of 2019	12 th February, 2019

AND WHEREAS the Donor is developing a residential project in a gated community (with compound wall) consisting of residential apartments ("the Project") over the Subject Property and has applied for Building Plan Permit from Greater Hyderabad Municipal Corporation ("GHMC"), vide Building Application File No: **005919/GHMC/2844/CHR1/2024 - BP** dated **4th June, 2024** and the same is under process.

In context thereof, the Donor herein is donating the area designated for road widening from the Subject Property, without any consideration. This donation is for the public benefit and to facilitate obtaining the necessary permissions for the Project from GHMC.

In accordance to the provision mentioned in the forgoing and as per the GHMC Fee Intimation Letter dated **20th March, 2025**, regarding the Donor's Application, the Donor has decided to donate the area earmarked in the attached plan to the Donee.

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 11550/-, DATE: 08-APR-25, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 9729551166525, PAYMENT MODE: NB-1001138, ATRN: 9729551166525, REMITTER NAME: CASAGRAND HYDERWISE PRIVATE LIMITED, EXECUTANT NAME: CASAGRAND HYDERWISE PRIVATE LIMITED, CLAIMANT NAME: GREATER HYDERABAD MUNICIPAL CORPORATION).

Date:

10th day of April, 2025

**Signature of Registering Officer
Golconda**

Certificate of Registration

Registered as document no. 2235 of 2025 of Book-1 and assigned the identification number 1 - 1610 - 2235 2025 for Scanning on 10-APR-25 .

**Registering Officer
Golconda
(N Srinivasulu)**

**Bk - 1, CS No 2318/2025 & Doct No
2235/2025.**

**Sub Registrar
Golconda**

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The Donor herein and hereby voluntarily gifts all that part and parcel of road widening area totally admeasuring **1,460.44 Sq. yards** or **1221.11 Sq. meters** out of Subject Property which is admeasuring approximately **25,500.49 Sq. yards** or **21,321.65 Sq. meters** in favor of the Donee for public use.

This Gift Settlement Deed is intended to enable the Donee to effectively provide services as outlined in the Municipality Act, 2019, without any expectation of compensation.

That the value of the gift area admeasuring **1,460.44 Sq. yards** or **1221.11 Sq. meters** is **Rs. 4,03,23,600/- (Rupees Four Crore Three Lakhs Twenty-Three Thousand and Six Hundred Only)**.

The Donor hereby declares that the particulars furnished above are true and correct as required under Section 27 of the Indian Stamp Act, 1899 and the Parties agree to abide by the provisions of Indian Stamp Act, 1899 to pay the amounts due including previous arrears if any under any Section of Indian Stamp Act in lieu of prosecution under Section 64 of Indian Stamp Act.

SCHEDULE OF PROPERTY

All that land affected under the Master Plan Road to an extent of **1,460.44 Sq. yards** or **1221.11 Sq. meters** out of total land admeasuring approximately **25,500.49 Sq. yards** or **21,321.65 Sq. meters** situated at Door Nos. 13-6-419, 13-6-420, 13-6-422/A, 13-6-423/A, 13-6-424/A, & 13-6-425/A in Survey nos. 197, 198, 199, 200, and 204i situated at Moghul Ka Nala, Gudimalkapur Village, Hyderabad District, Telangana, bounded by:

North: Neighbour's Property and the property of Smt. Soudamani Devi.

South: 30 M Wide Existing Road

East: Donor's Land

West: Proposed 18 M Master Plan Road

And more clearly delineated in the plan annexed hereto and marked in Red Colour.

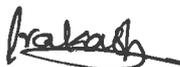
IN WITNESS WHEREOF, the Donor herein has signed this Gift Settlement Deed with its own free will consent on this day, month and year first above mentioned in presence of following witnesses:

For Casagrand Hyderwise Privated Limited


Authorized Signatory

Signature of the Donor

Witnesses:

1. 

2. 

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2235/2025.

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Golconda

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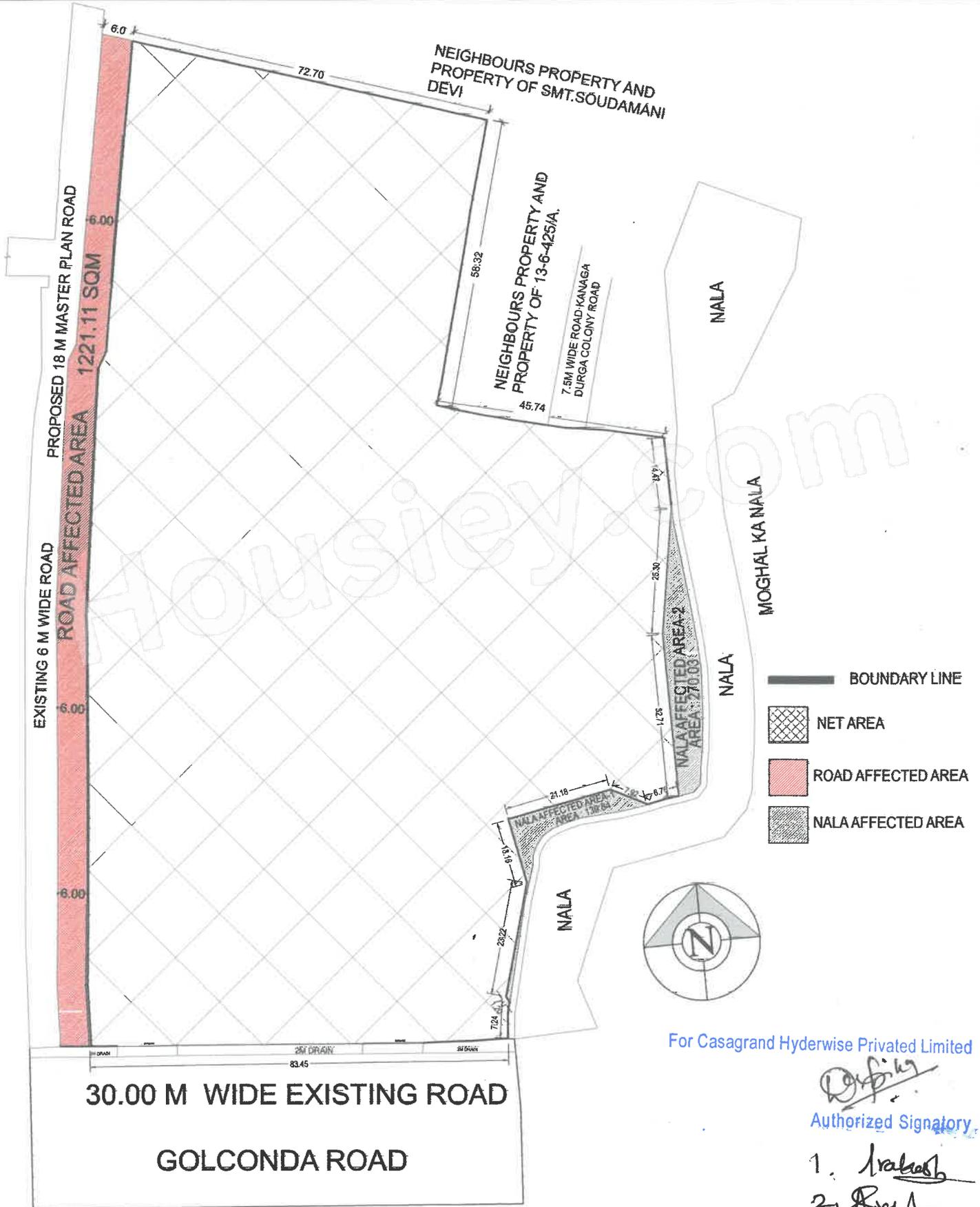
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PLAN SHOWING THE PROPOSED MASTER PLAN ROAD AFFECTED AREA IN BLOCK-19, WAKD-11, GHMC H.NO:13-6-419 & 420, 13-6-422/A TO 425/A IN SY No'S.197/P,198/P,199/P, 200/P & 204 AT KARWAN , GUDIMALKAPUR VILLAGE, HYDERABAD DIST.

BELONGS TO :

M/S G.S.G.BUILDERS & INFRASTRUCTURE LIMITED REPRESENTED BY DAGPA HOLDER M / S. CASAGRAND HYDERWISE PVT LTD HYDERABAD.



For Casagrاند Hyderabad Private Limited

[Signature]
Authorized Signatory

1. *[Signature]*
2. *[Signature]*

SITE PLAN FOR ROAD AFFECTED AREA

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2235/2025.

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Sub Registrar
Golconda

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF CASAGRAND HYDERABAD PRIVATE LIMITED HELD ON FRIDAY THE 21ST FEBRUARY, 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT NPL DEVI, NEW NO 111, L. B ROAD, THIRUVANMIYUR, CHENNAI - 600041.

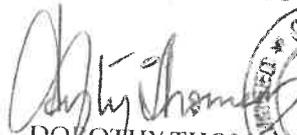
"RESOLVED THAT the Board be and hereby authorize, Ms. DEEPIKA MALLABADI [Aadhar No. 2621 6217 8236] Authorized Signatory of the Company to sign, to execute/receive deeds, agreements and documents like Joint Development Agreement, Lease and Rental Agreements, Agreements for Sale, Sale Deed, Purchase Deed, Gift Deed, Purchase Agreement, Mortgage Deed, Construction Agreement, Cancellation of Deeds and Agreements, Memorandum of Understanding, Power of Attorney, General Power of Attorney, to present the Signed Documents before the concerned /jurisdictional Sub Registrar to discharge the same as may be required for the above said purposes for Casagrاند Hyderabad Private Limited.

RESOLVED FURTHER THAT the Board authorizes Ms. DEEPIKA MALLABADI to sign and execute indemnity/undertaking in favour of banks/financial institutions/proposed buyers and to sign all necessary documents, applications, plans and any documents related to approval to obtain planning permit, building permit and other required approvals from HIMDA, GHMC, Local Bodies, TG RERA and other government authorities and to execute all loan documents in favour of Bank/any financial institution for the purposes of obtaining APF and such other deeds/documents as may be required for the above said purposes for Casagrاند Hyderabad Private Limited..

RESOLVED FURTHER THAT the said acts and things/step taken or executed on behalf of the Company by the above mentioned authorised signatory, pursuant to this resolution shall be binding on the Company till the validity period of the said resolution.

RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter "

//CERTIFIED TRUE COPY//
FOR M/S. CASAGRAND HYDERWISE PRIVATE LIMITED


DOROTHY THOMAS
DIRECTOR
DIN: 00729577



Casa Grand Hyderabad Private Limited

5th Floor, NPL Devi, New No. 111, Old No. 59
LB Road, Thiruvanimyur, Chennai 600 041

Phone: +91 44 - 4411 1111

Chennai | Bengaluru | Coimbatore | Hyderabad | Dubai

CIN NO: U70109TN2021PTC148904

Bk - 1, CS No 2318/2025 & Doct No.
2235/2025.

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Sub Registrar
Golconda

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ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAKCC0096K

नाम / Name CASAGRAND HYDERWISE PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 31/12/2021



Validity unknown

Digitally signed by
Income Tax Deptt
Date: 2022.01.07 06:01:00
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

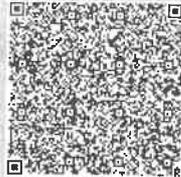


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAKCC0096K

नाम / Name
CASAGRAND HYDERWISE PRIVATE
LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
31/12/2021



इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलनी, दीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

Bk - 1, CS No-2318/2025 & Doct No
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Sub Registrar
Golconda

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2235/2025.

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Sub Registrar
Golconda

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Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 158WAH080425



Bank Code : ICICIC

Payment : NB

Remitter Details

Name	CASAGRAND HYDERWISE PRIVATE LIMITED
PAN Card No	AAKCC0096K
Aadhar Card No	
Mobile Number	*****388
Address	AR SQUARE PLOT NO 13 DOOR NO 4 50 JAYABHERI ENCLAVE GACCHIBOWLI HYDERABAD 500032

Executant Details

Name	CASAGRAND HYDERWISE PRIVATE LIMITED
Address	AR SQUARE PLOT NO 13 DOOR NO 4 50 JAYABHERI ENCLAVE GACCHIBOWLI HYDERABAD 500032

Claimant Details

Name	GREATER HYDERABAD MUNICIPAL CORPORATION
Address	CC COMPLEX TANK BUND ROAD LOWER TANK BUND HYDERABAD 500063

Document Nature

Nature of Document	Gift in f/o Local Bodies (G.O 137)
Property Situated in(District)	HYDERABAD
SRO Name	GOLCONDA

Amount Details

Stamp Duty	1000
Transfer Duty	0
Registration Fee	10000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	11550

Total in Words
Eleven Thousand Five Hundred Fifty Rupees OnlyDate(DD-MM-YYYY)
08-04-2025Transaction Id
9729827495739

Stamp & Signature

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 158WAH080425

2235/2025



Bank Code : ICICIC

Payment : NB

Remitter Details

Name	CASAGRAND HYDERWISE PRIVATE LIMITED
PAN Card No	AAKCC0096K
Aadhar Card No	
Mobile Number	*****388
Address	AR SQUARE PLOT NO 13 DOOR NO 4 50 JAYABHERI ENCLAVE GACCHIBOWLI HYDERABAD 500032

Executant Details

Name	CASAGRAND HYDERWISE PRIVATE LIMITED
Address	AR SQUARE PLOT NO 13 DOOR NO 4 50 JAYABHERI ENCLAVE GACCHIBOWLI HYDERABAD 500032

Claimant Details

Name	GREATER HYDERABAD MUNICIPAL CORPORATION
Address	CC COMPLEX TANK BUND ROAD LOWER TANK BUND HYDERABAD 500063

Document Nature

Nature of Document	Gift in f/o Local Bodies (G.O 137)
Property Situated in(District)	HYDERABAD
SRO Name	GOLCONDA

Amount Details

Stamp Duty	1000
Transfer Duty	0
Registration Fee	10000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	11550

Total in Words
Eleven Thousand Five Hundred Fifty Rupees OnlyDate(DD-MM-YYYY)
08-04-2025Transaction Id
9729827495739

Stamp & Signature

Rajendra

Housiey.com

e- STAMPS
Document Registration eChallan Slip

Remitter / SRO / District-Registrar Details

CASAGRAND HYDERWISE PRIVATE LIMITED

6303273388

Mobile Number

158WAH080425

Challan Number

cMfgv

PassCode