

SCANNED

25586/2021

Original



తెలంగాణ తెలంగాణ TELANGANA

SL NO. 8436 DATE: 08/07/2021, RATE: 100/-

AG 427540

SOLD TO: MANISH MINDA S/O. LATE G.R. MINDA

D SRINIVAS GOUD

FOR WHOM: M/s. Agarvanshi Aluminium & Infra Ltd, Hyderabad

C/o. Vaibhav Sri Communications
Opp: Collectorate, Pothireddypally,
Sangareddy, Cell: 9949636607.
Licence No. 17-11-014/2021

GIFT DEED FOR PUBLIC UTILITY PURPOSE

THIS "DEED OF GIFT" is made and executed on this 12th day of July 2021 at R.O. Sangareddy, Telangana State, by and between:

M/s. Agarvanshi Aluminium and Infra Ltd., a Company formed as per the Companies Act 1956, having its registered Office at 8-2-293/82J/A/105, Plot no. 105A, Journalist Colony, Road No. 70, Jubilee Hills, Hyderabad, Telangana State, (PAN NO. AABCA7440A) represented by its Manager Sri MANISH MINDA S/o Late Sri. G.R. MINDA aged about 56 years Occupation: Profession, Resident of Flat No 107, Pearl Palace, 5-9-1108 Gunfoundry, Hyderabad (Aadhaar 2004 0248 7256).

(Hereinafter called the "DONOR" which expression shall unless repugnant to the subject or context include his heirs, successors, executors, administrators, trustees, legal representatives and assigns) of One Part

Manish Minda

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (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 _____ and _____ on the 12th day of JUL, 2021 by Sri Manish Minda

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DR		 MANISH MINDA [R] [1711-1-2021-2723]	MANISH MINDA[R]M/S. AGARAVANSHI ALUMINIUM AND INFRA LTD.,	



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 SHIVASHANKAR::12/07/2021 [1711-1-2021-27236]	SHIVASHANKAR AADHAAR CARD	
2		 PRAVEEN KUMAR::1 [1711-1-2021-27236]	PRAVEEN KUMAR AADHAAR CARD	

12th day of July, 2021

Signature of Joint SubRegistrar, Sangareddy (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7256 Name: Manish Minda	S/O Gobind Ram Minda, HYDERGUDA, Hyderabad, Andhra Pradesh, 500029	

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
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	10100	0	0	0	10200

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. 15730000/- was paid by the party through E-Challan/BC/Pay Order No. 743QAB120721 dated ,12-JUL-21 of ,SBIN/

Bk. 1 CS No 27236/2021 & Doct No 25586/2021 Joint SubRegistrar Sangareddy (R.O) Sheet 1 of 9

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IN FAVOUR OF

THE COMMISSIONER, TELLAPUR MUNICIPALITY, Ramachandrapuram Mandal, Sangareddy District, Telangana State.

(Hereinafter referred to as "DONEE" which expression shall mean and where the context means executors, administrators, successors and assignees) of the Other Part.

WHEREAS the Donor is the absolute owner and peaceful possessor of the land admeasuring Ac-5-20 gts and Ac-1-06 gts, totally admeasuring Ac-6-26 gts, situated at Sy No.205, Kollur Village, Ramachandrapuram Mandal, Sangareddy Dist, Telangana State, purchased vide registered sale Deed Doc No.52256/2019 dated 11.12.2019 and Doc No.16166/2020 dated 6.12.2019 respectively, both registered at R.O. Sangareddy. Both the parcels of land are abutting each other and form a continuous and single piece of land.

WHEREAS the Donor is the owner and peaceful possessor of the said property and has absolute right to Dispose of the said property which is free from all encumbrances.

WHEREAS as per the HMDA master plan, there is a 30m wide grid road passing through the Sy No. 205 of Kollur Village, Ramachandrapuram Mandal, Sangareddy Dist, Telangana State and starting from the service road of ORR and passes through the southern side of the Donor's land.

WHEREAS, the Donor has approached the HMDA to open the 30m wide grid road falling in Donor's land, vide letter dated 26.06.2020. HMDA has approved the opening of the grid road and issued a letter No. 597/GR/ORRGC/PLG/H/2020 dated 03.04.2021 to the Donor to pay the Grid Road access charges. HMDA forwarded the file to HGCL, after receipt of the said payments and marking the road on the ground.

WHEREAS, against the payment of the said charges by the Donor and marking of the Grid Road by HMDA, HGCL has issued letter no. CGM (T)/HGCL/DGM(S)/HGCL/Grid Roads/2809/2013-14 dated 30.06.2021 and stipulated the condition for handing over the 30m Grid Road affected area to the local body/ Municipality through registered Gift Deed to the extent of area owned by the applicant, for granting the final permission. Hence this Gift Deed for Public Utility Purpose.

Manish Munde

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10100/-, DATE: 12-JUL-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0126324752827, PAYMENT MODE: NB-1001138, ATRN: 0126324752827, REMITTER NAME: MANISH MINDA, EXECUTANT NAME: AGARVANSHI ALUMINIUM AND INFRA LTD, CLAIMANT NAME: COMMISSIONER TELLAPUR MUNICIPALITY).

Date:

12th day of July, 2021


Signature of Registering Officer
Sangareddy (R.O)

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25586/2021. Sheet 2 of 2
Joint SubRegistrar
Sangareddy (R.O)

Register as document

No: 25586 of 2021 (1941 S.E.)

Number 1711-1-25586 of 2021

Date: 12/07/2021

Registering Officer


MD. GHOUSE BABA
JOINT SUB-REGISTRAR-II
RO (OB) SANGAREDDY

NOTE:- One copy has been registered along with original.
There is no difference between original and duplicate



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AND WHEREAS the Donor has agreed to transfer the **Grid Road affected area admeasuring Ac 01-12 Gts, equivalent to 6292 square yards or 5261 Square Meters**, out of the land owned by the Donor in Sy No.205, Kollur Village, Ramachandrapuram Mandal, Sangareddy Dist, Telangana State to the Donee free of cost as a gift, and the Donee has agreed and accepted the same. Herein after referred to as the Schedule Property and fully described in the **Schedule Of Property** annexed at the bottom of this Deed.

AND WHEREAS this Schedule Property admeasuring Ac 01-12 Gts consists of the entire extent of land Ac 01-06 Gts purchased vide registered Sale Deed document no. 16166/2020 and 06 Gts out of Ac 05-20 Gts land purchased vide registered Sale Deed document no. 52256/2019.

NOW THIS GIFT DEED WITNESSES AS FOLLOWS:

That the Donor, do hereby give, grant convey and assign unto the Donee the Schedule Property **admeasuring Ac 01-12 Gts, equivalent to 6292 Sq.yds., 5261 Square Meters**, in Sy No.205, Kollur Village, Ramachandrapuram Mandal, Sangareddy Dist, Telangana State, who hereby accepted the same as shown in the plan, free of cost as a gift together with trees, commons, liberties, privileges, easements and whatsoever to the said piece or parcel of land with all the estate rights of the Donor.

That the Donor have right to grant and assign land hereby granted, conveyed and assigned unto the Donee in the manner aforesaid and that the Donee shall at all times hereafter **peacefully and quietly use the said land free from all encumbrances for the purpose of Grid Road formation, whatsoever, without any lawful deviation, interruption claim or demand whatsoever from the Donor or any other person claiming under or in trust for the Donor.**

That the Tellapur Municipality had inspected the Schedule Property and advised to hand over the **Grid Road affected area admeasuring Ac 01-12 gts, equivalent to 6292 Square yards or 5261 square meters** to The Commissioner, Tellapur Municipality, Sangareddy District, free of cost through Registered Gift Deed for the purpose of Grid Road formation.

Accordingly, the Donor herein and hereby voluntarily gift the above mentioned Schedule Property and shown in the plan annexed to this deed to enable the DONEE to effectively use the said land for Grid Road purpose.

This Gift Deed may be executed in two counterparts, each of which when so executed shall be deemed to be in original and such counterparts together will constitute one and the same instrument.

Mausi Kande

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SCHEDULE OF PROPERTY

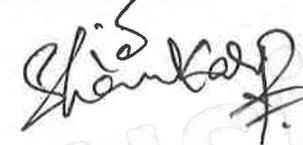
All that the Grid Road affected land area admeasuring Ac 01-12 Gts equivalent to 6292 Sq.yds. or 5261 Square Meters, Sy. No.205, Kollur Village, Ramachandrapuram Mandal, Tellapur Municipality, Sangareddy Dist, Telangana State as shown in the plan annexed hereto and bounded by:

North : Donors land in Sy No. 205.
South : Neighbours Land in Sy No. 205.
East : Neighbours Land in Sy No. 191 & 192.
West : Service Road of ORR.

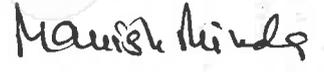
Market Value of the Property: Value of the property is Rs.2,500/- (Rupees Two thousand five hundred only) per sq. yard, and total value of the property is Rs.1,57,30,000/- (Rupees One crore fifty seven lakhs thirty thousand only) for area 6292 Sq. yards.

IN WITNESS WHEREOF THE DONOR has set his hands to these papers with free will and consent on the day, month and year first above mentioned.

WITNESSES:

1. 

2. 


DONOR

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Sangareddy (R.O)

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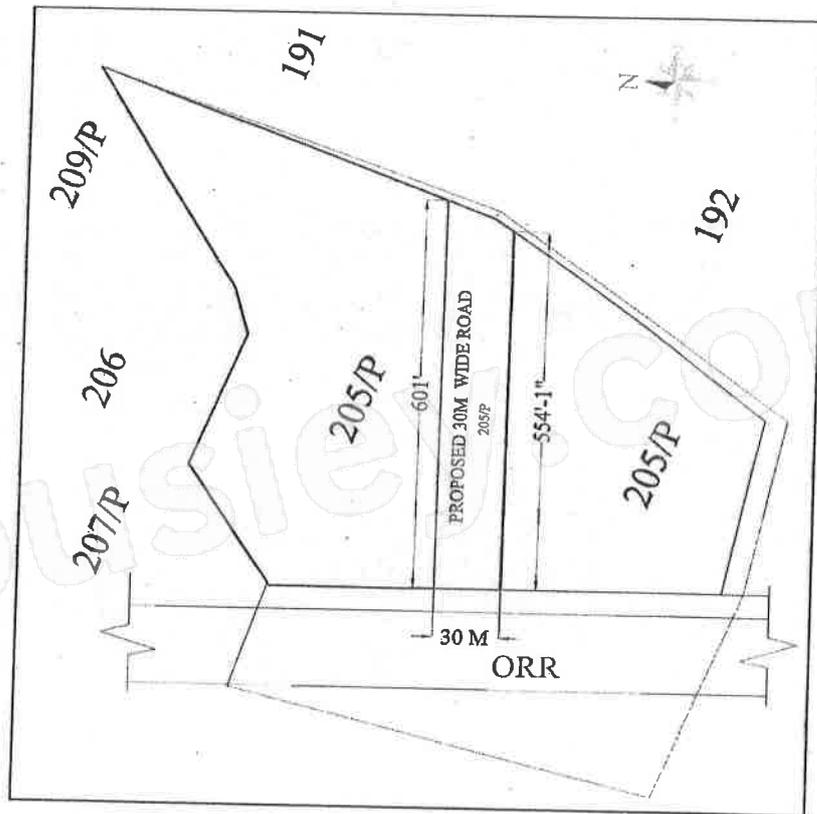


Registration Plan showing the Schedule Property i.e., Grid Road affected area admeasuring Ac 01-12 Gts equivalent to 6292 Sq.yds. or 5261 Square Meters, Sy.No.205, Kollur Village, Ramachandrapuram Mandal, Tellapur Municipality, Sangareddy Dist, Telangana State.

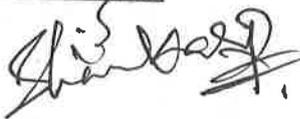
DONOR: Agarvanshi Aluminium and Infra Ltd.

DONEE: The Commissioner, Tellapur Municipality.

S.NO	SURVEY NO.	DESCRIPTION	AREA (ACRE-- GUNTAS)	COLOUR
01.	205P	LAND OWNER BY THE DONOR	AC - 6 - 26 GTS	■
02.	205P	LAND EFFECTED BY GRID ROAD	AC - 1 - 12 GTS	■



WITNESSES:

1. 



DONOR

2. 

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Planning Department

Letter No.597/GR/ORRGC/PLG/H/2020

Date:03-04-2021

To
M/s. Agarvanshi Aluminium And Infra Ltd
#8-2-293/82J/A/105
Plot No. 105 Journalist Colony
Road No. 70 Jubilee Hills
Hyderabad 500033, Telangana

Sir,

Sub:- HMDA – Plg.Dept.- Request for marking & Opening Grid road in Sy.No. 205 at Kollur (V) Ramchandrapuram (M) Sangareddy District – Intimation of charges and action to meet the precedent conditions for processing the case further – Reg.

Ref:- 1.This Office U.O.No. 597/GR/ORRGC/PLG/H/2020 Dt. 12.02.2021
2. Minutes of meeting held on 28.09.2013 by M.C, HMDA regarding development of Grid Roads
3. HGCL Lr.No. CGM(T)/HGCL/DGM(S)/HGCL/Grid Roads/2809/2013-14 Dt 05.03.2020.

It is to inform that, your request for marking & Opening Grid road in Sy.No. 205 at Kollur (V) Ramchandrapuram (M) Sangareddy District has been examined.

To process the application further, the following charges are to be remitted through separate challans in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HUDA Complex, Tarnaka and shall comply with following conditions.

1. Grid road access charges Rs.10,00,000/- in favour of Managing Director, HGCL.
2. Submit two (2) hard copies / soft copy of plan & profile of the proposed grid road alignment drawings in scale Horizontal 1:2000, vertical 1:200 and other drawings like drainage arrangement plan, CD works, etc., in scale 1:100, to this office and on approval of the same, the applicant shall develop master plan road at their own cost as per Technical specifications furnished by this office under the Supervision of ORR authorities.
3. You shall ensure construction of grid road as per specifications and shall carry out all necessary quality control tests as per relevant code through accredited labs and submit quality control certificates.

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Further you shall carryout the following works in addition to the above at his your cost under the supervision of HGCL authorities.

1. Dismantling of existing footpath.
2. Supply and Relaying of 110 mm dia HDPE pipes underneath the footpath in the dismantled portion.
3. Road formation within the bell mouth portion
4. Construction of Utility chambers in the footpath portion for the facility of 110mm dia ducts.
5. Pipe culvert / Box culvert according to site conditions as proposed by this office.
6. Providing Traffic Safety measures such as Sign Boards/ Caution boards, Speed Breakers etc.

Yours faithfully,
Sd/-

For Metropolitan Commissioner
Director-I Planning

Copy to:
The Chief General Manager (T)
HGCL, Hyderabad

//t.c.f.b.o.//


Divisional Accounts Officer (SJ)
Planning

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Sangareddy (R.O)

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Government of India

నమోదించిన
Manish Minda



జన్మ తేదీ/Year of Birth: 1984
లింగం / Male

2004 0248 7256

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India

Address: S/O Gunupati
Mihda, Flat No. 03, Pearl
Palace, 5-9-1198 P.O.
NO.2B-2C, GUNUPATI, 500
NEAR KINS KOTI,
HYDERGUDA,
Hyderabad, Andhra Pradesh, 500029

2004 0240 7256

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదించిన వ్యక్తి / Enrollment No. : 21889425363338

To
Pallipothu Shiva Shankar
Flat No. 25-1045
S/O Pallipothu Bhagavan Das
1-10B/3
Mirzapur
Sherkhanpally Mandal
Jainwala
C.B.L. Sherkhanpally, K.V., Rangareddy.
Telangana - 500075
9990452561

64280172

1204/2014

భారత ప్రభుత్వం
Unique Identification Authority of India

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2085 2428 3471
నా ఆధార్, నా గుర్తింపు

నమోదించిన వ్యక్తి
పేరు/Name: Pallipothu Shiva Shankar
జన్మ తేదీ / DOB: 09/09/88
లింగం / Male
2085 2428 3471

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

నమోదించిన వ్యక్తి
Banavath Praveen Kumar



జన్మ తేదీ / DOB: 04/08/1984
లింగం / Male

2307 4849 4157

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Unique Identification Authority of India

Address: S/O Banavath
Eshwar # NO 5-7D Paka
Mandam, Madam
Madhama, Medak, Andhra
Pradesh, 502273

2307 4849 4157

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AGARVANSHI ALUMINIUM AND INFRA LIMITED

#8-2-293/82J/A/105, Plot No 105A, Journalist Colony, Road No.70,
Jubilee Hills, Hyderabad-500 033. Telangana

Phone : 040-2355 6450, 2355 6705, 2355 2102, E-mail : accounts@agarvanshi.com,

CERTIFIED COPY OF EXTRACT FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/s. AGARVANSHI ALUMINIUM AND INFRA LIMITED HELD ON 09.07.2021 AT THE OFFICE OF THE COMPANY AT 8-2-293/82J/A/105, PLOT NO. 105A, JOURNALIST COLONY, JUBILEE HILLS, HYDERABAD – 500 0030

“RESOLVED THAT Mr. Manishi Minda, S/o. Late Sri G.R. Minda, R/o. Flat No. 107, Pearl Palace, 5-9-1108, Plot No. 2B & 2C, Gunfoundry, Hyderabad – 500 029 (Aadhaar No. 200402487258), be and is hereby authorized by the Board of Directors to execute the Gift Deed for Public Utility purpose in favour of The Commissioner, Tellapur Municipality, land admeasuring Ac 1-12 guntas situated in Sy.No. 205, Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State out of the land Ac 6-26 guntas belonging to the Company for the purpose of Grid Road formation as per the letter issued by HGCL letter No. CGM(T)/HGCL/DGM(S)/HGCL/Grid Roads/2809/2013-14 dated 30.06.2021.”

// CERTIFIED TO BE TRUE COPY //

For and on behalf of
FOR AGARVANSHI ALUMINIUM AND INFRA LIMITED


B.B. AGGARWAL
MANAGING DIRECTOR


RAHUL AGGARWAL
DIRECTOR



.....
25586/2024

కాగితముల సంఖ్య.....9.....

ఈ కాగితముల వరుస సంఖ్య.....9.....

ఞాయంట్ నల్-రిజిస్ట్రార్



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