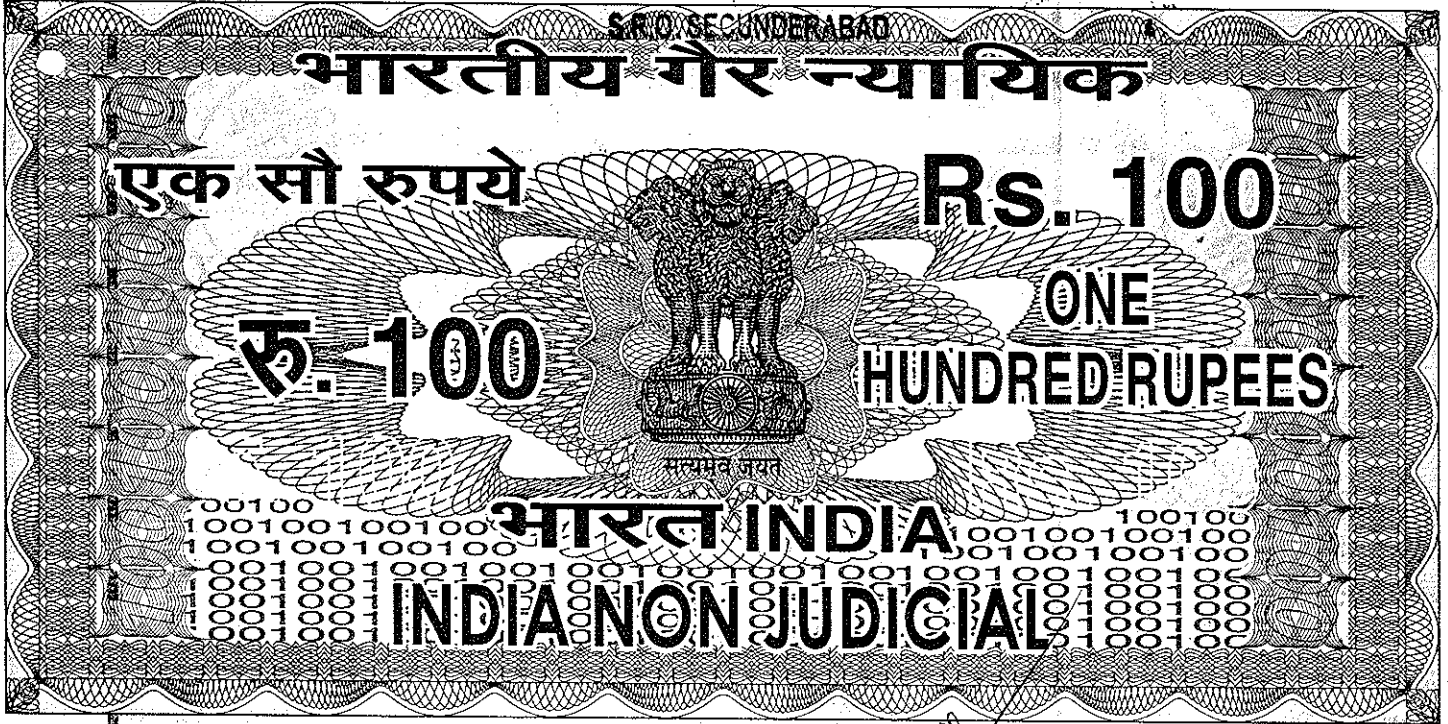


S.R.O. SECUNDERABAD



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947921

K. SRINIVAS

S.V.L.No.26/98, R.No.11/2007  
CITY CIVIL COURT  
SECUNDERABAD

Sl No. 27410 Date 17/11/2009  
Sold to Smt. Kokilaben J. Kadakia  
S/o. Late Jayantilal M. Kadakia  
For Whom Self

**GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY**

This Gift settlement deed is made and executed at Secunderabad on this 19<sup>th</sup> day of November, 2009 by

Smt. Kokilaben J Kadakia, W/o. Late Shri Jayanthilal Kadakia, aged about 75 years, R/o. 5-2-223, Gokul Building, III Floor, Distillery Road, Secunderabad – 500 003, hereinafter called the DONOR.

IN FAVOUR OF

1. Shri Rajesh J. Kadakia, S/o. Late Shri Jayanthilal Kadakia, aged about 54 years, R/o. #910, South Elcamino, Real Samclemante, California – 92672, USA.
2. Shri Sharad J Kadaia, S/o. Late Shri Jayanthilal Kadakia, aged about 50 years, R/o. #14252, Culver Drive, A- 358, Irvine, California - 92604, USA.

Hereinafter jointly referred to as the DONEES and severally as DONEE No. 1 & DONEE No. 2 respectively.

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

కొకిలబే. జ. కడకీయా.

AS  
1997

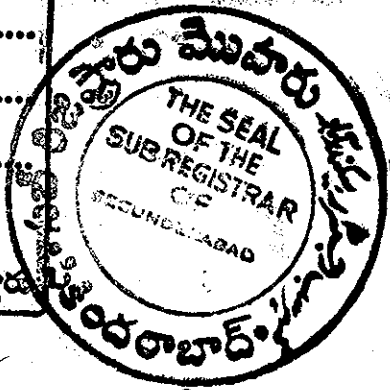
CS  
1735

సంవత్సరము: 1717/2009

దస్తవేజాల మొత్తం కారితముల సంఖ్య: 11

కారితముల సంఖ్య: 1

సబ్-రిజిస్ట్రారు



2009 సంవత్సరము నవంబర్ నెల 19 తేది 1931 అ.శ.  
 క్ర. సం. 28 తేది పగలు 12 మరియు 1  
 గంతుల మార్గం: కె.వి. కల్యాణం సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ K.V. కల్యాణం రిజిస్ట్రేషన్ నంబరు 1908 లోని  
 సెక్షన్ 32 అనుబంధ నియమాల ప్రకారం పాటించిన ఛాట్ ప్రతినియము మరియు  
 వేలిముద్రలతో సహా దాఖలు చేసిన రుసుము రూ. 1000  
 చలానుద్వారా చెల్లించినారు.  
 వ్రాసిందిచ్చినట్లు ఒప్పుకున్నది కె.వి. కల్యాణం సబ్-రిజిస్ట్రారు.  
 ఎడమ బొటన వ్రేలు

కె.వి. కల్యాణం సబ్-రిజిస్ట్రారు

Name: Kokilaben S. Khatke  
 S/o.W/o.D/o: Late Jayantlal Khatke  
 OCC: Housewife  
 R/o: S-2-23 3rd floor

Gokul Building,  
 Distillery Road, Sec 50

విరూపింపిణి  
 1. Khatke

Name: Suresh P. Bhatt  
 S/o.W/o.D/o: Parvati H. Bhatt  
 OCC: Riksha Service  
 R/o: H. 301 May Flower Park  
 Malleshwari Hyderabad

Name: K. Prabhakar Reddy  
 S/o.W/o.D/o: K. Padma Reddy  
 OCC: Teacher  
 R/o: S-6-18 13th floor, 2nd floor  
 Soham mansion, M. G. Road, Sec 50

2009 వ సం. నవంబర్ నెల 19 వ తేది సబ్-రిజిస్ట్రారు  
 1931 అ.శ. సం. 370 క్ర. సం. 28 వ తేది

**WHEREAS:**

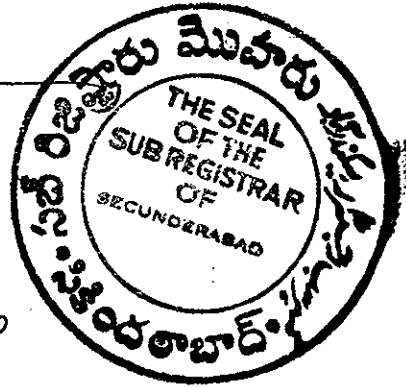
- A. The **DONOR** along with her late husband had purchased total land admeasuring about 1,770 sq yds along with a house thereon situated at Begumpet, Secunderabad in the year 1997. The conveyance deed for the said land was registered in two parts. The sale deed for the first portion was registered in favour of the **DONOR** bearing municipal no. 1-10-178/3/2, admeasuring 885 sq yds vide document bearing no. 1446 dated 6.5.1997 registered at the Sub Registrar Vallabh Nagar, Hyderabad. The sale deed for the second portion was registered in favour of late Shri Jayanthilal M Kadakia bearing municipal no. 1-10-178/3/1, admeasuring 885 sq yds vide document bearing no. 1740 dated 6.5.1997, registered at the Sub Registrar Vallabh Nagar, Hyderabad.
- B. After the death of late Shri Jayanthilal M Kadakia on 02.01.2004, the **DONEES** herein became the absolute owners of the portion of land belonging to Late Shri Jayanthilal M Kadakia referred to above along with a portion of the said house by virtue of will dated 10.08.2003 of Late Shri Jayanthilal M Kadakia. Accordingly, the **DONOR and DONEES** jointly are the absolute owners of land admeasuring about 1,770 sq yds along with a house thereon.
- C. The **DONOR** is absolute owner of land admeasuring about 885 sq yds along with a portion of the house admeasuring about 400 sft thereon bearing municipal no. 1-10-178/3/2, situated at Begumpet, Secunderabad - 500016, hereinafter the said land with a portion of the house thereon is referred to as Scheduled Premises and more fully described in the schedule here under and the plans enclosed herewith.
- D. The **DONOR** out of natural love and affection is desirous of gifting in favor of the **DONEE No. 1 and DONEE No. 2** who are the natural sons of the **DONOR** the entire Scheduled Premises equally. The description of the property gifted herein is given more particularly in the schedule below and the plan enclosed herewith.
- E. The **DONOR** is desirous of recording the gift settlement into writing

**NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS UNDER**

1. That the **DONOR** hereby out of natural love and affection towards **DONEE No. 1 and DONEE No. 2** transfers and conveys to the respective **DONEES** equally by way of gift the entire Scheduled Premises bearing Municipal No. 1-10-178/3/2, consisting of a portion of the house admeasuring about 400 sft and land admeasuring about 885 sq yds. situated at Begumpet Main Road, Secunderabad.

5/5/2011-1.8.555/211.

వ పుస్తకము No. 1717/2009  
 దస్తావేజులమొత్తం కారితము సంఖ్య: 11  
 ఈ కారితము పంటన సంఖ్య: 2  
 సబ్-రిజిస్ట్రారు



**ENDORSEMENT**

Certified that following amounts have been Paid in respect of document,

**I. Stamp Duty:**

1. In the shape of stamp papers.....Rs.: 100
2. In the shape of challan (u/s 41 of I.S. Act 1929).....Rs.: 223350
3. In the shape of cash.....Rs.: ---  
(u/s 61 of I.S. Act 1929)
4. Adjustment of Stamp Duty.....Rs.: ---  
u/s. 16 of I.S. Act 1929.

**II. Transfer Duty:**

1. In the shape of challan.....Rs.: ---
2. In the shape of cash.....Rs.: ---

**III. Registration Fee:**

1. In the shape of challan.....Rs.: 1000
2. In the shape of cash.....Rs.: ---

**IV. User Charges:**

1. In the shape of challan.....Rs.: 100
2. In the shape of cash.....Rs.: ---

Total Rs.: 224550

409087  
 Vide Challan No.  
 Dated:- 19-11-09

SUBREGISTRAR  
 SECUNDERABAD

No. 223350 towards  
 Stamp Duty including Transfer Duty U/s. 41 of I. S. Act  
 and Rs. ---  
 towards Registration Fee on the chargeable value of  
 Rs. 22345000 were paid by the party  
 through SBH Receipt Number 409087  
 dated 19-11-09 at Kawadiguda Branch.

SUB-REGISTRAR  
 SECUNDERABAD

2. That the **DONEE No. 1 and DONNE No. 2** shall enjoy Scheduled Premises equally without any let or hindrance from the **DONOR** or anybody claiming through her.
3. That the **DONOR** hereby declares and assures the **DONEE No. 1 and DONEE No. 2** that she has not alienated the Scheduled Premises in any manner whatsoever and that she is entitled to gift the said Scheduled Premises.
4. The **DONOR** has today given the constructive possession of the Scheduled Premises to the **DONEES**.
5. This Gift Settlement Deed shall be registered at the cost and expense of **DONEES** herein
6. The **DONOR** and **DONEES** shall do all such acts, things and deeds that are required for effecting this gift settlement deed more fully.
7. The market value of the Scheduled Premises is Rs. 2,23,45,000/- only, u/r 3 of A.P.P.U.V.I Rules 1975 and the stamp duty is paid thereon.
8. Stamp duty and Registration amount of Rs. 2,24,450/- paid by way of pay order no. 409082, dated 19.11.09 drawn on SBH, Kavadiguda Branch, Secunderabad.

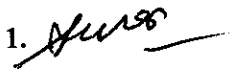
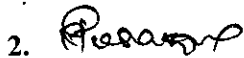
#### SCHEDULE OF THE PREMISES

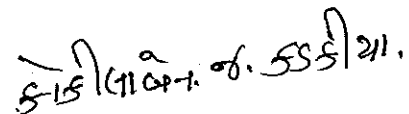
Land admeasuring about 885 sq yds along with a portion of the house admeasuring about 400 sft thereon, bearing municipal no. 1-10-178/3/2, situated at Begumpet, Secunderabad, more fully described and marked in red in the plan annexed hereto and bounded on the:

|                 |   |
|-----------------|---|
| <b>NORTH BY</b> | : Neighbours Property                                   |
| <b>SOUTH BY</b> | : Land belonging to Donees and balance portion of house |
| <b>EAST BY</b>  | : Neighbours Property and Nala.                         |
| <b>WEST BY</b>  | : Property belonging to DONOR / DONEES                  |

**IN WITNESS WHEREOF THE DONOR** has set his hands to this Gift Deed with free will and consent on the day, month and year mentioned above.

Witnesses:

1. 
2. 



(Kokilaben J. Kadakia)  
**DONOR**

ప పుస్తకము **1717/2009**  
 దస్తావేజుల మొదట గణితమున సంఖ్య **11**  
 ఈ కాగితము కమిషన్ సంఖ్య **3**  
 సబ్-రజిస్ట్రారు

**CERTIFICATE OF REGISTRATION**

Registered as Doct. No. 1717 of 2009  
 (193/SG) of Book I and  
 assigned the Identification Number  
 1606 I-1235 of 2009 for Scanning.

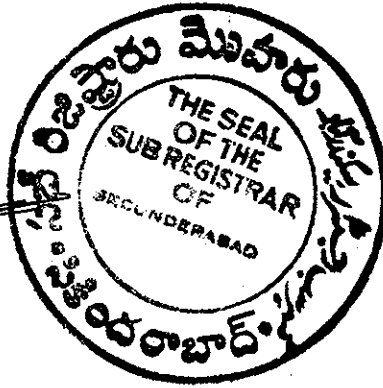
Date: 19-11-2009 Registering Officer

**CERTIFICATE**

The document been scanned with the Identification

No-1606...1717...of 2009

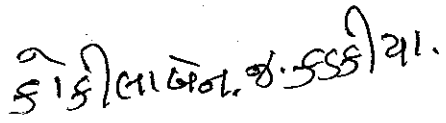
Signature of Registering of Officer



ANNEXTURE-1-A

1. Description of the Building : All that a portion of house bearing MCH No.1-10-178/3/2, situated at Begumpet, Secunderabad.
- (a) Nature of the roof : R. C. C.
- (b) Type of Structure : Framed Structure
2. Age of the Building : 5 years
3. Total Extent of Site : 885 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 400 Sft
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 2,23,45,000/-

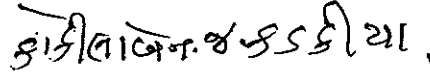
Date: 19.11.2009

  
Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 19.11.2009

  
Signature of the Executants

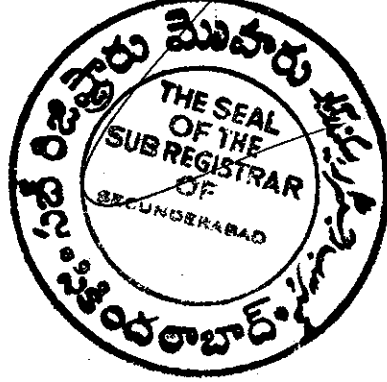
1  
2

వ పుస్తకము నంబర్ 1717/2000

దస్తావేజుల వెంకటేశ్వర రాజుగారికి 11

ఈ కాగితము పంపిణీ చేయబడినది

సబ్-రిజిస్ట్రారు





REGISTRATION PLAN FOR GIFT SETTLEMENT DEED SHOWING THE LAND ALONG WITH A PORTION OF THE HOUSE BEARING MCH.NO.1-10-178/3/2 SITUATED AT BEGUMPET SECUNDERABAD-500016.

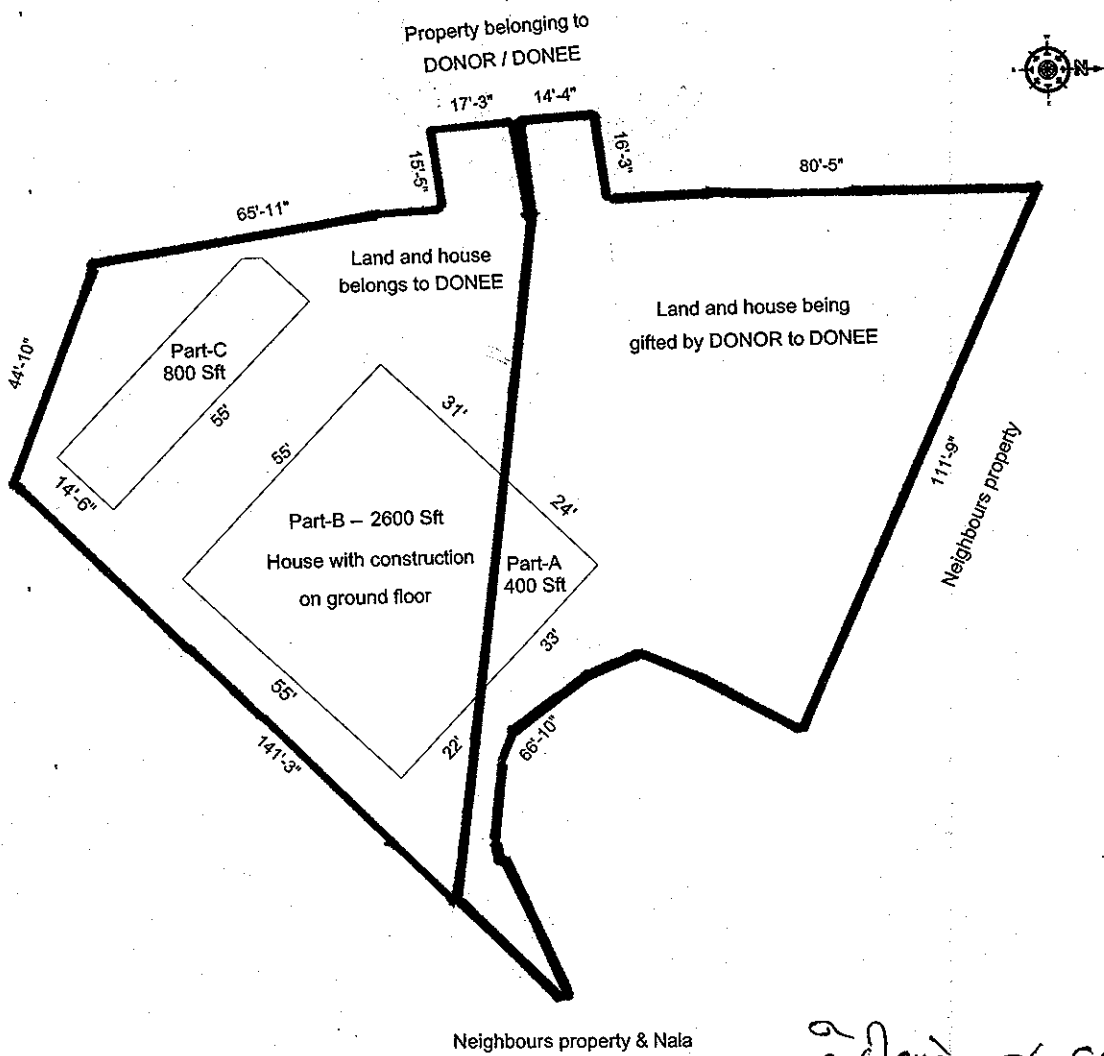
DONOR: SMT. KOKILABEN.J.KADAKIA W/O. LATE.SRI.JAYANTILAL.M.KADAKIA

DONEES: 1. SRI.RAJESH.J.KADAKIA 2. SRI.SHARAD.J.KADAKIA S/O.LATE.SRI.JAYANTILAL KADAKIA

REFERENCE: SCALE: INCL:  EXCL:

TOTAL LAND AREA: 885 SQ.YDS.

TOTAL CONSTRUCTED AREA: 400 SFT ON GROUND FLOOR



WITNESS:

1. *[Signature]*

2. *[Signature]*

*[Handwritten Signature]*

SIGN. OF THE DONOR

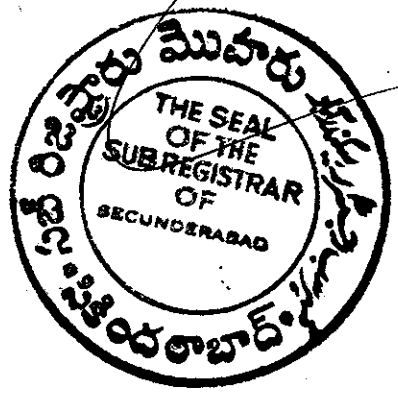
5

ప పుస్తకము No. 17.17/2009

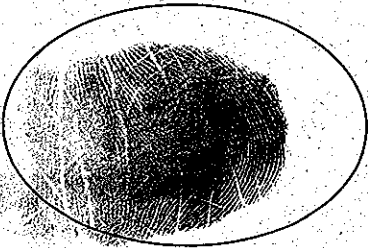

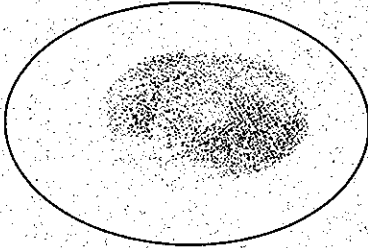
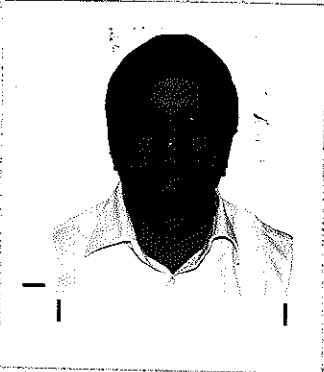
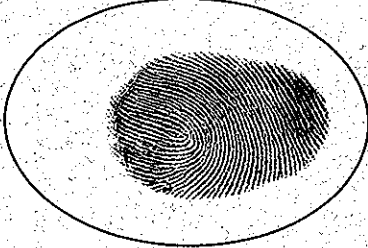
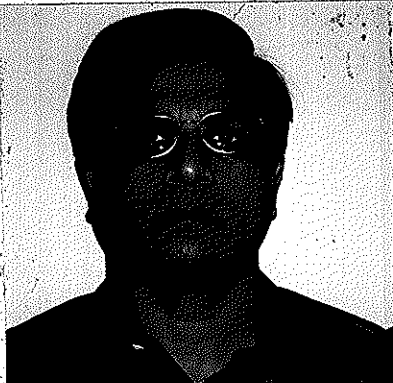
దస్తావేజుల మొత్తం 11

ఈ కాగితము పంపు 5



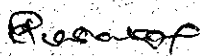
సబ్-రిజిస్ట్రారు

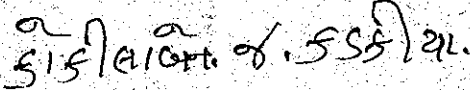


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

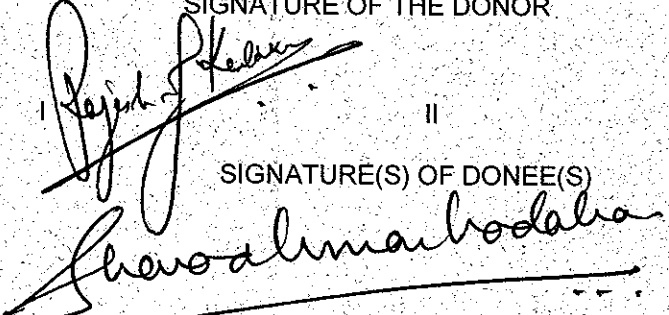
| SL. NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)   | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE  | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER  |
|---------|--|---|---|
|         |    |    | <p><b>DONOR:</b></p> <p>SMT. KOKILABEN J. KADAKIA<br/>W/O. LATE JAYANTILAL KADAKIA<br/>R/O. H. NO: 5-2-223<br/>3<sup>RD</sup> FLOOR, GOKUL BUILDING<br/>DISTERLLERY ROAD<br/>HYDERBASTI<br/>SECUNDERABAD - 500 003.</p> |
|         |    |   | <p><b>DONEE NO. I:</b></p> <p>SHRI. RAJESH J. KADAKIA<br/>S/O. SHRI. LATE JAYANTILAL KADAKIA<br/>R/O. # 910, SOUTH ELCAMINO<br/>REAL SAMCLEMANTE<br/>CALIFORNIA - 92672(U. S. A).</p>                                   |
|         |  |  | <p><b>DONEE NO. II:</b></p> <p>SHRI. SHARAD J. KADAKIA<br/>S/O. LATE JAYANTILAL KADAKIA<br/>R/O. # 5405, ALTON<br/>PKWYSA - 693<br/>IRVINE<br/>CALIFORNIA (U. S. A)</p>   |

SIGNATURE OF WITNESSES:

- 
-   




SIGNATURE OF THE DONOR

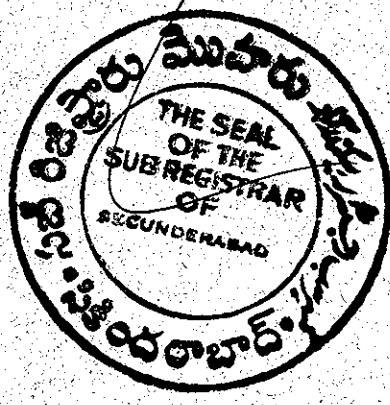


SIGNATURE(S) OF DONEE(S)


7

|                 |           |
|-----------------|-----------|
| ప. పుస్తకము     | 1717/2009 |
| దస్తావేజుల పేరు | 11        |
| ఈ కారితము       | 6         |

నబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AFAPK3198L



नाम / NAME  
KOKILABEN JAYANTILAL KADAKIA

पिता का नाम / FATHER'S NAME  
MANILAL CHAGANLAL MODY

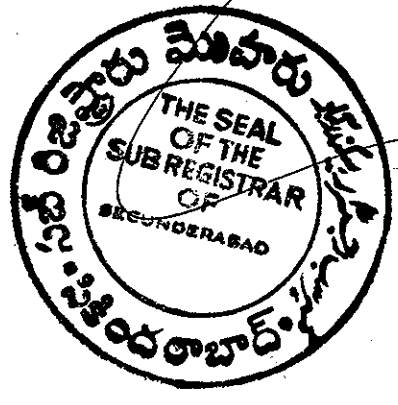
जन्म तिथि / DATE OF BIRTH  
08-08-1934

हस्ताक्षर / SIGNATURE  
KOKILABEN JAYANTILAL KADAKIA

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

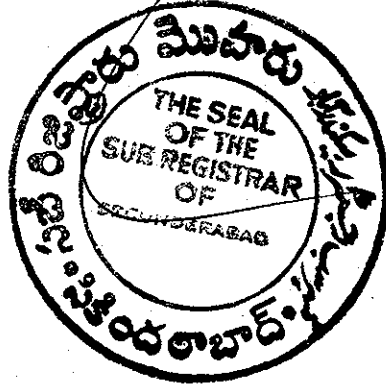
कुकिलाबेन जयन्तिलाल का.

సంఖ్య: 1717/2009  
దస్తావేజాల మొత్తం కార్యములు 11  
ఈ కార్యము పనులు 7  
సబ్-రిజిస్ట్రారు





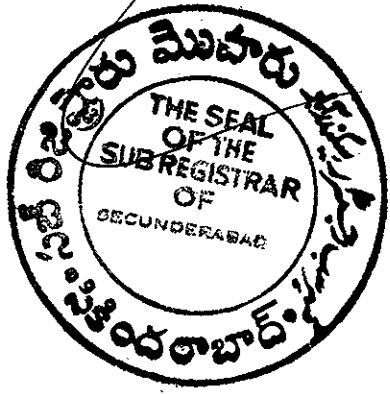
ప పుస్తకము **1717/2009**  
 దస్తావేజుల వెళ్ళుటకు దరఖాస్తు నంబరు 11  
 ఈ కాగితము పనులు నంబరు 8  
 సబ్-రిజిస్ట్రారు







ప పుస్తకము **1717/2009**  
దస్తావేజుల మొత్తం కి సంబంధించిన సందర్భము  
ఈ కాగితము పరమ సందర్భమున  
సబ్-రిజిస్ట్రారు





09.11.2009 11:44

1

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|---|
| <p>         10<br/>         11<br/>         AC       </p> |
|---|

దస్తావేజు  
 కు తాగి





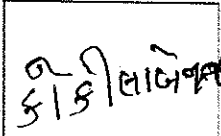
# Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001735/2009 of SRO: 1606(SECUNDERABAD)

Presentant Name(Capacity): KOKOLABEN  
J.KADAKIA(EX)

Report Date: 19/11/2009 12:57:12

This report prints the Photos and FPs taken on 19/11/2009 12:56:49

| SINo. | Thumb Impression  | Photo   | Name and Address of the Party  | PartySignature  |
|-------|---|---|--|---|
| 3     |  |  | (DR) KOKOLABEN<br>J.KADAKIA H NO.5-2-<br>223,GOKUL<br>BUILDING,DISTILLERY<br>RSECUNDERABAD |  |

Identified by

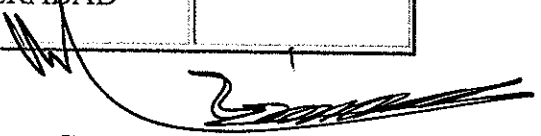
Witness 1 

Witness 2 

Photos and TIs

captured by me 

Capture of Photos and TIs

done in my presence 

న పుస్తకము: 1717/2009  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య: 11  
ఈ కాగితము వరుస సంఖ్య: 11  
నబ్-రిజిస్ట్రారు

