

S.P.O. SECUNDERABAD



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947858

22/11/2009  
No. 22267 Date 17/11/2009  
Sold to Kokilaben J. Kadakia  
S/o D/o. W/o. Late Jayanthilal M. Kadakia  
For Whom Self

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

GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY

This Gift settlement deed is made and executed at Secunderabad on this 18<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.

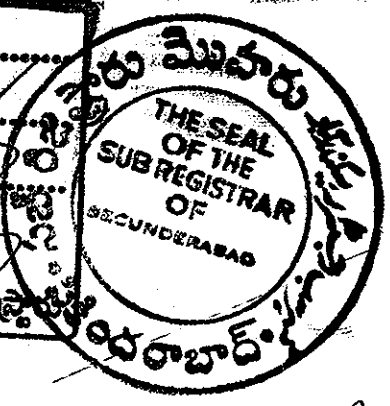
The terms DONOR and DONEES shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

శ్రీ శ్రీ లాల్ బి. జి. కడకీయా.

AC  
1998  
1734

పంపిణీ కమిషన్  
 VC-1  
 పంపిణీ కమిషన్  
 పంపిణీ కమిషన్

సంఖ్య: 1716/2009  
 తేదీ: 18  
 కార్యముల సంఖ్య: 1



2009 సంవత్సరము ఏప్రిల్ నెల 19 తేదీ 1831  
 మాసం 28 తేదీ పగలు 12 మరియు 1  
 రిజిస్ట్రారు కార్యాలయములో  
 K.S. కె.కె.ఎల్  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని  
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు  
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ 1000  
 చలాను ద్వారా చెల్లించినారు.  
 వ్రాసేయబడినట్లు ఒప్పుకున్నది  
 ఎ.మ. బొటస డేలు

కె.కె.కె.ఎల్. కె.కె.కె.ఎల్.

Name: K. K. K. K. K.  
 S/o. W/o. D/o: Late Jayankal Kadari  
 OCC: Housewife  
 R/o: G-2-223, Golden Block  
 3rd floor, D. S. S. Road,  
 Sec'bad - 003



విరామించితి

1. *[Signature]*

Name: Suresh P. Khatt  
 S/o. W/o. D/o: Papatala H. Khatt  
 OCC: Private Service  
 R/o: H-101 Mayflower Park  
 Malleshwaram Hyderabad

2. *[Signature]*

Name: K. Prabhakar Reddy  
 S/o. W/o. D/o: K. Padma Reddy  
 OCC: Service  
 R/o: G-4-12/24, 2nd floor  
 S. S. S. Road, Sec'bad.

*[Signature]*

2009 వ సంవత్సరము ఏప్రిల్ నెల 19 వ తేదీ సబ్-రిజిస్ట్రారు  
 1831 తేదీ సంఖ్య 28 మాసము 28 వ తేదీ

**WHEREAS**

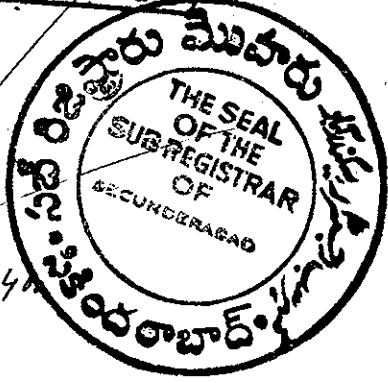
- A. The DONOR became the absolute owner of all the land admeasuring 4,089 sq yds and superstructures thereon bearing Municipal no. 1-10-176, Begumpet, Secunderabad having purchased it by an absolute Sale Deed dated 27<sup>th</sup> February 1963 executed by Smt. Buland Akter Begum and Kushro Mahboob Ali Khan and registered as document no. 287 of 1963 at the office of the Sub- Registrar, Secunderabad and ever since the date of purchase she is in peaceful possession and enjoyment of the same.
- B. Over a period of time, the DONOR has surrendered land for road widening to the Government/local authorities and as on date the balance land area in her possession is about 3,310 sq yds.
- C. The DONOR after obtaining all necessary sanctions and approvals from the Municipal Corporation of Hyderabad and other authorities has constructed a building on the balance land area of about 3,310 sq yds left after road widening, known as GREENS TOWERS comprising of two basements admeasuring about 40,250 sft and five upper floors admeasuring about 78,000 sft. This building bearing municipal no. 1-10-176, Begumpet, known as GREENS TOWERS together with land area of 3,310 sq yds is hereinafter referred to as "SCHEDULED PREMISES" and is more fully described in the schedule hereunder and the plans enclosed herewith.
- D. The DONOR out of natural love and affection is desirous of gifting in favour of the DONEE No. 1 & DONEE No. 2, who are the natural sons of the DONOR, the entire Scheduled Premises equally known as GREENS TOWERS together with land.
- 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 & DONEE no. 2 transfers and conveys to the respective DONEES, equally, by way of gift, the entire Scheduled Premises bearing Municipal no. 1-10-176, Begumpet known as GREENS TOWERS comprising of two basements admeasuring about 40,250 sft and five upper floors admeasuring about 78,000 sft together with land area of 3,310 sq yds.
2. That the DONEE No. 1 and DONEE No. 2 shall equally enjoy the Scheduled Premises without any let or hindrance from the DONOR or anybody claiming through her.
3. That the DONOR hereby declares and assures 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.

सिद्धिगिरी. व. एस. २१.

ప పుస్తకము. 1716/2009  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య. 18  
 ఈ కాగితము వరుస సంఖ్య. 2  
 సబ్-రిజిస్ట్రారు



**ENDORSMENT**  
 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 .....Rs.: 218400  
(u/s 41 of I. S. Act 1956)
- 3. In the shape of .....Rs.: .....
- 4. Adjustment of .....Rs.: .....

**II. Transfer Duty:**

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

**III. Registration Fee:**

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

**IV. User Charge:**

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

Total Rs: 2119600

409074  
 Vide Challan No.  
 Dated: 17.11.09

*[Signature]*  
 SUBREGISTRAR  
 SECUNDERABAD

Rs. 2118400 towards  
 Stamp Duty including Transfer Duty U/s. 41 of I. S. Act  
 and Rs. \_\_\_\_\_  
 towards Registration fee on the chargeable value of  
 Rs. 21,18,50,000 were paid by the party  
 through SBH Receipt Number 409074  
 dated 17.11.09 at Kavadi Guda Branch.

*[Signature]*  
 SUB-REGISTRAR  
 SECUNDERABAD

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 expenses of the 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. 21,18,50,000/- 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. 21,19,500/- paid by way of pay order no. 409074, dated 17.11.2009 drawn on SBH, Kavadiguda Branch, Secunderabad.

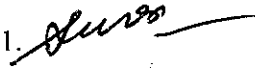
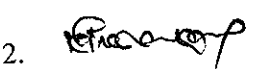
#### SCHEDULE OF THE PROPERTY

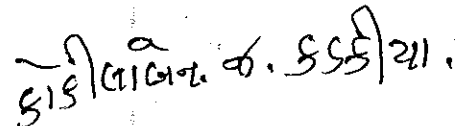
All the portion of the building known as GREENS TOWERS consisting of two basements admeasuring about 40,250 sft (20,250 sft on lower basement and 20,000 sft on the upper basement) with five upper floors admeasuring 78,000 sft (13,320 sft on the ground floor, 13,500 sft on the first floor, 16,980 sft on the second floor, 16,980 sft on the third floor and 17,220 sft on the fourth floor) along with land admeasuring about 3,310 sq yds bearing Municipal No. 1-10-176, Begumpet, Secunderabad which is more particularly described and shown in detail in the plans annexed hereto and bounded by:

North by: Neighbours Property  
South by: Common Passage and Neighbours Property  
East by: Property belonging to the DONOR and DONEES  
West by: Begumpet Main Road

**IN WITNESS WHEREOF** THE DONOR has set her hands to this gift settlement deed of immovable property with free will and consent on the day, month and year mentioned above.

WITNESSES:

1. 
2. 

  
(Kokilaben J Kadakia)  
Donor

ప పుస్తకము **1716/2009**  
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య **18**  
 ఈ కాగితము పరుస సంఖ్య **3**  
 సబ్-రిజిస్ట్రారు

**CERTIFICATE OF REGISTRATION**

Registered as Doct. No. **1716** of 2009  
 (193/S6) of Book **I** and  
 assigned the Identification Number  
**1606 I-1234** 2009 for Scanning.

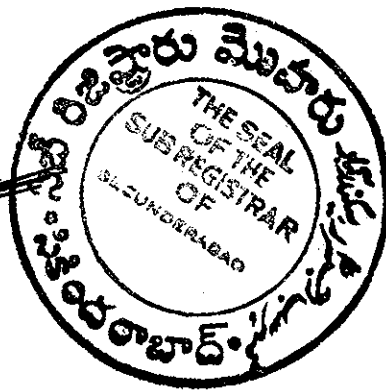
Date: **19-11-2009**, Registering Officer

**CERTIFICATE**

The document been scanned  
 with the Identification

No-1606...I...1716...of 2009

Signature of Registering of Officer



**ANNEXTURE - 1 - A**

1. Description of the Building : All the portion of the building bearing MCH No. 1-10-176, in the building known as "Greens Towers", situated at Begumpet Main Road, Secunderabad - 500 016.
- (a) Nature of the roof : R. C. C.  
(Lower Basement + Upper Basement & G + 4)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 5 years
3. Total Extent of Site : 3310 sq. yds.
4. Built up area Particulars:
- (a) In the Lower Basement Area : 20,250 Sft
- (b) In the Upper Basement Area : 20,000 Sft
- Total Basement Area : 40,250 Sft**
- (i) In the Ground Floor : 13,320 Sft
- (ii) In the First Floor : 13,500 Sft
- (iii) In the Second Floor : 16,980 Sft
- (iv) In the Third Floor : 16,980 Sft
- (v) In the Fourth Floor : 17,220 Sft
- Total Built up area : 78,000 Sft**
5. Annual Rental Value :
6. Municipal Taxes per Annum. :
7. Executant's Estimate of the MV of the Building : Rs. 21,18,50,000/-

Date: 18.11.2009

*శ్రీ కె.ఎం.ఎ. కె. కె. కె. కె.*  
Signature of the Executants

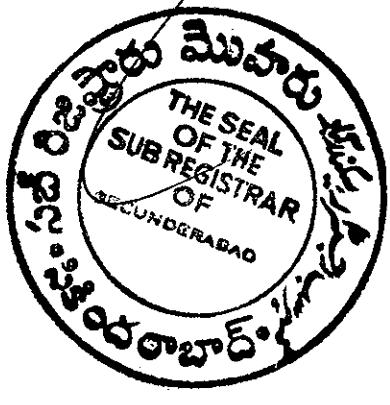
**C E R T I F I C A T E**

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

Date: 18.11.2009

*శ్రీ కె.ఎం.ఎ. కె. కె. కె. కె.*  
Signature of the Executants

వ పుస్తకము... 1716/2009  
దస్తావేజాల మొత్తం కాగితముల సంఖ్య... 18  
ఈ కాగితము వరుస సంఖ్య...  
సబ్-రిజిస్ట్రారు





REGISTRATION PLAN FOR GIFT SETTLEMENT DEED SHOWING THE BUILDING KNOWN AS  
GREENS TOWERS BEARING MCH.NO.1-10-176 SITUATED AT BEGUMPET MAIN ROAD,  
SECUNDERABAD-500 016.

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:

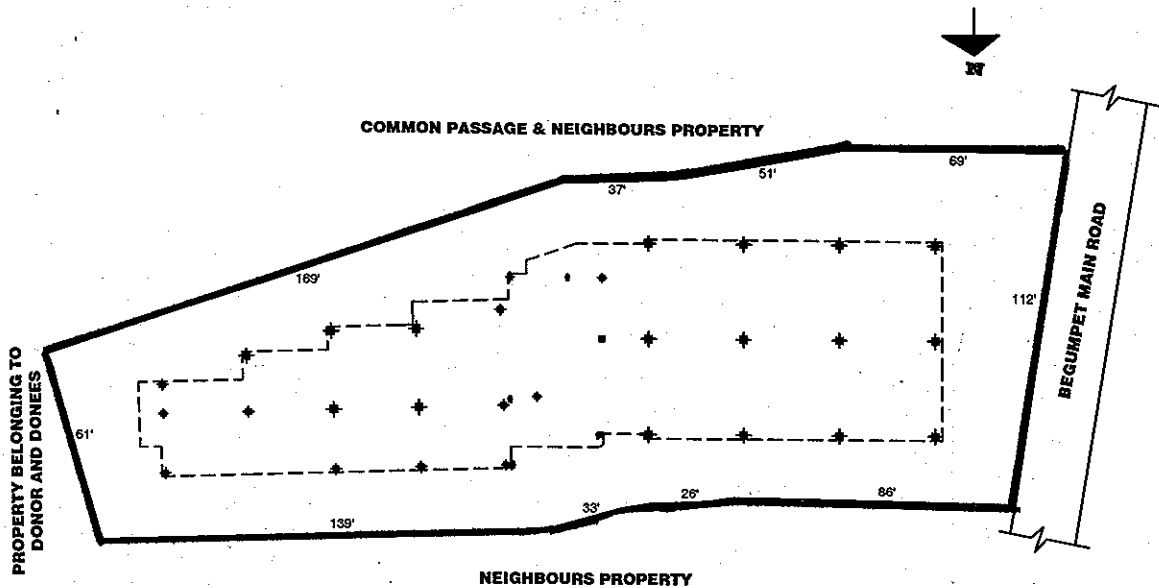
INCL:

EXCL:

TOTAL LAND AREA: 3310 SQ.YDS. OR 2768.59 SQ. MTRS.

TOTAL CONSTRUCTED AREA: TWO BASEMENTS ADMEASURING ABOUT 40,250 SFT (20,250 SFT ON THE LOWER BASEMENT AND 20,000 SFT ON THE UPPER BASEMENT) WITH FIVE UPPER FLOORS ADMEASURING 78,000 SFT (13,320 SFT ON THE GROUND FLOOR, 13,500 SFT ON THE FIRST FLOOR, 16,980 SFT ON THE SECOND FLOOR, 16,980 SFT ON THE THIRD FLOOR AND 17,220 SFT ON THE FOURTH FLOOR)

PLAN-1 SITE PLAN



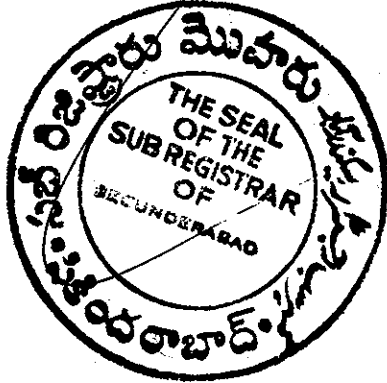
WITNESSES:

1.

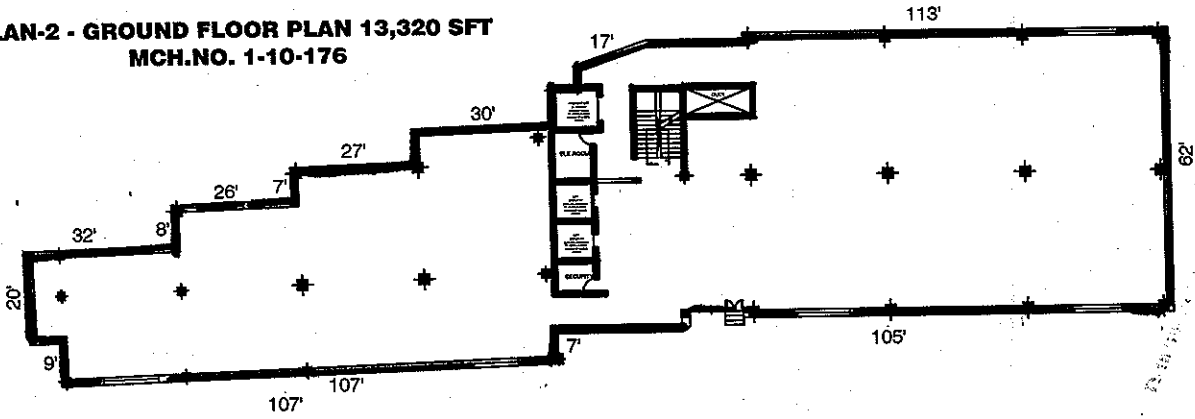
2.

SIGN. OF THE DONOR

1) న పుస్తకము 1716/2009  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18  
ఈ కాగితము వరుస సంఖ్య 5  
సబ్-రిజిస్ట్రారు



PLAN-2 - GROUND FLOOR PLAN 13,320 SFT  
MCH.NO. 1-10-176



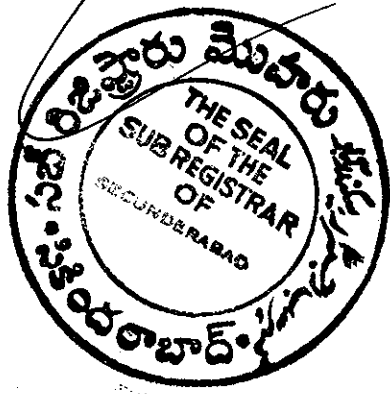
WITNESS:

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

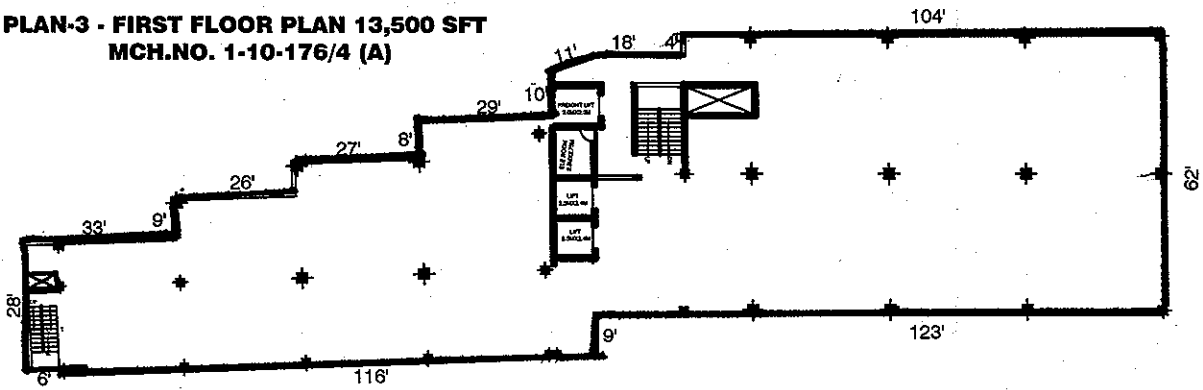
*[Handwritten Signature]*

SIG. OF THE DONOR

ప పుస్తకము నంబర్ 1716/2009  
దస్తావేజుల మొత్తం కింది వలె 18/11  
ఈ కాగితము వలెనే వున్నది 6  
సబ్-రిజిస్ట్రారు



**PLAN-3 - FIRST FLOOR PLAN 13,500 SFT  
MCH.NO. 1-10-176/4 (A)**



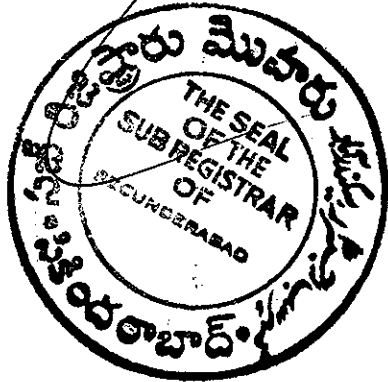
२  
श्रीमान. व. क. क. क. क.

**WITNESS:**

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

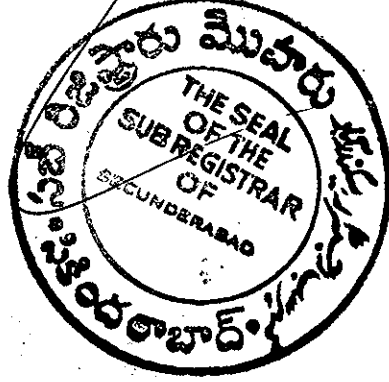
**SIG. OF THE DONOR**

ప పుస్తకము **1716/2009**  
 దస్తావేజుల మొత్తము **18**  
 ఈ కాగితము వరుస నంబరు **7**  
 సబ్-రిజిస్ట్రారు



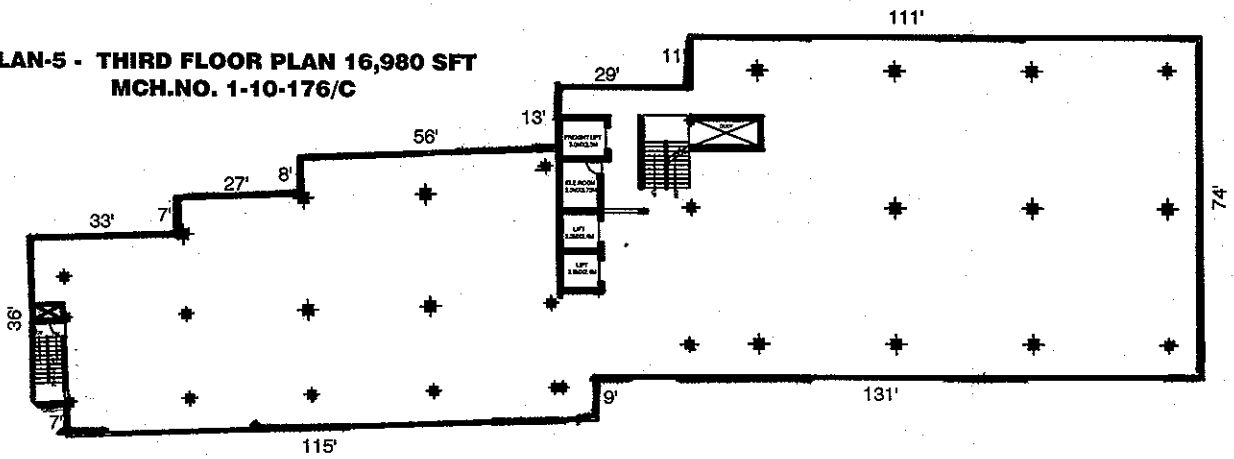


వ పుస్తకము నెం. 1.7.16.2009  
దస్తావేజుల సంఖ్య 18  
ఈ కాగితము వరుస సంఖ్య 8  
సబ్-రిజిస్ట్రారు





**PLAN-5 - THIRD FLOOR PLAN 16,980 SFT  
MCH.NO. 1-10-176/C**



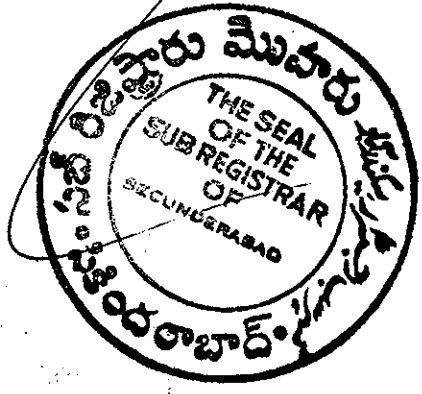
**WITNESS:**

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

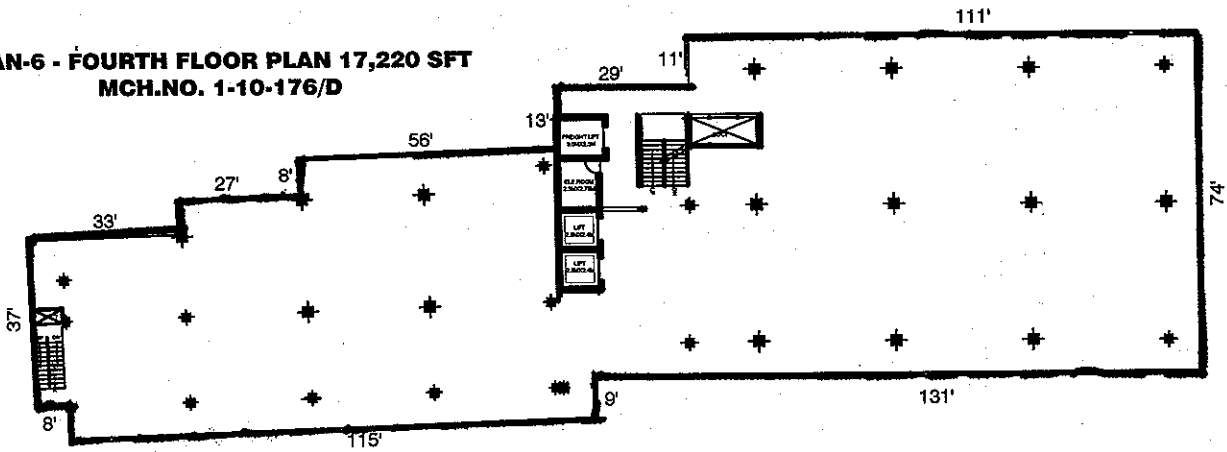
*[Handwritten signature in Devanagari script]*

**SIG.OF THE DONOR**

శ్రీ పుస్తకము: 1716/2009  
దస్తవేజుల మొత్తం క నిబంధనల సంఖ్య: 18  
ఈ కాగితము వరుస సంఖ్య: 9  
సబ్-రిజిస్ట్రారు



PLAN-6 - FOURTH FLOOR PLAN 17,220 SFT  
MCH.NO. 1-10-176/D



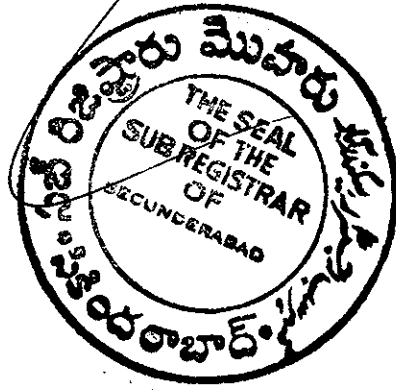
WITNESS:

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

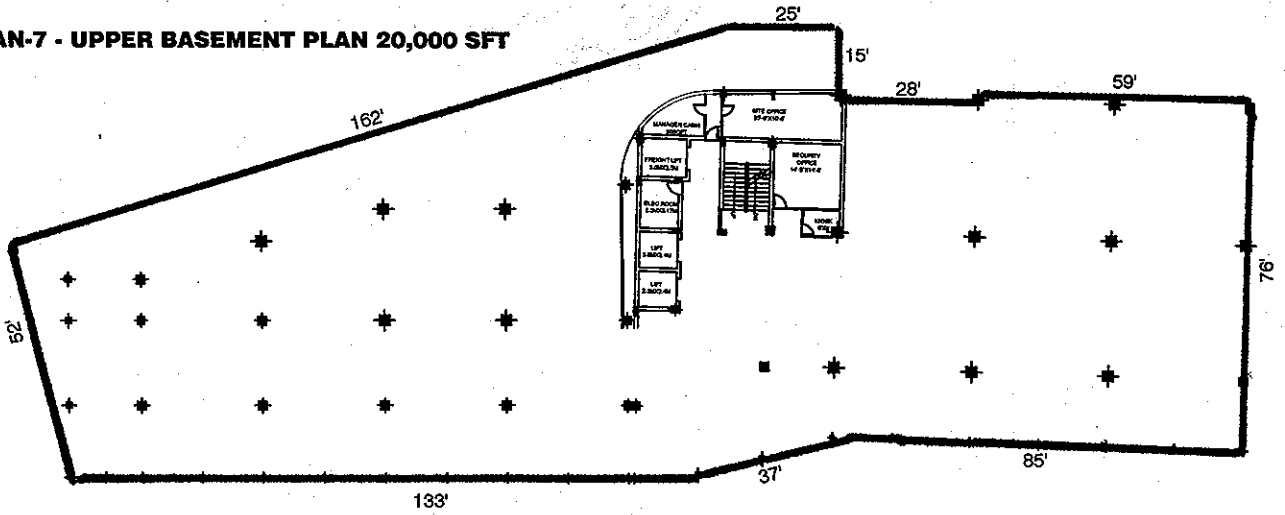
*[Handwritten signature]*

SIG.OF THE DONOR

1) వ పుస్తకము No. 1716/2009  
దస్తావేజుల పేరుపై ..... 18  
ఈ కారితము వలన ..... 10  
సబ్-రిజిస్ట్రారు



PLAN-7 - UPPER BASEMENT PLAN 20,000 SFT



*Handwritten signature in Hindi: श्री गिरीश च. एस. शर्मा.*

WITNESS:

1. *Handwritten signature*
2. *Handwritten signature*

SIG. OF THE DONOR

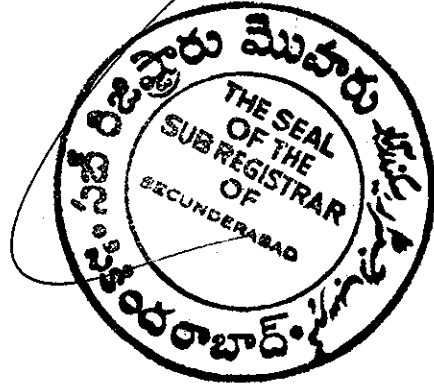
1  
2

వ పుస్తకము నంబరు 1.7.16/20.09

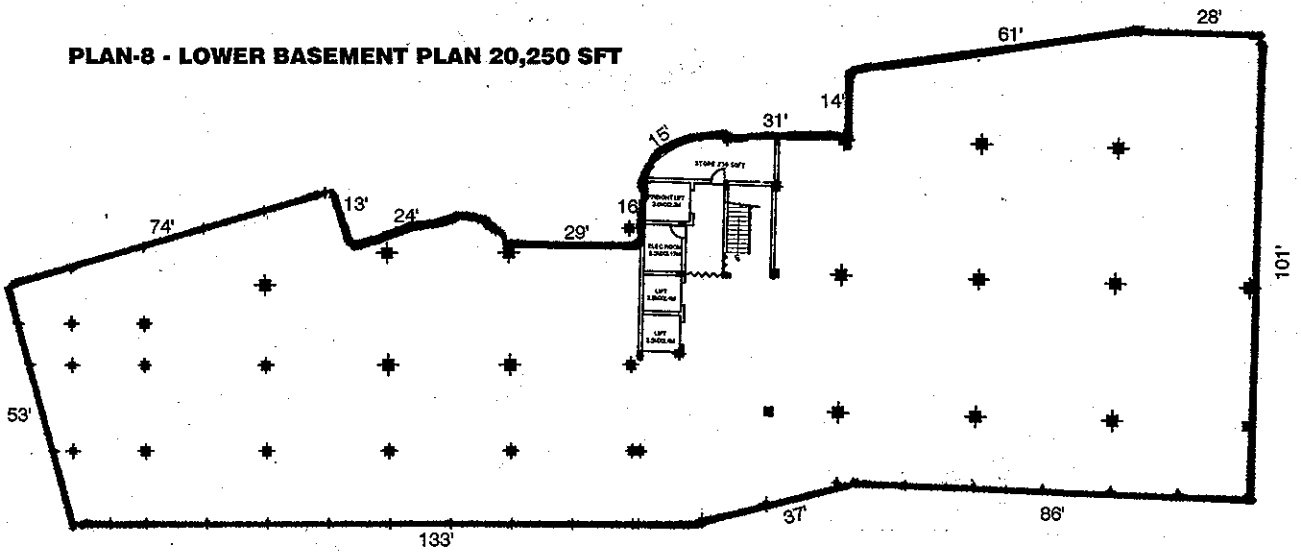
దస్తావేజుల నెంబరు 18

ఈ కారితము నెంబరు 11

సబ్-రిజిస్ట్రారు



PLAN-8 - LOWER BASEMENT PLAN 20,250 SFT



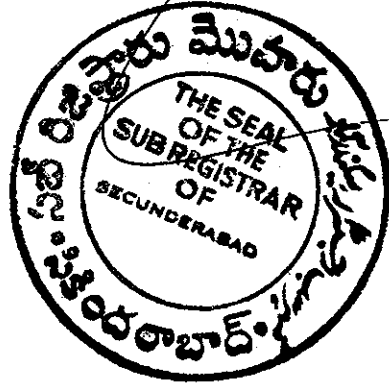
WITNESS:

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

*5151 वाज. व. 555 वा.*

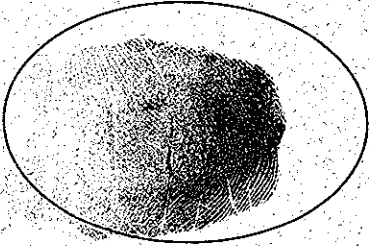

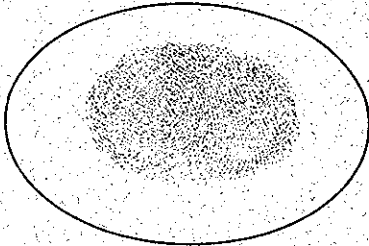
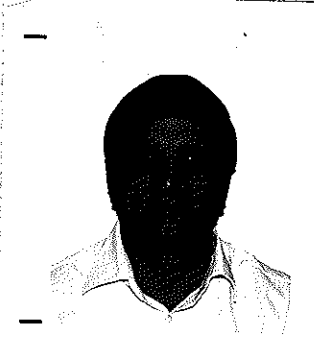
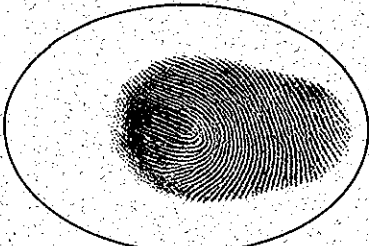

SIG. OF THE DONOR

ప పుస్తకము 1716/2009  
దస్తావేజాల పేజీలు 18  
ఈ కాగితము పేజీలు 12  
సబ్-రిజిస్ట్రారు


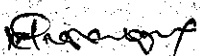


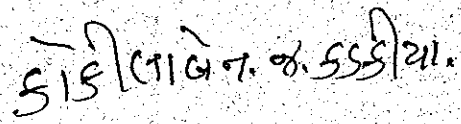


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

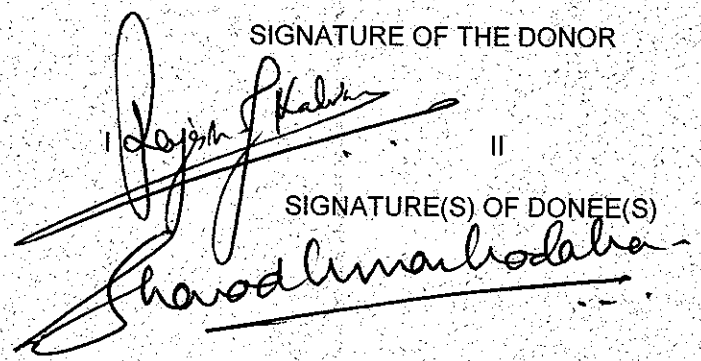
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>DONOR:</b></p> <p>SMT. KOKILABEN J. KADAKIA W/O. LATE JAYANTILAL KADAKIA R/O. H. NO: 5-2-223 3<sup>RD</sup> FLOOR, GOKUL BUILDING DISTERLLERY ROAD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

SIGNATURE OF WITNESSES:

1. 
2. Aditi Kadakia  


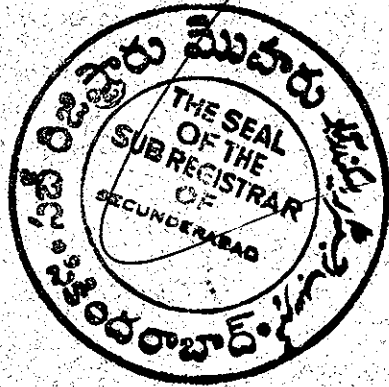




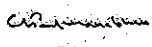
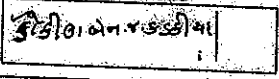
SIGNATURE OF THE DONOR



SIGNATURE(S) OF DONEE(S)

ప పుస్తకము **1716/2009**  
 దస్తావేజుల సంఖ్య: 18  
 ఈ కారితము తమిళ పుస్తకము 13  
 సబ్-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		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

कोकिला जेन. व. कडकिया

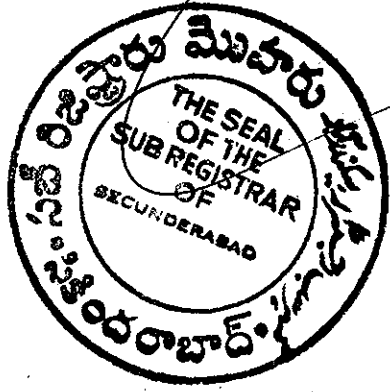
7

ప పుస్తకము 1716/2009

దస్తావేజాల మొత్తం కాగితము 18

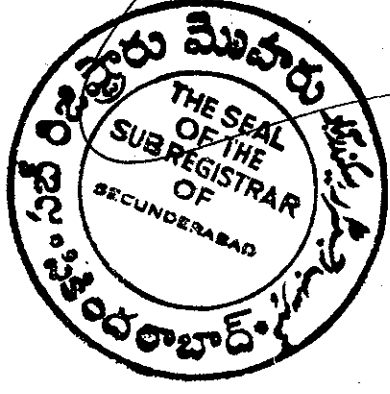
ఈ కాగితము వధున సంఖ్య 14

సబ్-రిజిస్ట్రారు



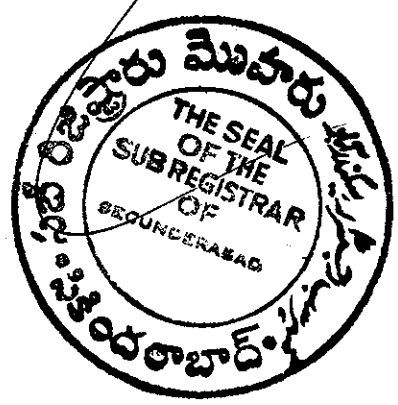


1 వ పుస్తకము: 17.16/2009  
దస్తావేజాల మొత్తం కాగితము సంఖ్య 18  
ఈ కాగితము వరుస సంఖ్య 15  
సబ్-రిజిస్ట్రారు





ప పుస్తకమునం. 17.16.2009  
దస్తావేజాల మొత్తం కాగితముల సంఖ్య. 18  
ఈ కాగితము వరుస సంఖ్య. 16  
సబ్-రిజిస్ట్రారు







1  
1 6  
18  
17  
18



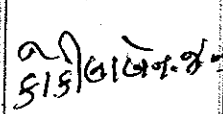


**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: **001734/2009** of SRO: **1606(SECUNDERABAD)**  
Presentant Name(Capacity): **KOKOLABEN**  
**J.KADAKIA(EX)**

Report Date: 19/11/2009 12:56:31

This report prints the Photos and FPs taken on 19/11/2009 12:56:02

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

Identified by

Witness 1 *Kumar*

Witness 2 *Ramesh*

Photos and TIs  
captured by me

Capture of Photos and TIs  
done in my presence

1716/2009  
ప పుస్తకము.....  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..18.....  
ఈ కాగితము వరుస సంఖ్య..18.....  
సబ్-రిజిస్ట్రారు

