



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947860

No. 2265 Date 12/11/2009

Sold to Swati S. Kadakia

S/o. D/o. W/o. Sharad J. Kadakia

For Whom. Rev. 1

R. SRINIVAS
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 20th day of November 2009 by

Smt. Swati S. Kadakia w/o. Shri. Sharad J. Kadakia aged about 50 years, R/o. #14252, Culver Drive, A- 358, Irvine, California - 92604, USA, hereinafter called the DONOR.

IN FAVOUR OF

Shri. Rajesh J. Kadakia S/o Late. Shri. Jayantilal Kadakia , aged about 54 years R/o. #910, South Elcamino, Real Samclemante, California-92672 (U.S.A), hereinafter called the DONEE.

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

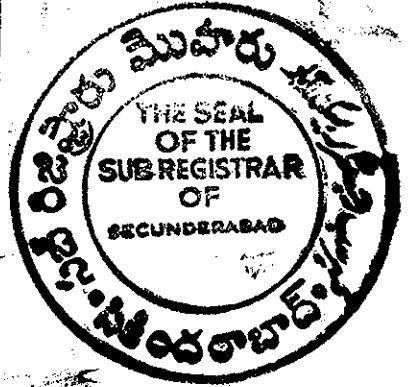
* S. Kadakia

AC
2007
SS
1741

నంబరు 1724/2009

10

నబ్-రిజిస్ట్రారు



2009 సంవత్సరము నవంబరు నెల 20 తేది 1937 అ.శ.
 క్రొత్త మాసం 29 తేది పగలు 3 మరియు 4

జంటల వుద్ద సికింద్రాబాద్ నబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ S. S. Kadakia రిజిస్ట్రేషన్ చట్టము 1908 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ 1000/-
 చలానుద్వారా చెల్లించినారు.

వ్రాసేయిచ్చినటు ఒప్పుకున్నట్టి
 ఎడమ బొటన వ్రేలు

Sskadakhia

Name Swati S. Kadakia
 S/o. W/o. D/o. Sharda J. Kadakia
 Business
 OCC.
 R/o. # 14252, Culver Dam
 A-358, Irvine, California
 92604, USA



నిరూపించవలసింది
 1.

[Signature]

Name G. KONARAO
 S/o. W/o. D/o. G. Subbarao
 OCC. Peruvu Genna
 R/o. 5-A-187/3 & 4, 1st Floor, Sakari
 New 8th H.C. Road, Sec'bad

[Signature]

Name K. Padmakar Reddy
 S/o. W/o. D/o. K. Padma Reddy
 OCC. Sengita
 R/o. 5-4-187/3 & 4, 2nd Floor,
 Sakari Mansions, 7th G. Road, Sec'bad

2009 వ సం॥ నవంబరు నెల 20 వ తేది నబ్-రిజిస్ట్రారు
 1937 అ.శ. సం॥ క్రొత్త మాసము 29 వ తేది

WHEREAS:

- A. The DONOR is the absolute owner of two shops bearing nos. 8 & 9 altogether admeasuring 739.50 Sq. ft on Ground Floor with an undivided share of land admeasuring 16.43 Sq.yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/11 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, hereinafter the said premises is referred to as Scheduled Premises and more fully described in the schedule here under and the plan enclosed herewith.
- B. The DONOR has acquired the above referred property bearing Municipal No. 5-4-187/5/11 under a sale deed dated 12.09.1983, registered with Office of the Sub-Registrar, Secunderabad bearing document no. 405/83.
- C. The DONOR out of love and affection is desirous of gifting in favor of the DONEE, who is the elder brother of Donor's husband, the entire Scheduled Premises. The description of the property gifted herein is given more particularly in the schedule below and the plan enclosed herewith.
- D. The DONOR is desirous of recording the gift settlement into writing

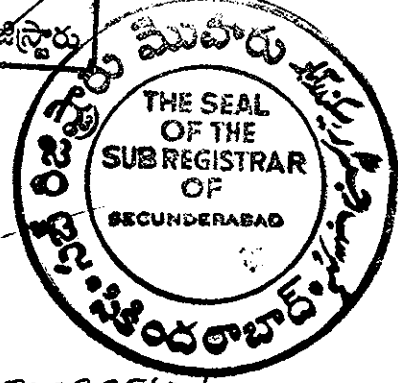
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS UNDER

1. That the DONOR out of love and affection hereby transfers and conveys to the DONEE by way of gift the entire Scheduled Premises being shop nos. 8 & 9 altogether admeasuring 739.50 Sq. ft on Ground Floor with an undivided share of land admeasuring 16.43 Sq.yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/11 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
2. That the DONEE shall enjoy Scheduled Premises without any let or hindrance from the DONOR or anybody claiming through her.
3. That the DONOR hereby declares and assures the DONEE 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 DONEE.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.

x S Madakia

న పుస్తకము. **1724/2009**
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య **10**
 ఈ కాగితము పరుస 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 challanRs. **36380 + 30510/-**
(u/s 41 of I.S. Act 1899)
3. In the shape of cash.....Rs. **---**
(u/s 41 of I.S. Act 1899)
4. Adjustment of Stamp Duty.....Rs. **---**
u/s. 16 of I.S. Act. 1899 if any.

II. Transfer Duty:

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

III. Registration Fees:

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: **37580 + 30510 = 68090/-**

409099 &
 Vide Challan No 409072
 Dated: 17/11/09
 20/11/09

SUBREGISTRAR
 SECUNDERABAD

Rs. 36380 + 30510/- towards
 Stamp Duty including Transfer Duty U/s. 41 of I. S. Act
 and Rs. _____

towards Registration Fee on the chargeable value of
 Rs. 11,16,500/- were paid by the party

through SBH Receipt Number 409099 & 409072
 dated 17/11/09 & 20/11/09 at Kavayiguda Branch.

SUB-REGISTRAR
 SECUNDERABAD

6. The DONOR and DONEE 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. 11, 16, 500/- 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. ^{37485 +} 36, 510/- paid by way of pay order no. 409072 dated 17.11.09 drawn on SBH Bank, Secunderabad 409099 20.11.09 Kavardiguda Branch,


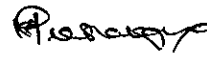
SCHEDULE OF THE PREMISES

Two shops bearing nos. 8 & 9 altogether admeasuring 739.50 Sq. ft on Ground Floor with an undivided share of land admeasuring 16.43 Sq.yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/11 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, bounded on the:

NORTH BY	: Open Land belonging to Sri Sai Prakash Hotels Pvt Ltd
SOUTH BY	: Private Road and P. M. Modi Commercial Complex
EAST BY	: Shop No.7
WEST BY	: Staircase

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. 


(Swati S. Kadakia)
DONOR

ప పుస్తకము. No. **1.724/2009**
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య **10**
 ఈ కాగితము వరుస సంఖ్య **3**
 సబ్-రిజిస్ట్రారు

CERTIFICATE OF REGISTRATION

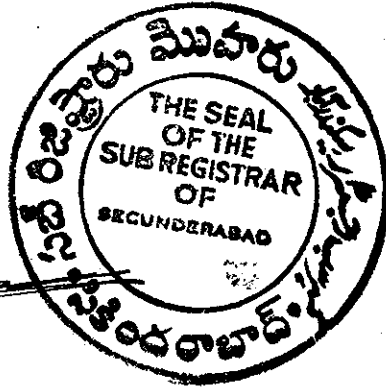
Registered as Doct. No. **1724** of 2009
 (197) SC) of Book **2** and
 assigned the Identification Number
1606 I-1741 of 2009 for Scanning.

Date: **20.11-2009** Registering Officer

CERTIFICATE

The document been scanned with the Identification

No. **1606 I-1741** of 2009



Signature of Registering of Officer

ANNEXTURE - 1 - A

1. Description of the Building : All that two shops bearing nos. 8 & 9 on ground floor in the building known as S. M. Modi Commercial Complex, bearing MCH No. 5-4-187/5/11, situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003.
- (a) Nature of the roof : R. C. C. (G+3)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 29 years
3. Total Extent of Site : 16.43 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 739.50 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. 11,16,500/-

Date: 20.11.2009

S. S. Radakia
Signature of the Executants

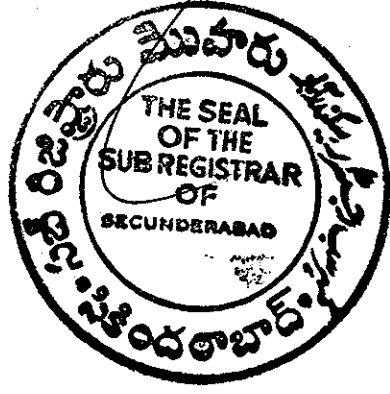
C E R T I F I C A T E

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

Date: 20.11.2009

S. S. Radakia
Signature of the Executants

ప పుస్తకము. 1/24/2009
దస్తావేజుల మొత్తం కారితముల సంఖ్య 10
ఈ కారితము వరుస సంఖ్య 1
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN FOR GIFT SETTLEMENT DEED OF SHOP.NOS.8 & 9 BEARING MCH NO.

5-4-187/5/11 ON GROUND FLOOR IN THE BUILDING KNOWN AS S.M.MODI COMMERCIAL

COMPLEX, SITUATED AT KARBALA MAIDAN, NECKLACE ROAD SECUNDERABAD-500 003

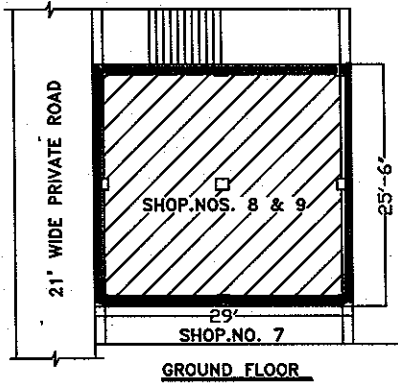
DONOR: SMT. SWATI.S.KADAKIA W/O. SRI.SHARAD.J.KADAKIA

DONEE: SRI.RAJESH.J.KADAKIA S/O. JAYANTILAL M.KADAKIA

REFERENCE: SCALE: INCL: EXCL:

UNDIVIDED SHARE OF LAND: 16.43 SQ. YDS. OR 13.74 SQ. MTRS.

TOTAL BUILT-UP AREA: 739.50 SFT.



BOUNDARIES

NORTH : LAND BELONGS TO SRI. SAI PRAKASH HOTELS
SOUTH : PRIVATE ROAD AND P.M.MODI COMMERCIAL COMPLEX
EAST : SHOP.NO.7
WEST ; STAIRCASE

S. Kadakia

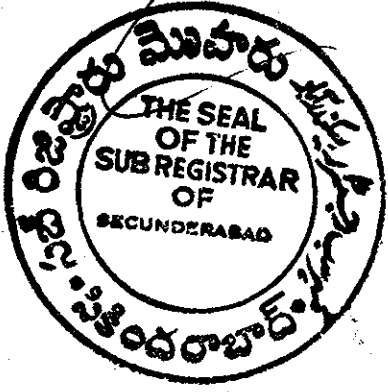
SIGN. OF THE DONOR

WITNESSES:

1.

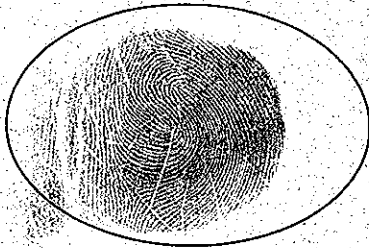
2.

2 వ పుస్తకము. 1724/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 5
సబ్-రిజిస్ట్రారు



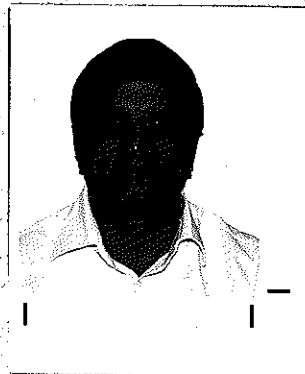
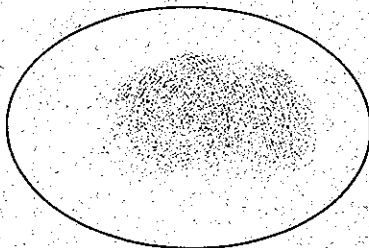
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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DONOR:

SMT. SWATI S. KADAKIA
W/O. SHRI. SHARAD J. KADAKIA
R/O. H. NO: 5-2-223
3RD FLOOR, GOKUL BUILDING
DISTERLLERY ROAD
HYDERBASTI
SECUNDERABAD - 500 003.
(M) 9949034700



DONEE:

SHRI. RAJESH J. KADAKIA
S/O. SHRI. LATE JAYANTILAL KADAKIA
R/O: # 910, SOUTH ELCAMINO
REAL SAMCLEMANTE
CALIFORNIA - 92672(U. S. A).

SIGNATURE OF WITNESSES:

- 1.
2. Aditilal Kadakia

*
SIGNATURE OF THE DONOR

SIGNATURE OF DONEE

క పుస్తకము No. 1724/2009.....

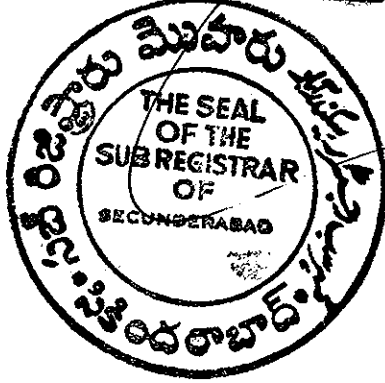
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10.....

ఈ కాగితము వరుస సంఖ్య 6.....

సబ్-రిజిస్ట్రారు



ప పుస్తకము. 1724/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య. 10/6
ఈ కాగితము వరుస సంఖ్య. 7
సబ్-రిజిస్ట్రారు



5

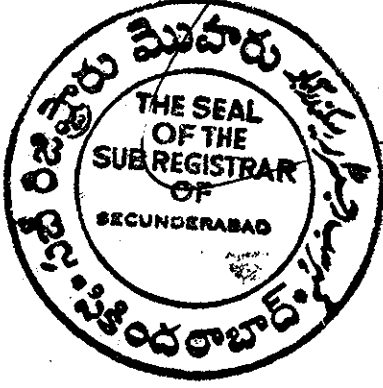
1724/2009

న పుస్తకము.....

దస్తావేజుల మొత్తం కాగితములు మొత్తం 10

ఈ కాగితము ముద్రను నుండి 2

సబ్-రిజిస్ట్రారు





ప పుస్తకము... 1/24/2009
దస్తవేజుల మొత్తం కాగితములు మొత్తం 10
ఈ కాగితము వరుస 9
సచి-రజిస్ట్రారు






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

C.S.No./Year: **001741/2009** of SRO: **1606(SECUNDERABAD)**
Presentant Name(Capacity): **SWATI**
S.KADAKIA(EX)

Report Date: 20/11/2009 16:24:49


This report prints the Photos and FPs taken on 20/11/2009 16:24:17

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
2			(DR) SWATI S.KADAKIA R/O: 1452.CULVER DRIVE,A,IRVINE CALIFORNIA 92604,USA	

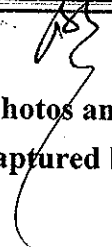
Identified by

Witness 1

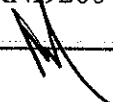

Witness 2




Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

5

వ పుస్తకము No. 1724/2009

దస్తావేజుల మొత్తం కాగితములు సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 10

సబ్-రిజిస్ట్రారు

