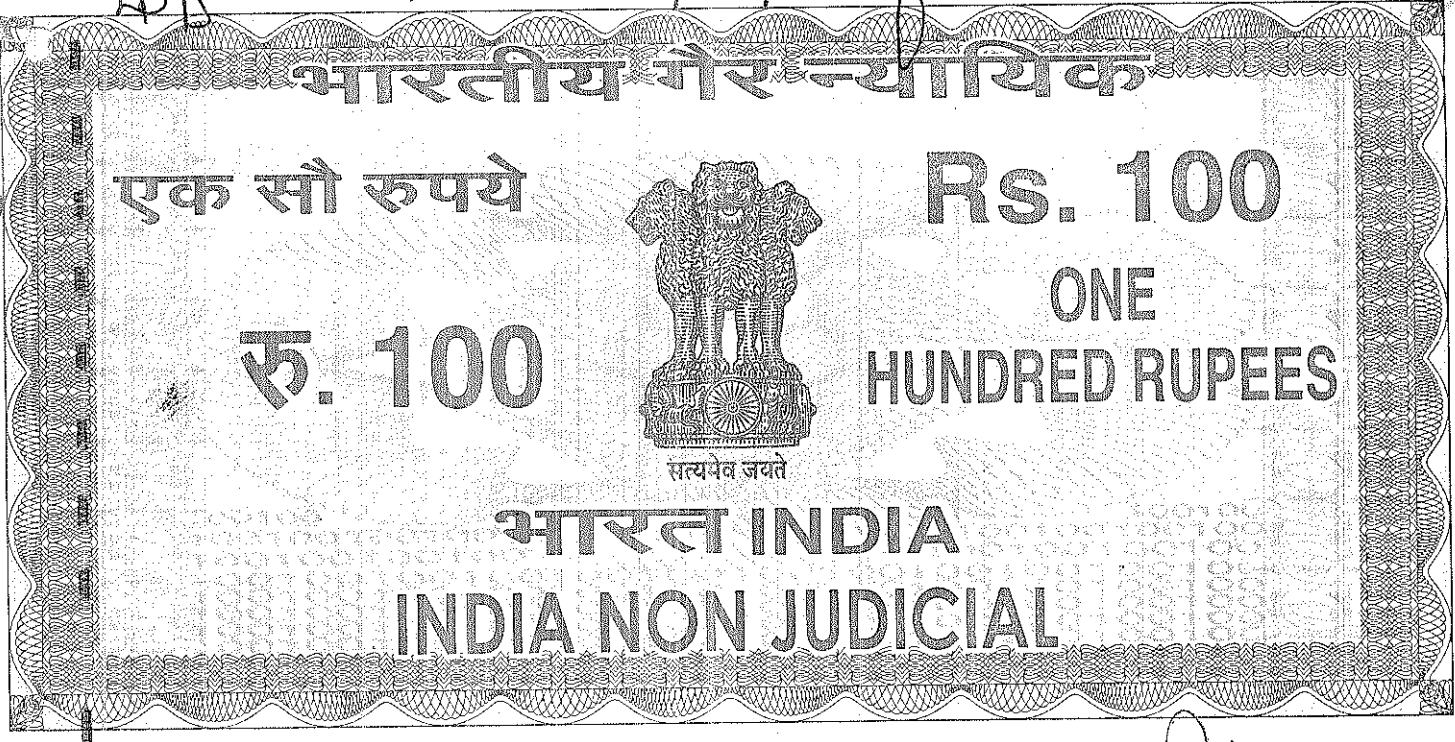


8
45/5

D: 30. 11. 2015

105

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 16476 Date: 17-11-2015

Sold to: PANKAJ SANGHVI

S/O. CHANDRAKANTH SANGHVI

For Whom: SELF

Copy D 176520

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai - 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF



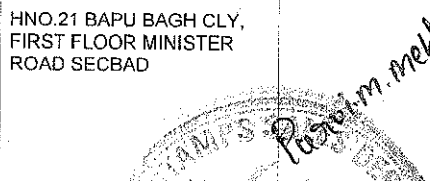

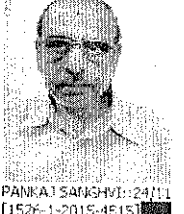
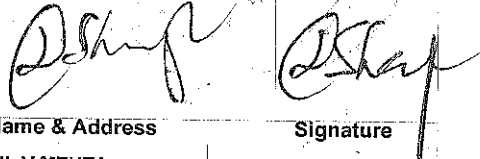
Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

Q. Sanghvi



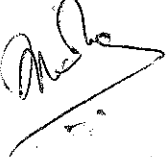


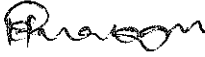
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1770/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE			PURVI M.MEHTA W/O. MEHUL V.MEHTA HNO.21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	
2	DR			PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS-ROAD NO.3, VILE PARLE WEST MUMBAI	

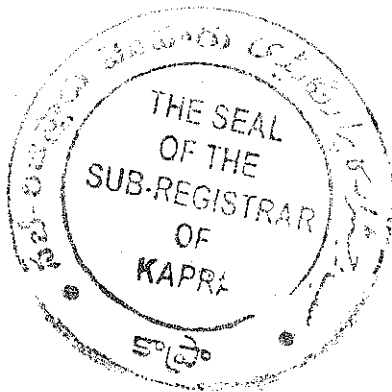
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			MEHUL V.MEHTA R/O.21,BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	
2			K.PRABHAKAR REDDY R/O.5-4-187/3.4.SOHAM MANSION M.G.ROAD SECBAD-500003	

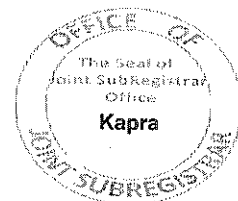
24th day of November, 2015

Signature of Joint SubRegistrar8
Kapra

Bk-1, CS No 4515/2015 & Doct No 4382 / 2015 - Sheet 1 of 9
Joint SubRegistrar Kapra



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WHEREAS:

- A. The **DONOR** is the owner of flat no.105 on the first floor, in block no. 'F' in the project known as Vista Homes situated at survey nos.193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds, in Sy. Nos. 193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner are the absolute owners, possessors and in peaceful enjoyment of the land situated at survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

2-11-15

S. No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.
- 2-11-15

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5210	0	0	0	5310
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	1770	0	0	0	1770
User Charges	NA	100	0	0	0	100
Total	100	7080	0	0	0	7180

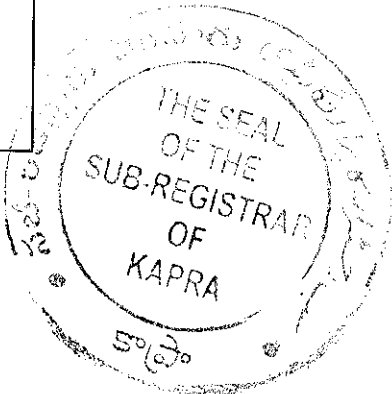
Rs. 5210/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1770/- towards Registration Fees on the chargeable value of Rs. 354000/- was paid by the party through Challan/BC/Pay Order No ,634765 dated ,24-NOV-15.

Date
24th day of November, 2015

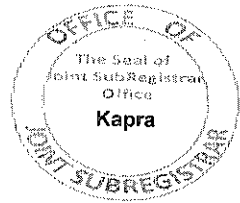
Signature of Registering Officer
Kapra

Bk-1, CS No 4515/2015 & Doct No 4382/2015 Sheet 2 of 9
 Joint Sub Registrar
 Kapra

ಸಂಖ್ಯೆ 4382/2015
 ಸಿಬ್ಬಂದಿ ವಿಭಾಗದ ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
 24 ನವೆಂಬರ್ 2015



ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
 ಸಿಬ್ಬಂದಿ ವಿಭಾಗ
 24 ನವೆಂಬರ್ 2015



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the **Donee** herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 228 sft of undivided share out of 950 sft of the super built-up area, 13.85 sq. yds of undivided share of land out of 57.71 sq. yds and 24 sft of undivided share of out of 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The **Donee** has accepted the gift from the **Donor**.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

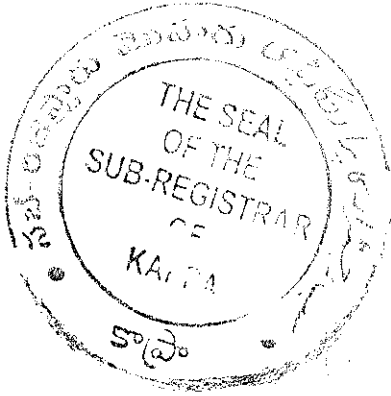
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 228 sft of undivided share out of 950 sft of the super built-up area, 13.85 sq. yds of undivided share of land out of 57.71 sq. yds and 24 sft of undivided share of out of 100 sft of parking area), and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the **Donor** or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said **Donee** by the **Donor**.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.

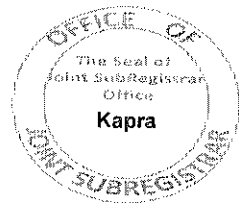


Bk-1, CS No 4515/2015 & Doct No
A3821 2015 Sheet 3 of 9

Joint Sub Registrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 3,54,000/-

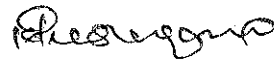
SCHEDULE OF THE PROPERTY


All that flat no.105 on the first floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

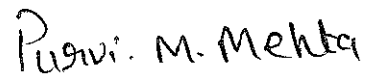
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

WITNESS:

1. 
(Mehul Mehta)

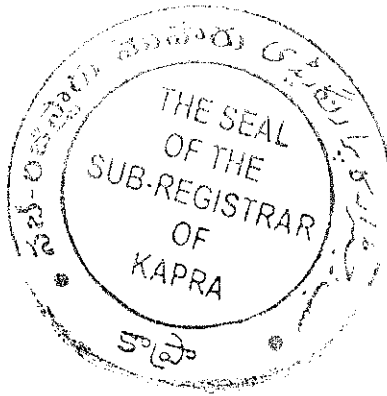
2. 
(K. Prabhakar Reddy)


Pankaj Shanghvi
(Donor)

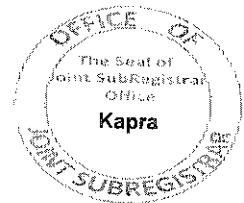

Purvi M. Mehta
(Donee)

BK-1, CS No 4515/2015 & Doct No
1382 / 2015. Sheet 4 of 9

Joint SubRegistrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED


24% undivided share in flat no.105 on the first floor, in block no. 'F' in the project known as Vista Homes situated at Sy. Nos.193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 228 sft (out of 950 sft) of super built-up area along with undivided share of land to an extent of 13.85 sq. yds (out of 57.71 sq. yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft), and bounded on:

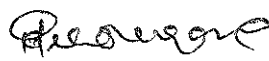
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

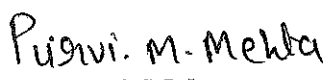
IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

1. 
(Mehul Mehta)

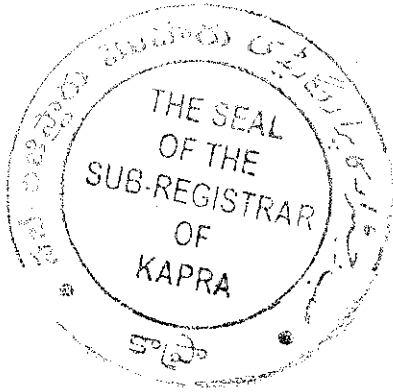

Pankaj Shanghvi
(Donor)

2. 
(K. Prabhakar Reddy)

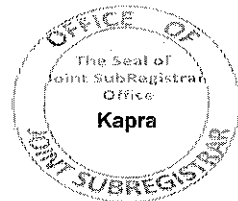

Purvi M. Mehta
(Donee)

BK-1, CS No 4515/2015 & Doct No
12011 Sheet 5 of 9

Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 105 IN BLOCK NO. 'F' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

DONOR:

SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE:

SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA:

57.71

SCALE:
SQ. YDS. OR

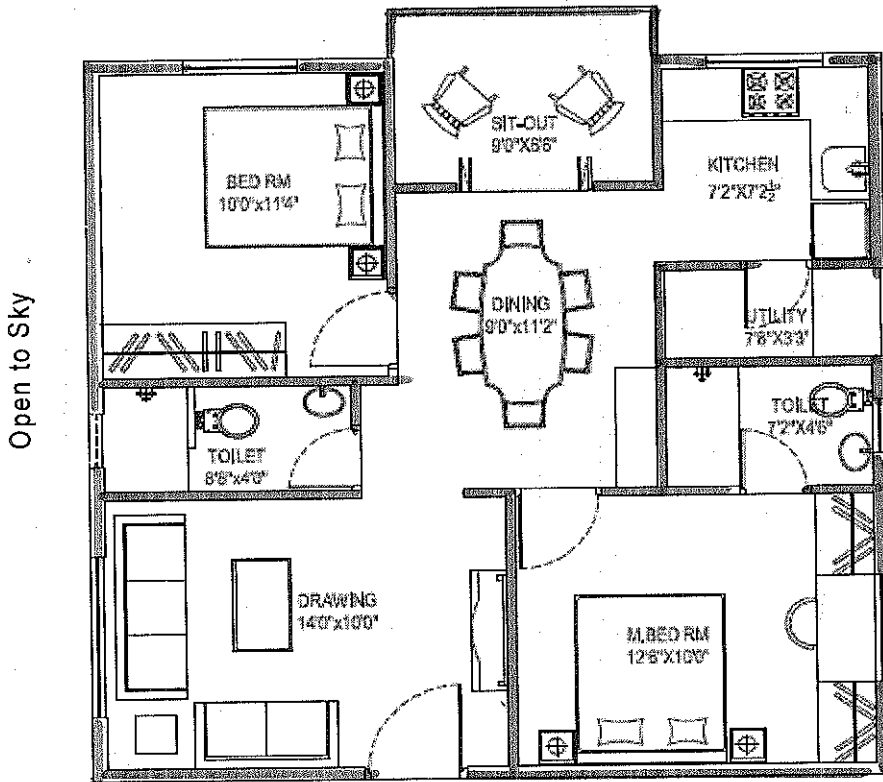
INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 950 sft,
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky



6'-6" wide corridor

WITNESSES:

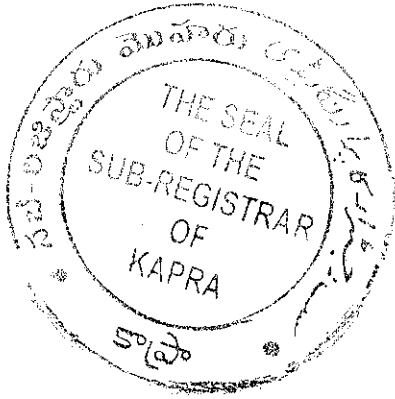
-
-

SIGNATURE OF THE DONOR

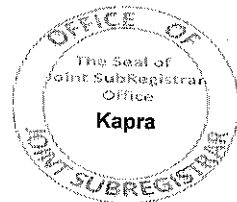
Purvi. M. Mehta

SIGNATURE OF THE DONEE

BK-1, CS No 4515/2015 & Doct No
4382/2015 Sheet 6 of 9 Joint SubRegistrar
Kapra

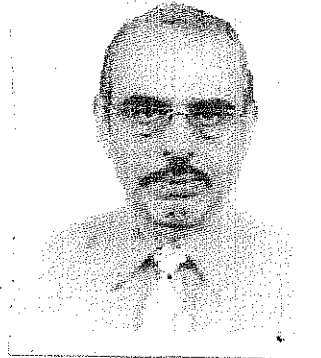
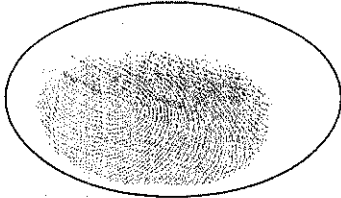


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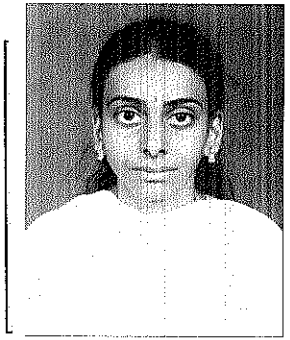
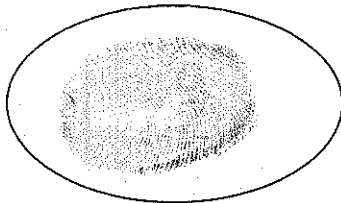
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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


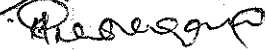
SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.



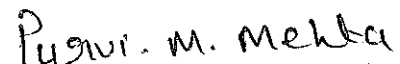
DONEE:

SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

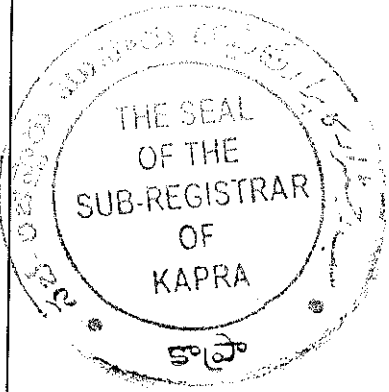
SIGNATURE OF WITNESSES:

1. 
2. 

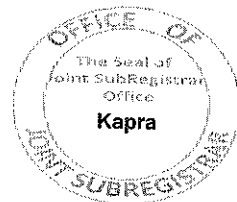

SIGNATURE OF THE DONOR


SIGNATURE OF THE DONEE

JBK-1, CS No 4515/2015 & Doct No
1382/2015 Sheet 7 of 9
Joint SubRegistrar
Kapra



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DONE



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 2017/00165/01475

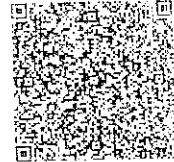
31/08/2011

To
Purvi M Mehta
పూర్వీ మేహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P G ROAD
Secunderabad
Secunderabad,Hyderabad
Andhra Pradesh - 500003
9848030075



U:250675893IN

25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వీ మేహతా
Purvi M Mehta



జన్మనామ సంవత్సరం / Year of Birth : 1978
లింగం / Gender : Female

4444 7892 7946



ఆధార్ - సామాన్యని హక్కు

आधार — सामान्य माणसाचा अधिकार

000000

PERMANENT SIGNATURE

CHANDRAKANT HARIJIVANDAS SHANGVI

CHANDRAKANT HARIJIVANDAS SHANGVI
DIRECTOR OF INCOME TAX (SYSTEMS)

10-09-1945

DATE OF BIRTH

CHANDRAKANT HARIJIVANDAS SHANGVI

CHANDRAKANT HARIJIVANDAS SHANGVI

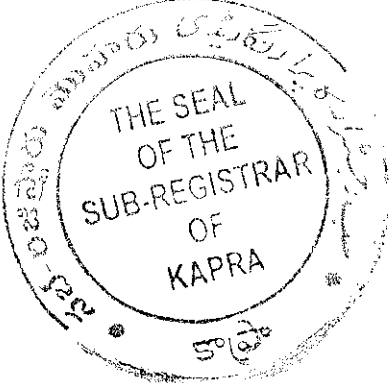
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PERMANENT ACCOUNT NUMBER





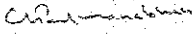
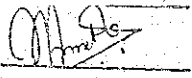
Bk-1, CS No 4515/2015 & Doct No
4382/2015 Sheet 8 of 9
Joint SubRegistrar
Kapra

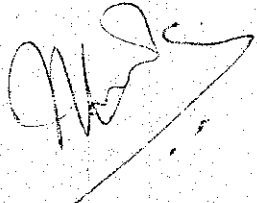





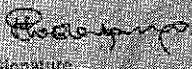
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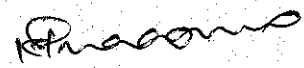


WITNES

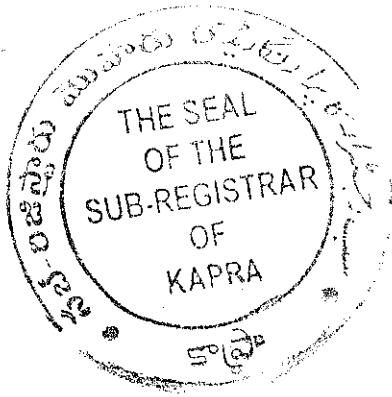
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADKPM7094D	
	नाम / NAME MEHUL VASANT MEHTA	
	पिता का नाम / FATHER'S NAME VASANT UTTAMLAL MEHTA	
	जन्म तिथि / DATE OF BIRTH 19-01-1976	
हस्ताक्षर / SIGNATURE		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



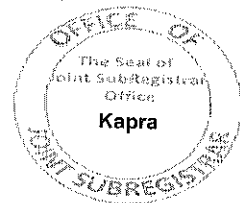
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSP8104E		
 Signature		



Bk-1, CS No 4515/2015 & Doct No
4382/2015 Sheet 9 of 9
Joint SubRegistrar
Kapra



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CS
4576

D: 30: 4303 of 2015


305
H



తెలంగాణ తేలంగానా TELANGANA

411709

S.No. 4024 Dt. 12-08-2015 Rs. 100/-
Sold to: Pankaj Shanghvi S/o Shri Chandrakanth Shanghvi, Hyd
For Whom: Self


K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

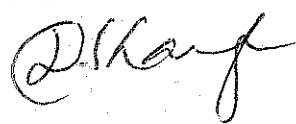
GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai – 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF

Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad – 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.





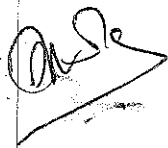


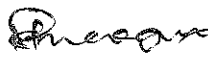
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1770/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 PURVI M. MEHTA : 24/11/2015 [1526-1-2015-4516]	PURVI M. MEHTA W/O. MEHUL V. MEHTA HNO. 21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	 
2	DR		 PANKAJ SANGHVI : 24/11/2015 [1526-1-2015-4516]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO.3, VILE PARLE WEST MUMBAI	

Identified by Witness:

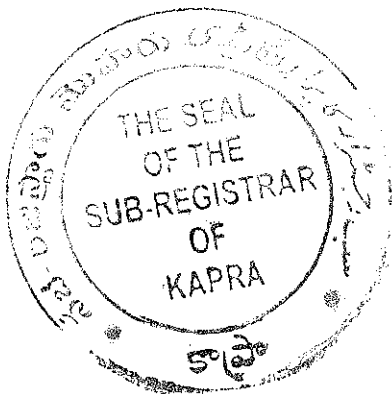
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MEHUL V. MEHTA : 24/11/2015 [1526-1-2015-4516]	MEHUL V. MEHTA R/O. 21, BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	
2		 K. PRABHAKAR REDDY : 24/11/2015 [1526-1-2015-4516]	K. PRABHAKAR REDDY R/O. 5-4-187/3, 4, SOHAM MANSION M.G. ROAD SECBAD-500003	

24th day of November, 2015

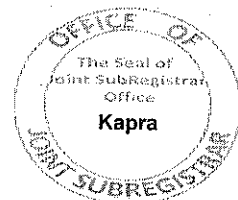
Signature of Joint Sub-Registrar
Kapra

BK 1, CS No 4516/2015 & Doct No 4383/2015. Sheet 1 of 9

Joint Sub-Registrar
Kapra



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WHEREAS:

- A. The **DONOR** is the owner of flat no.305 on the third floor, in block no. 'H' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds, in Sy. Nos.193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013, registered as document no.1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S.No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos: 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.

Q. Shariq

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5210	0	0	0	5310
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	1770	0	0	0	1770
User Charges	NA	100	0	0	0	100
Total	100	7080	0	0	0	7180

Rs. 5210/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1770/- towards Registration Fees on the chargeable value of Rs. 354000/- was paid by the party through Challan/BC/Pay Order No .634764 dated ,24-NOV-15.

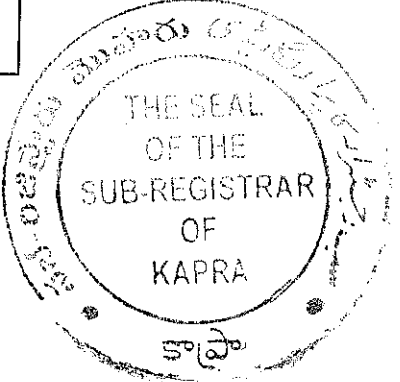
Date
24th day of November, 2015

[Signature]
Signature of Registering Officer
Kapra

BK-1, CS No 4516/2015 & Doct No
 4383/2015. Sheet 2 of 9
 Joint SubRegistrar
 Kapra

పాపము 15 సం. / చ.స. 1932
 ప. 4383 నెలలగా రిజిస్టరు చేయబడి
 క్లారిఫికేషన్ నిమిత్తం కేసును వెంటనే 1026
 4383 / 15 నా యిచ్చకామిని
 15 నవంబరు 24 న తీసి

[Signature]



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the Donee herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 228 sft of undivided share out of 950 sft of the super built-up area, 13.85 sq. yds of undivided share of land out of 57.71 sq. yds and 24 sft of undivided share of out of 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donee has accepted the gift from the Donor.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

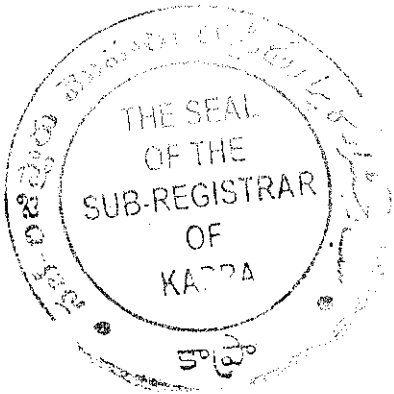
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 228 sft of undivided share out of 950 sft of the super built-up area, 13.85 sq. yds of undivided share of land out of 57.71 sq. yds and 24 sft of undivided share of out of 100 sft of parking area), and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.

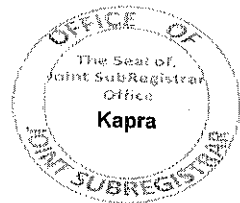


BK-1, CS No 4516/2015 & Doct No
4383/2015 Sheet 3 of 9

Joint SubRegistrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 3,54,000/-

SCHEDULE OF THE PROPERTY

All that flat no. 305 on the third floor, in block no. 'H' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

WITNESS:

1. 

(Mehul Mehta)

2. 

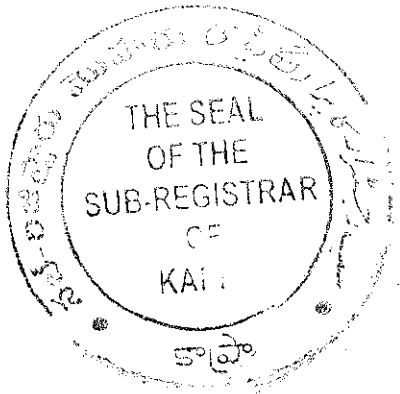
(K. Prabhakar Reddy)



Pankaj Shanghvi
(Donor)

Purvi M. Mehta
(Donee)

Bk: 1, CS No 4516/2015 & Doct No
4383/2015 Sheet 4 of 9
Joint Sub Registrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED

24% undivided share in flat no.305 on the third floor, in block no. 'H' in the project known as Vista Homes situated at Sy. Nos.193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 228 sft (out of 950 sft) of super built-up area along with undivided share of land to an extent of 13.85 sq. yds (out of 57.71 sq. yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft), and bounded on:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

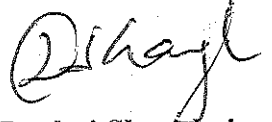
WITNESS:

1. 

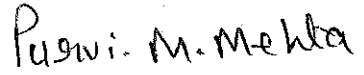
(Mehul Mehta)

2. 

(K. Prabhakar Reddy)

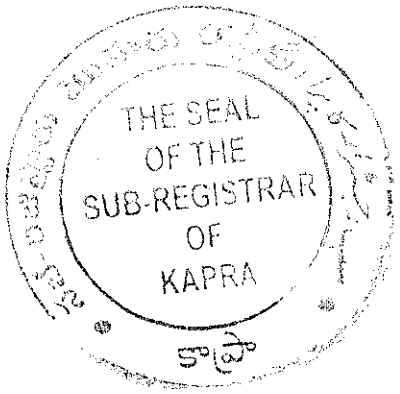


Pankaj Shanghvi
(Donor)

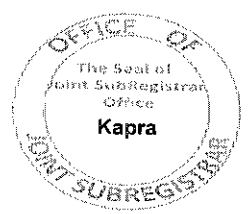


Purvi M. Mehta
(Donee)

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4383/2011. Sheet 5 of 9
Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 305 IN BLOCK NO. 'H' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 57.71

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

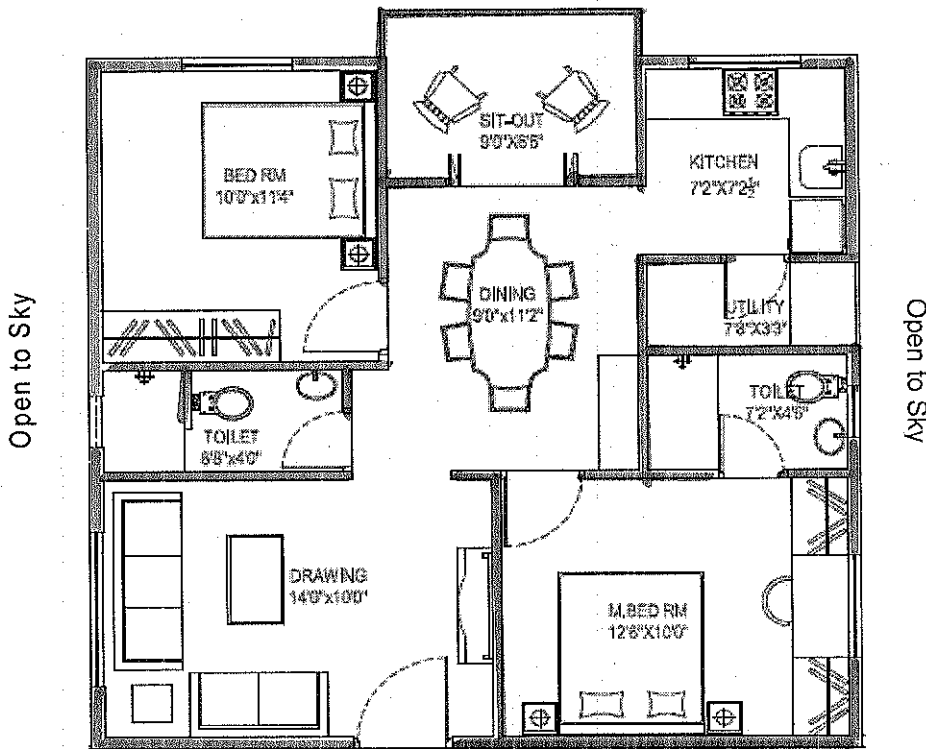


EXCL:

Total Built-up Area = 950 sft,
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky



6'-6" wide corridor

WITNESSES:

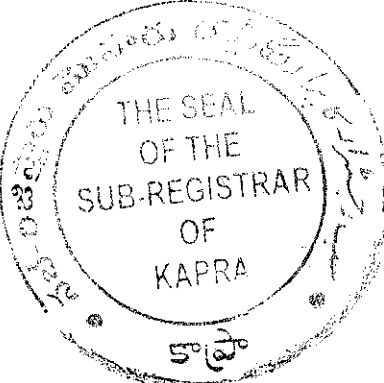
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-

SIGNATURE OF THE DONOR

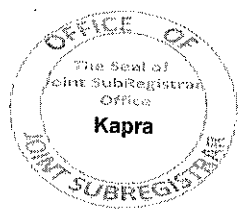
Purvi-M. Mehta

SIGNATURE OF THE DONEE

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4382/2011. Sheet 6 of 9
Joint SubRegistrar
Kapra

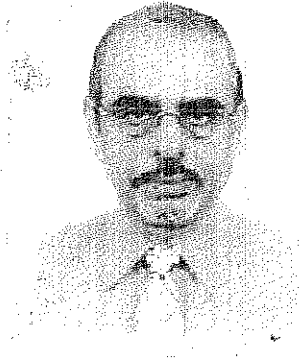
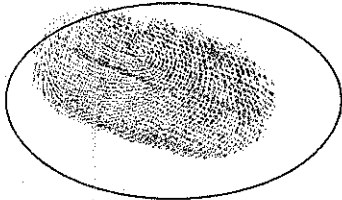


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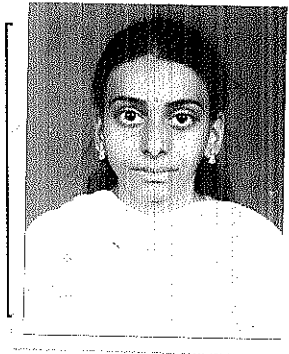
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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:


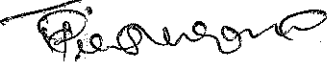
SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.




DONEE:

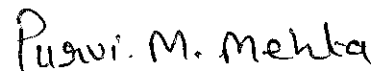
SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

SIGNATURE OF WITNESSES:

1. 
2. 

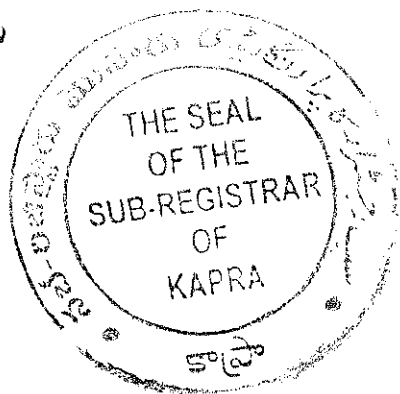


SIGNATURE OF THE DONOR



SIGNATURE OF THE DONEE

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4383/2015 Sheet 7 of 9
Joint SubRegistrar
Kapra



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DONE

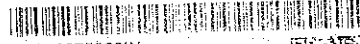


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No. : 2017/00165/01475

To
Purvi M Mehta
పూర్వీ మేహతా
W/O Nehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P G ROAD
Secunderabad
Secunderabad, Hyderabad,
Andhra Pradesh - 500003
9348030075

31/08/2011



UF250675893IN

25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వీ మేహతా
Purvi M Mehta



పుట్టిన తేదీ / Date of Birth : 078
లింగం / Gender : Female

4444 7892 7946



ఆధార్ - సామాన్యని హక్కు

आधार — सामान्य माणसाचा अधिकार

DONOR

PERMANENT ACCOUNT NUMBER
ALZPS7274A



10-09-1945

పేరు / FATHER'S NAME
CHANDRAKANT HARJIVANDAS
SHANGHVI

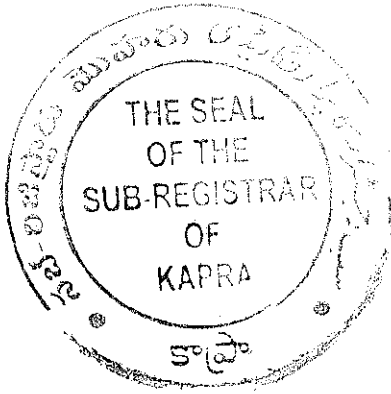
10-09-1945
DATE OF BIRTH

Signature

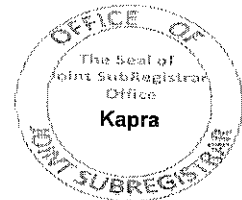
Signature

BK-1, CS No 4516/2015 & Doct No
A283/2015 Sheet 8 of 9


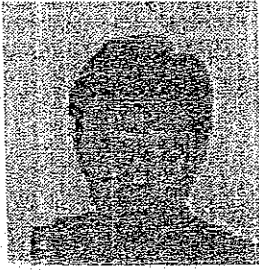
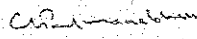
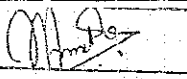
Joint Sub Registrar
Kapura

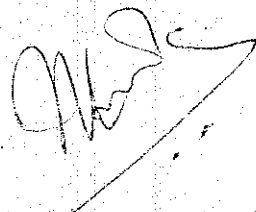





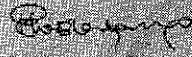
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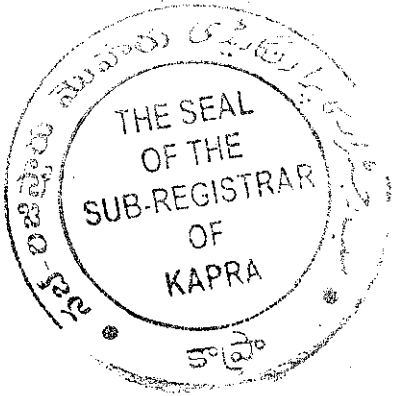
स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADKPM7094D	
	नाम /NAME MEHUL VASANT MEHTA	
	पिता का नाम /FATHER'S NAME VASANT UTTAMLAL MEHTA	
	जन्म तिथि /DATE OF BIRTH 19-01-1976	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		10/6/2008
 Signature		



BK-1, CS No 4516/2015 & Doct No
4382/2015 Sheet 9 of 9
Joint SubRegistrar
Kapra



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4578

D: 30: 4384 of 2015

006


SCANNED



తెలంగాణ తెలంగాణా TELANGANA

411710

S.No. 4025 Dt. 12-08-2015 Rs. 100/-
Sold to: Pankaj Shanghvi S/o Shri Chandrakanth Shanghvi, Hyd
For Whom: Self


K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

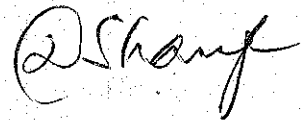
GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai - 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF



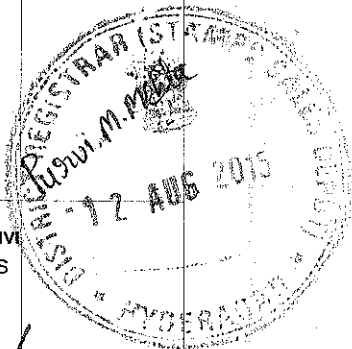


Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.





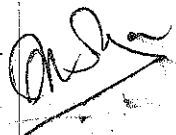


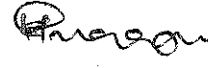
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1770/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 PURVI M. MEHTA : 24/11/20 [1526-1-2015-4518]	PURVI M. MEHTA W/O. MEHUL V. MEHTA HNO. 21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	
2	DR		 PANKAJ SANGHVI : 24/11/20 [1526-1-2015-4518]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO. 3, VILE PARLE WEST MUMBAI	

Identified by Witness:

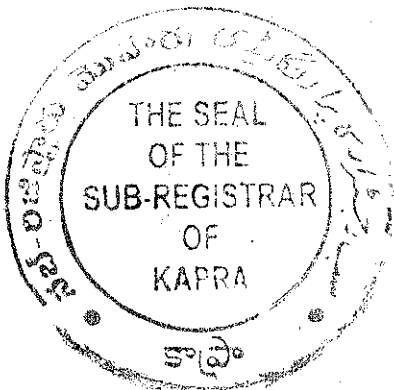
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MEHUL V. MEHTA : 24/11/20 [1526-1-2015-4518]	MEHUL V. MEHTA R/O. HNO. 21, BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	
2		 K. PRABHAKAR REDDY : 24/11/20 [1526-1-2015-4518]	K. PRABHAKAR REDDY R/O. 5-4-187/3.4. SOHAM MANSION M.G. ROAD SECBAD-500003	

24th day of November, 2015

Signature of Joint Sub-Registrar
Kapra

Bk : 1 CS No 4518/2015 & Doct No
1384/2015 - Sheet 1 of 9

Joint Sub-Registrar
Kapra



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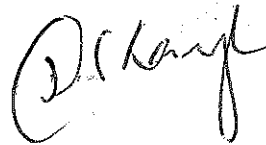


WHEREAS:

- A. The **DONOR** is the owner of flat no.006 on the ground floor, in block no. 'I' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds, in Sy. Nos.193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013, registered as document no.1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.,



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					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	5210	0	0	0	5310
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	1770	0	0	0	1770
User Charges	NA	100	0	0	0	100
Total	100	7080	0	0	0	7180

Rs. 5210/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1770/- towards Registration Fees on the chargeable value of Rs. 354000/- was paid by the party through Challan/BC/Pay Order No ,634763 dated ,24-NOV-15.

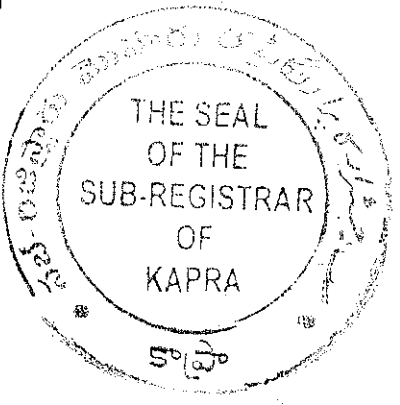
Date: 24th day of November,2015

Signature of Registering Officer: Kapra

BK-1 CS No 4518/2015 & Doct No 4384/2015 Sheet 2 of 9
 Joint Sub Registrar Kapra

ಸಂಖ್ಯೆ 4384/2015 ನಂ./ ಸಂ. 1832
 ನೋಟೀಸ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಕೆ.ಎ.ಎ.ಎ.ಎ.
 ಕ್ಯಾಪ್ರಾ ವಿಜಯನಗರ ನಗರ ಪಂಚಾಯತ್ 1526
 ಸಂಖ್ಯೆ 4384/2015 ನಂ. 1832
 24 ನವೆಂಬರ್ 2015

ಸಹ-ರಿಜಿಸ್ಟ್ರಾರ್
 Kapra



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

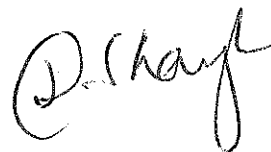
- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the Donee herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 228 sft of undivided share out of 950 sft of the super built-up area, 13.85 sq. yds of undivided share of land out of 57.71 sq. yds and 24 sft of undivided share of out of 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donne has accepted the gift from the Donor.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

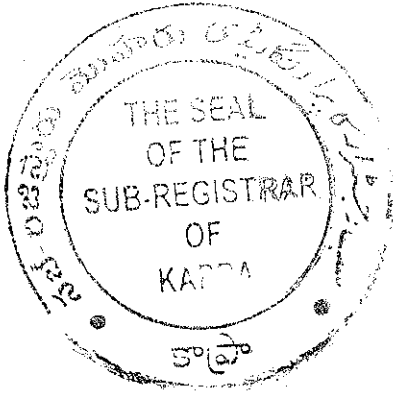
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 228 sft of undivided share out of 950 sft of the super built-up area, 13.85 sq. yds of undivided share of land out of 57.71 sq. yds and 24 sft of undivided share of out of 100 sft of parking area), and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of DONEE and DONOR upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the DONOR herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.

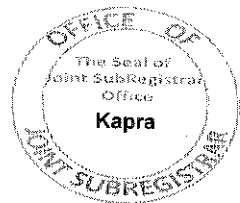


BK-1, CS No 4518/2015 & Doct No
1384/2011 Sheet 3 of 9

Joint SubRegistrar
Kappa



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 3,54,000/-

SCHEDULE OF THE PROPERTY

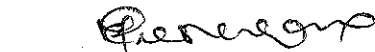
All that flat no. 006 on the ground floor, in block no. 'I' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

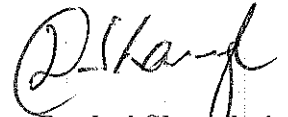
WITNESS:

1. 

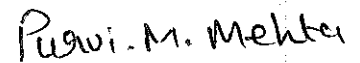
(Mehul Mehta)

2. 

(K. Prabhakar Reddy)

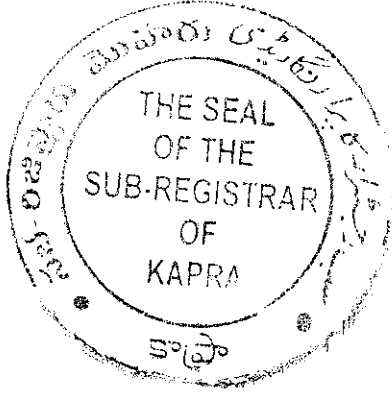


Pankaj Shanghvi
(Donor)



Purvi M. Mehta
(Donee)

BK 1, CS No 4518/2015 & Doct No
2384/2015. Sheet 4 of 9
Joint Sub Registrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED


24% undivided share in flat no.006 on the ground floor, in block no. 'I' in the project known as Vista Homes situated at Sy. Nos.193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 228 sft (out of 950 sft) of super built-up area along with undivided share of land to an extent of 13.85 sq. yds (out of 57.71 sq. yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft), and bounded on:

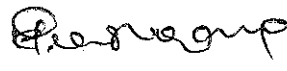
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

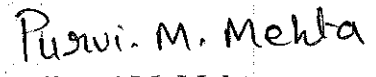
IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

1. 
(Mehul Mehta)


Pankaj Shanghvi
(Donor)

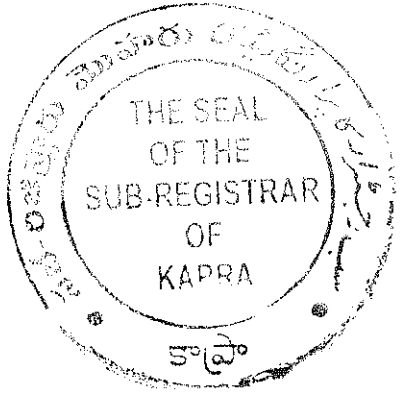
2. 
(K. Prabhakar Reddy)


Purvi M. Mehta
(Donee)

Bk-1, CS No 4518/2015 & Doct No

4384/2015. Sheet 5 of 9

Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 006 IN BLOCK NO. 'I' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

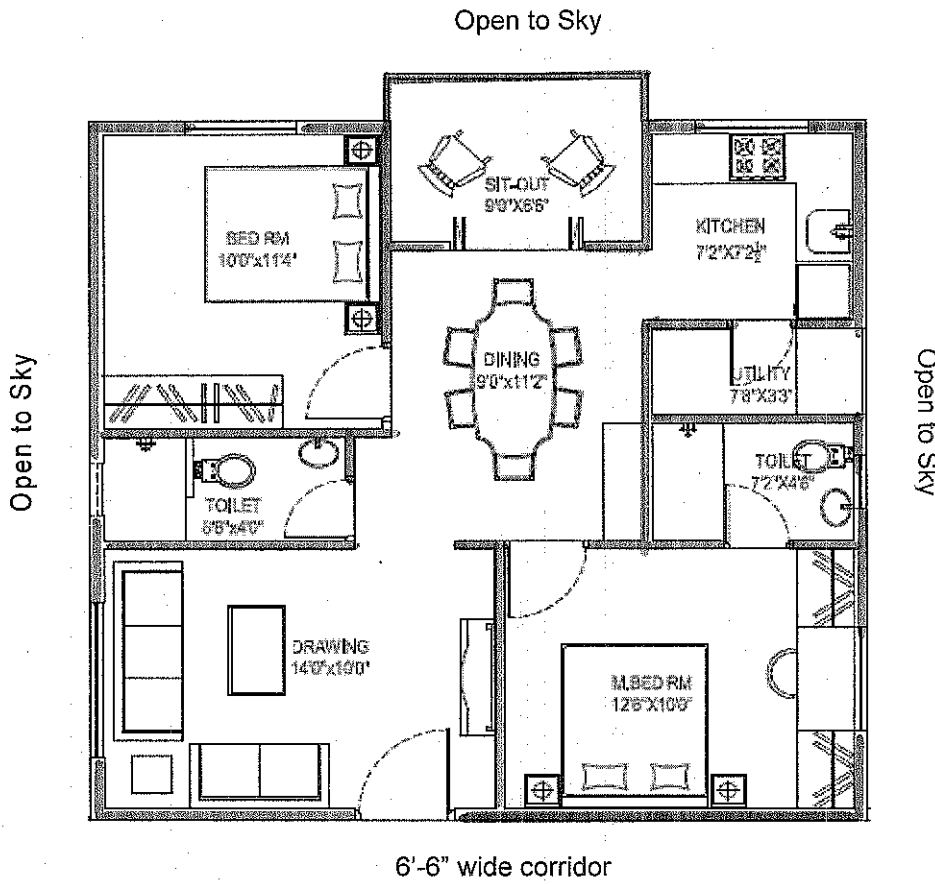
MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI


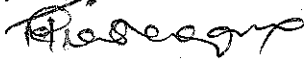
DONEE: SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA


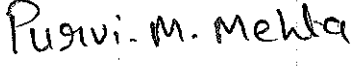
REFERENCE: **SCALE:** **INCL:**  **EXCL:** 
AREA: 57.71 **SQ. YDS. OR** **SQ. MTRS.**

Total Built-up Area = 950 sft,
Out of U/S of Land = Ac. 5-25 Gts.



WITNESSES:

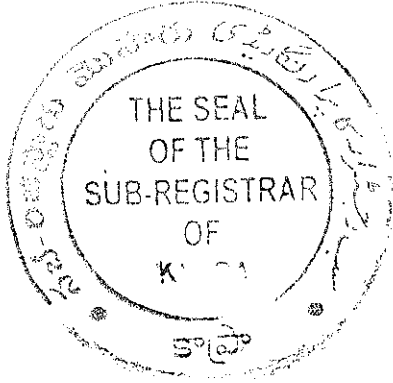
- 1. 
- 2. 


SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

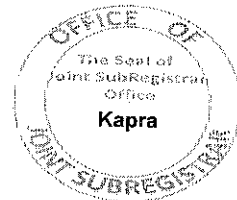
Bk-1, CS No 4518/2015 & Doct No

4388/2011. Sheet 6 of 9

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Kapra

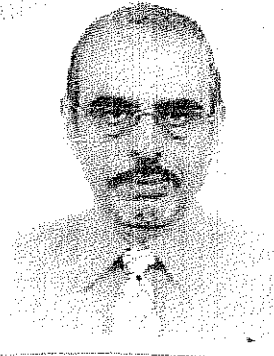
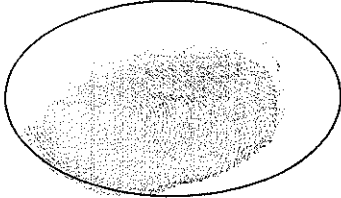


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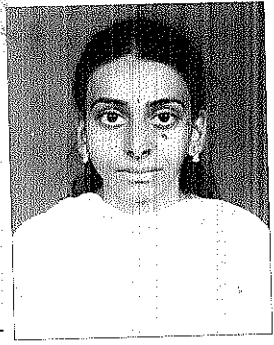
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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

SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.



DONEE:

SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

SIGNATURE OF WITNESSES:

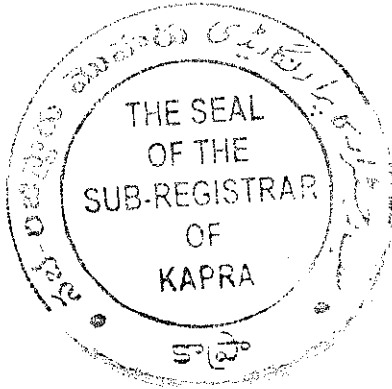
- 1.
- 2.

SIGNATURE OF THE DONOR

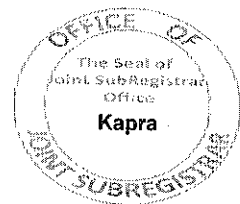
SIGNATURE OF THE DONEE

JK-1 CS No 4518/2015 & Doct No
1384/2011 Sheet 7 of 9

Joint Sub Registrars
Kapra



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Donor



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమోచ సంఖ్య / Enrollment No.: 2017/00165/01475

To
Purvi M Mehta
పూర్వి మ మెహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUSAGH COLONY
P G ROAD
Secunderabad
Secunderabad,Hyderabad.
Andhra Pradesh - 500003
9848030075

31/08/2011



UF2506758931N

25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు



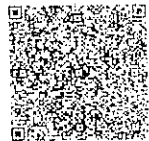
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వి మ మెహతా
Purvi M Mehta



జన్మ సంవత్సరం / Year of Birth: 1978
లింగం / Gender: Female

4444 7892 7946

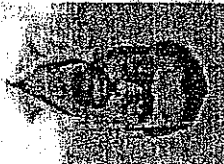


ఆధార్ - సామాన్యని హక్కు

आधार - सामान्य माणसाचा अधिकार

Donor

PERMANENT ACCOUNT NUMBER
ALZPS7274A



PERMANENT ACCOUNT NUMBER
ALZPS7274A

నామ / NAME
PANKAJ CHANDRAKANT SHANGHVI

పితా వారి నామ / FATHER'S NAME
CHANDRAKANT HARJIVANDAS SHANGHVI

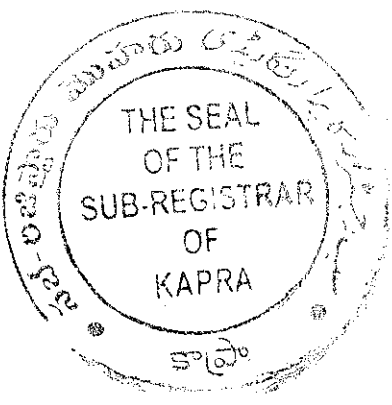
జన్మ తేదీ / DATE OF BIRTH
10-09-1945

Signature



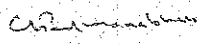

ఆదాయ నిపుణుడు (వ్యక్తి)
DIRECTOR OF INCOME TAX (SYSTEMS)

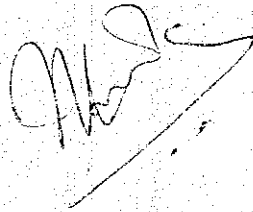
Handwritten signature




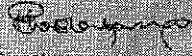
BK-1, CS No 4518/2015 & Doct No
AP 384/2011. Sheet 8 of 9
Joint Sub Registrar
Kapra

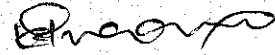


WITNES

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADKPM7094D	
	नाम /NAME MEHUL VASANT MEHTA	
	पिता का नाम /FATHER'S NAME VASANT UTTAMLAL MEHTA	
	जन्म तिथि /DATE OF BIRTH 19-01-1976	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



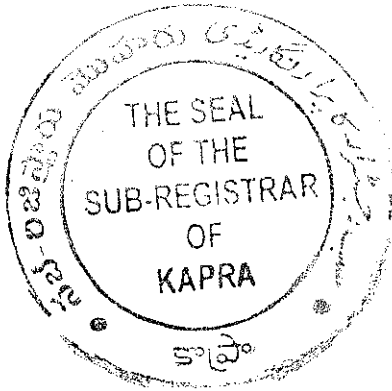
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
 Signature		



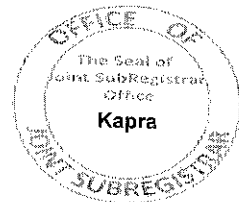
Bk-1, CS No 4518/2015 & Doct No

4384/2015. Sheet 9 of 9

Joint SubRegistrar
Kapra



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08
4517

230: 4385 of 2015

107

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

(Signature) 176519

S.No. 16475 Date: 17-11-2015

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

Sold to: PANKAJ SANGHVI

S/CHANDRAKANTH SANGHVI

For Whom: SELF

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai – 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF



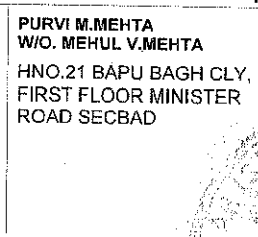


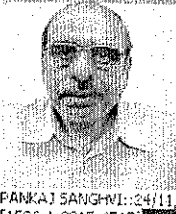
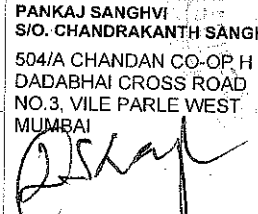

Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad – 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

(Signature)



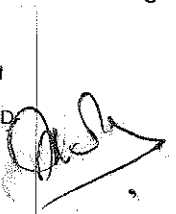


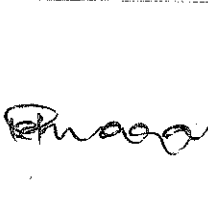
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1770/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink	Thumb Impression
1	DE		 PURVI M. MEHTA: 24/11/15 [1526-1-2015-4517]	PURVI M. MEHTA W/O. MEHUL V. MEHTA HNO. 21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD		
2	DR		 PANKAJ SANGHVI: 24/11/20 [1526-1-2015-4517]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP. H S DADABHAI CROSS ROAD NO. 3, VILE PARLE WEST MUMBAI		

Identified by Witness:

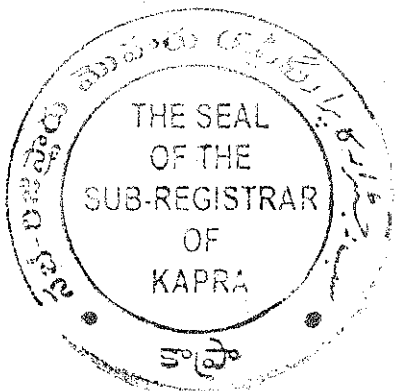
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MEHUL V. MEHTA: 24/11/15 [1526-1-2015-4517]	MEHUL V. MEHTA R/O. HNO. 21, BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD 500003	
2		 K. PRABHAKAR REDDY: 24/11/15 [1526-1-2015-4517]	K. PRABHAKAR REDDY R/O. 5-4-187/3, 4, SOHAM MANSION M.G. ROAD SECBAD-500003	

24th day of November, 2015

Signature of [Signature] Joint SubRegistrar
Kapra

BK-1, CS No 4517/2015 & Doct No
4381/2015 Street-1 of 9

Joint SubRegistrar
Kapra



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WHEREAS:

- A. The **DONOR** is the owner of flat no.107 on the first floor, in block no. 'B' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

Q. S. K. R. G.

S. No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts, and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.
- H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

Q. S. K. R. G.

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5210	0	0	0	5310
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	1770	0	0	0	1770
User Charges	NA	100	0	0	0	100
Total	100	7080	0	0	0	7180

Rs. 5210/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1770/- towards Registration Fees on the chargeable value of Rs. 354000/- was paid by the party through Challan/BC/Pay Order No ,634766 dated ,24-NOV-15.

Date
24th day of November, 2015

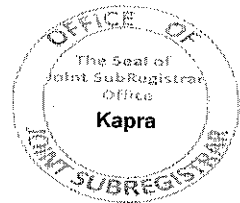
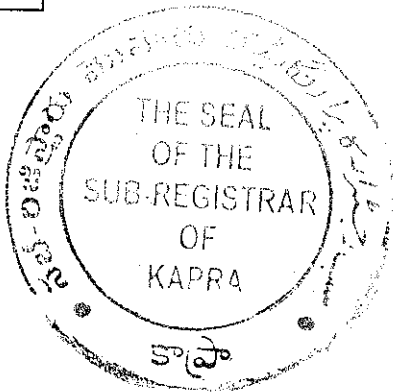
Signature of Registering Officer
Kapra

BK-1, CS No 4517/2015 & Doct No
4385/2015 Sheet-2 of 9

Joint Sub Registrar
Kapra

క పుస్తకము 2015 నం./ వ.న. 18323
పు 4385 సెంటర్లో రిజిస్టరు చేయబడి
ఫ్యాబ్రిక్ నిమిత్తం కచ్చిత రెండు 1526
4385 15 నా యన్వేషణకు
2015 నవంబరు 24 వ తేదీ

Signature of Registering Officer
Kapra



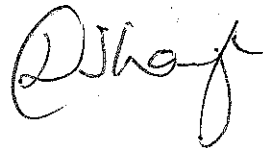
- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the Donee herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 228 sft of undivided share out of 950 sft of the super built-up area, 13.85 sq. yds of undivided share of land out of 57.71 sq. yds and 24 sft of undivided share of out of 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donne has accepted the gift from the Donor.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

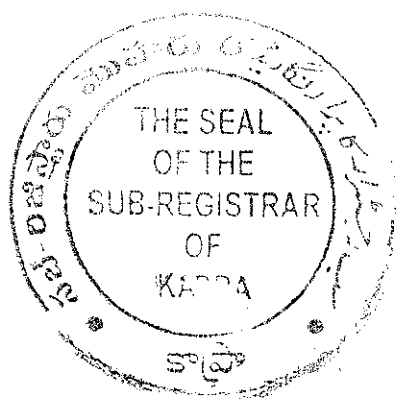
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 228 sft of undivided share out of 950 sft of the super built-up area, 13.85 sq. yds of undivided share of land out of 57.71 sq. yds and 24 sft of undivided share of out of 100 sft of parking area), and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



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4381/2015 Sheet 3 of 9

Joint SubRegistrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 3,54,000/-

SCHEDULE OF THE PROPERTY


All that flat no.107 on the first floor, in block no. 'B' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

WITNESS:

1. 

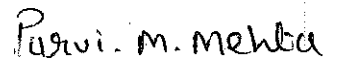
(Mehul Mehta)

2. 

(K. Prabhakar Reddy)



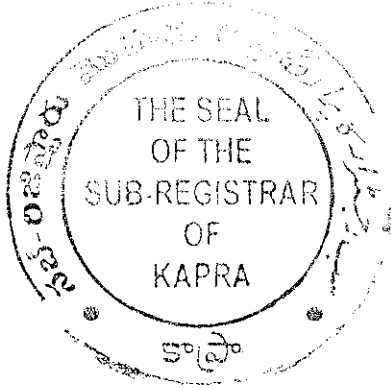
Pankaj Shanghvi
(Donor)


Purvi M. Mehta
(Donee)

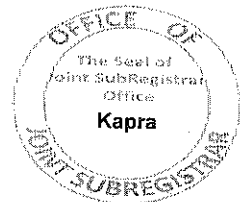
Bk - 1, CS No 4517/2015 & Doct No

4281/2015, Sheet 4 of 9

Joint SubRegistrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED

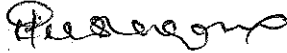
24% undivided share in flat no.107 on the first floor, in block no. 'B' in the project known as Vista Homes situated at Sy. Nos.193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 228 sft (out of 950 sft) of super built-up area along with undivided share of land to an extent of 13.85 sq. yds (out of 57.71 sq. yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft), and bounded on:

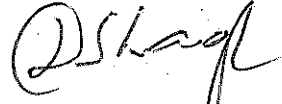
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

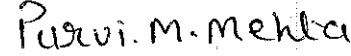
IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

1. 
(Mehul Mehta)

2. 
(K. Prabhakar Reddy)


Pankaj Shanghvi
(Donor)

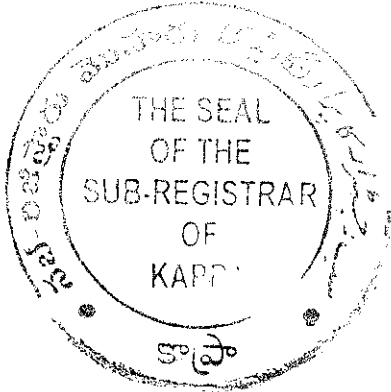

Purvi M. Mehta
(Donee)

Bk-1, CS No 4517/2015 & Doct No

4381/2015 Sheet 5 of 9

Joint SubRegistrar

Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 107 IN BLOCK NO. 'B' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 57.71

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

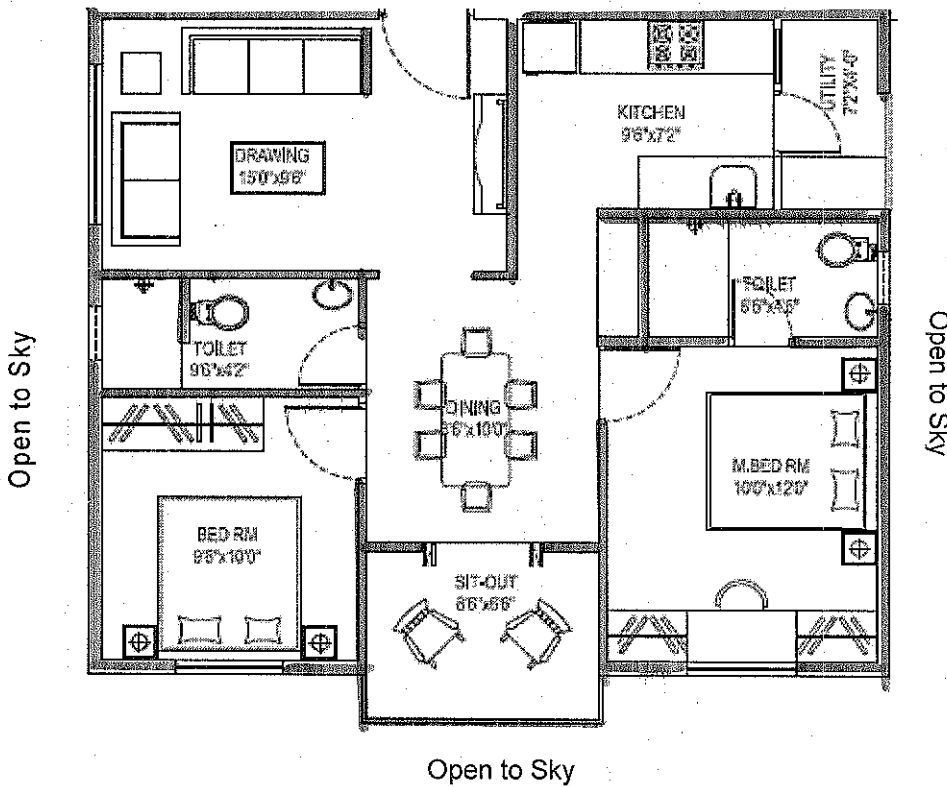


EXCL:

Total Built-up Area = 950 sft,
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor



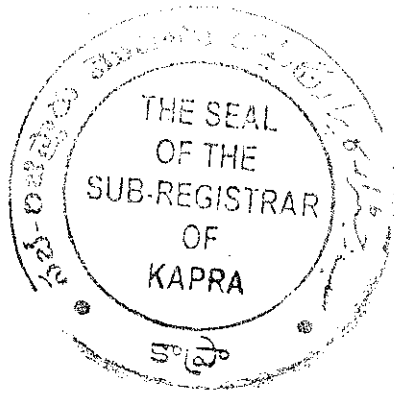
WITNESSES:

-
-

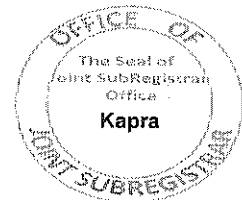
SIGNATURE OF THE DONOR

Purvi. M. Mehta
SIGNATURE OF THE DONEE

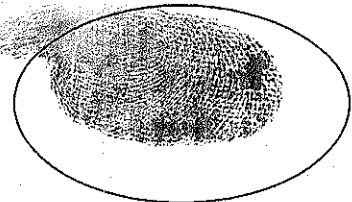
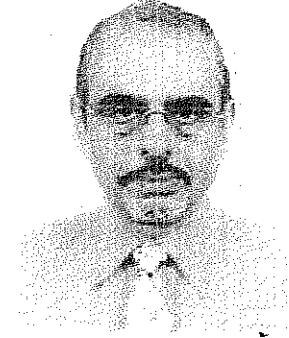


Bk-1, CS No 4517/2015 & Doct No
4381/2015 Street 6 of 9
Joint SubRegistrar
Kapra




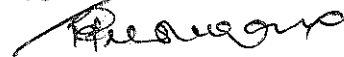
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>DONOR:</u></p> <p>SHRI. PANKAJ SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.</p>
			<p><u>DONEE:</u></p> <p>SMT. PURVI M. MEHTA W/O. SHRI. MEHUL V. MEHTA R/O. H. NO 21, BAPU BAGH COLONY FIRST FLOOR, MINISTER ROAD SECUNDERABAD - 500 003,</p>

SIGNATURE OF WITNESSES:

1. 
2. 

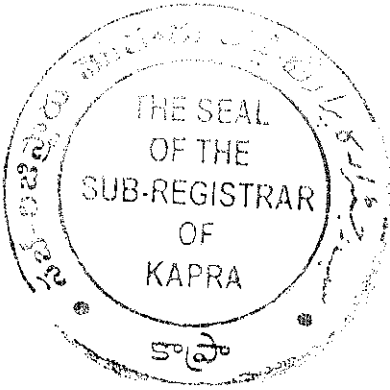

SIGNATURE OF THE DONOR

Purvi. M. Mehta
SIGNATURE OF THE DONEE

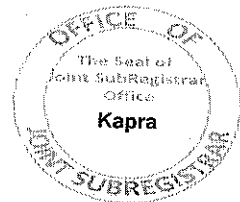
Bk-1, CS No 4517/2015 & Doct No

4385/1/2015 Sheet 7 of 9

Joint Sub Registrar
Kapra



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Donee

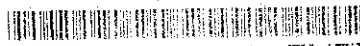


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచిత సంఖ్య / Enrollment No. : 2017/00165/01475

To
Purvi M Mehta
పూర్వి మేహతా
W/O Mehtul V Mehta
PLOT NO 21 1ST FLOOR
BAPURAGH COLONY
P G ROAD
SecunJerabad
SecunJerabad,Hyderabad
Andhra Pradesh - 500003
9546030075

31/08/2011



U#250675893IN

25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు

Donor

FATHER SIGNATURE

Handwritten signature

సీనియర్ సెక్యూరిటీ (ఫాటో)
DIRECTOR OF INCOME TAX (SYSTEMS)

10-09-1945

DATE OF BIRTH

FATHER'S NAME
CHANDRAKANT HARJIVANDAS
SHANGHVI

FATHER'S NAME
PANKAJ CHANDRAKANT SHANGHVI

ALPST7274A

PERMANENT ACCOUNT NUMBER



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వి మేహతా
Purvi M Mehta



పూర్వి మేహతా (పూర్వి)
Female

4444 7892 7946



ఆధార్ - సామాన్యని హక్కు

आधार - सामान्य माणसाचा अधिकार

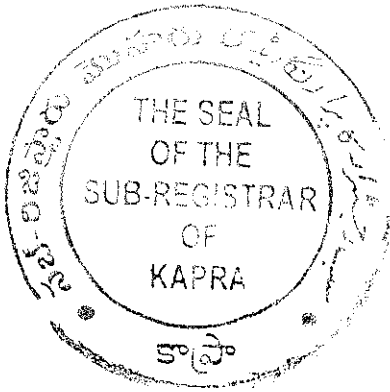
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BK-1 CS No 4517/2015 & Doct No
4517/2015

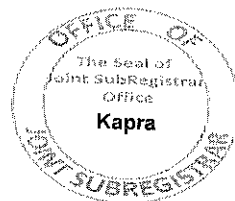
Sheet 8 of 9

Joint SubRegistrar


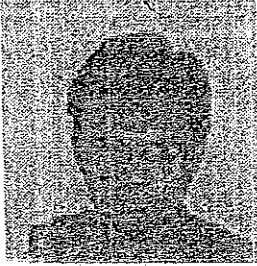
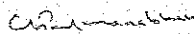
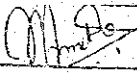
Kapra

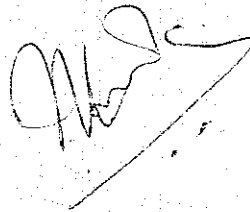






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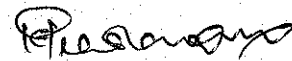


W TAD ESI

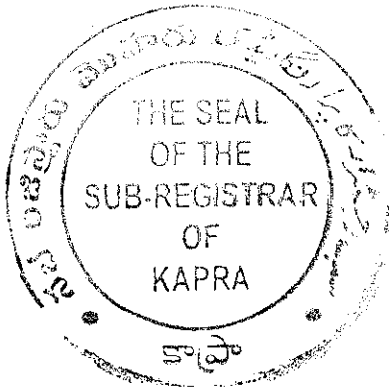
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADKPM7094D	
	नाम /NAME MEHUL VASANT MEHTA	
	पिता का नाम /FATHER'S NAME VASANT UTTAMLAL MEHTA	
	जन्म तिथि /DATE OF BIRTH 19-01-1976	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



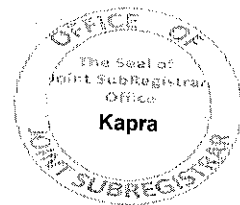
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
 Signature		



BK-1, CS No 4517/2015 & Doct No
4138172015. Sheet 9 of 9
Joint SubRegistrar
Kapra



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తెలంగాణ తెలంగాణా TELANGANA

411706

S.No. 4021 Dt. 12-08-2015 Rs. 100/-
Sold to: Pankaj Shanghvi S/o Shri Chandrakanth Shanghvi, Hyd
For Whom: Self

cs
K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai – 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF

Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad – 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

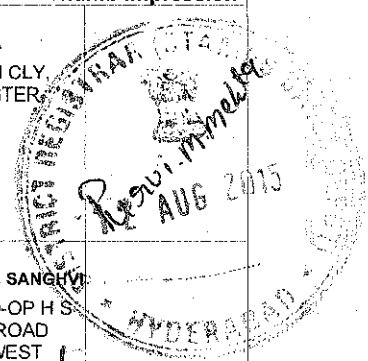
P. Sanghvi

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2260/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE			PURVI M.MEHTA W/O. MEHUL V.MEHTA H.NO.21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	
2	DR			PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO.3, VILE PARLE WEST MUMBAI	



Identified by Witness:

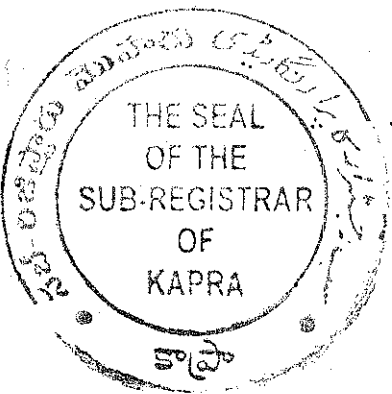
SI No	Thumb Impression	Photo	Name & Address	Signature
1			MEHUL V.MEHTA R/O.HNO.21,BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD 500003	
2			K.PRABHAKAR REDDY R/O.5-4-187/3,4.SOHAM MANSION M.G.ROAD SECBAD-500003	

24th day of November, 2015

Signature of Joint SubRegistrar8
Kapra

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Joint SubRegistrar8
Kapra



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WHEREAS:

- A. The **DONOR** is the owner of flat no.007 on the ground floor, in block no. 'C' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner are the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts, and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.

Q. Shankar

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	6680	0	0	0	6780
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	2260	0	0	0	2260
User Charges	NA	100	0	0	0	100
Total	100	9040	0	0	0	9140

Rs. 6680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2260/- towards Registration Fees on the chargeable value of Rs. 451200/- was paid by the party through Challan/BC/Pay Order No ,634772 dated ,24-NOV-15.

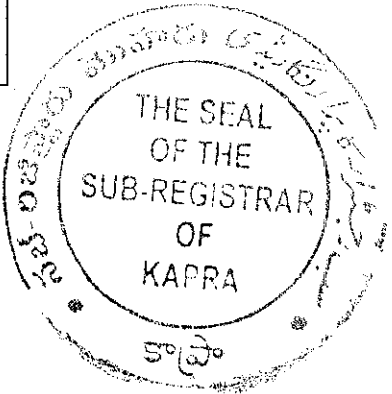
Date
24th day of November,2015

Signature of Registering Officer
Kapra

BK-1, CS No 4520/2015 & Doct No 4386/2015
 Joint SubRegistrar Kapra
 Sheet 2 of 9

పేపర్ ఛార్జీలు 2015 సం./ కా.న. 1832 ఎ
 నం. 4386 నెంబరుగా రిజిస్టరు చేయబడి
 ఛార్జీస్ నిమిత్తం రిజిస్టరు నెంబరు 1526
 నం. 4386 నం. 15 గా యాన్వర్సిమెంట్
 15 నవంబర్ 24 వ తేదీ

నవంబరు 24
 నవంబరు 24



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

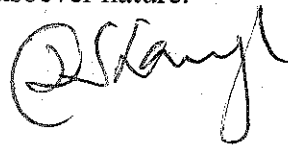
- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the Donee herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donee has accepted the gift from the Donor.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

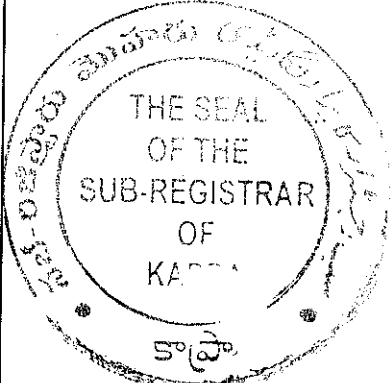
1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area) and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



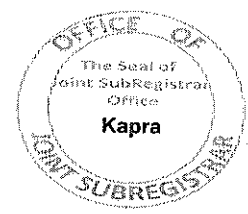
Bk - 1, CS No 4520/2015 & Doct No

4386/2015. Sheet 3 of 9

Joint SubRegistrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 4,51,200/-

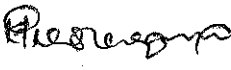
SCHEDULE OF THE PROPERTY

All that flat no. 007 on the ground floor, in block no. 'C' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq yds and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

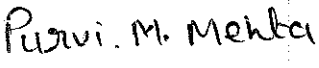
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

WITNESS:

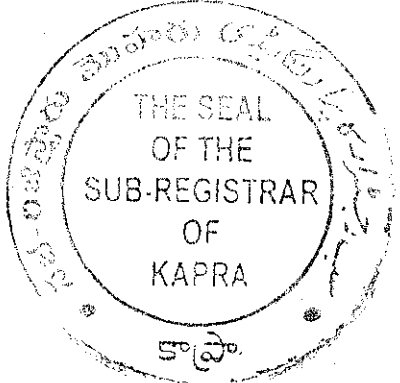
1. 
(Mehul Mehta)

2. 
(K. Prabhakar Reddy)


Pankaj Shanghvi
(Donor)


Purvi M. Mehta
(Donee)

Bk-1, CS No 4520/2015 & Doct No
4386/2015. Sheet 4 of 9
Joint Sub Registrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED

24% undivided share in flat no. 007 on the ground floor, in block no. 'C' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 292.8 sft (out of 1,220 sft) of super built-up area along with undivided share of land to an extent of 17.79 sq yds (out of 74.12 sq yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft) and bounded on:

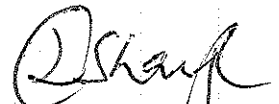
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

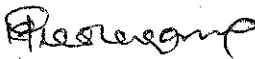
WITNESS:



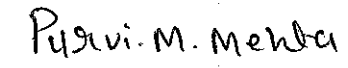
(Mehul Mehta)



Pankaj Shanghvi
(Donor)

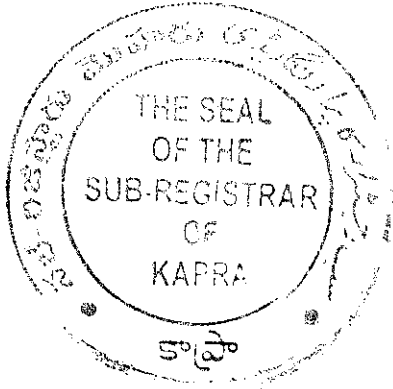
2. 

(K. Prabhakar Reddy)



Purvi M. Mehta
Purvi M. Mehta
(Donee)

Bk - 1, CS No 4520/2015 & Doct No
4386/2015 Sheet 5 of 9
Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 007 IN BLOCK NO. 'C' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 74.12

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

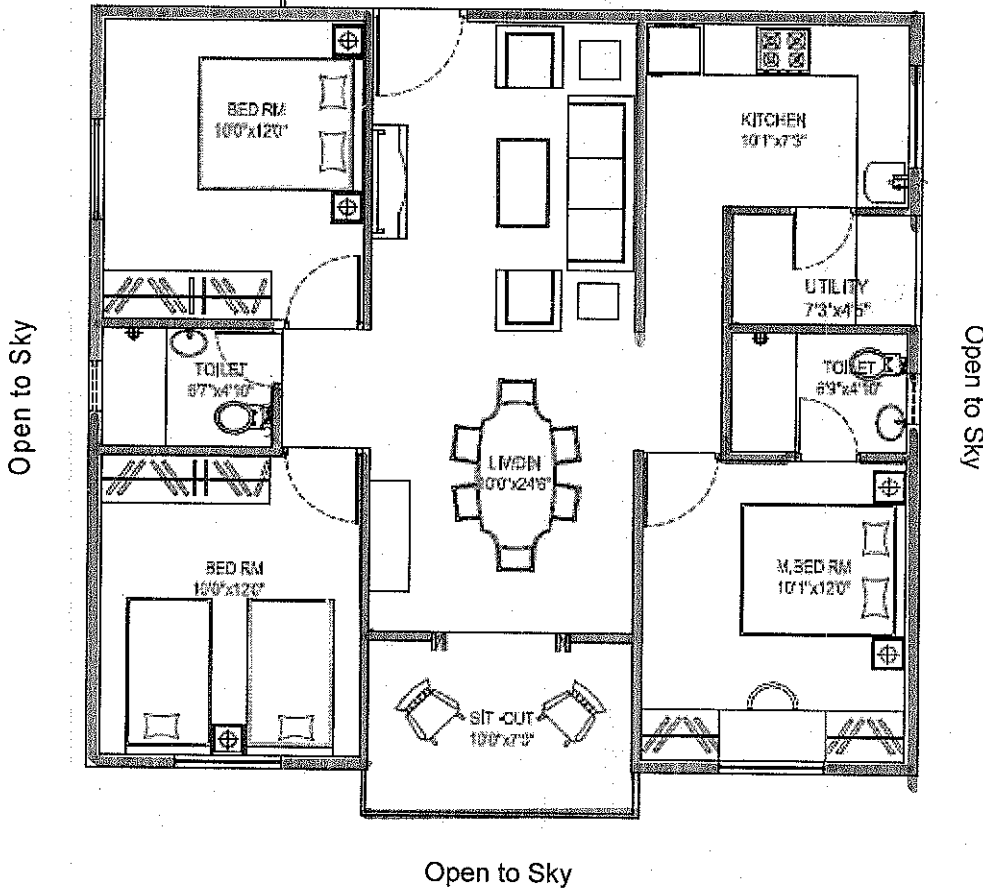


EXCL:

Total Built-up Area = 1220 sft,
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor & Open to Sky



WITNESSES:

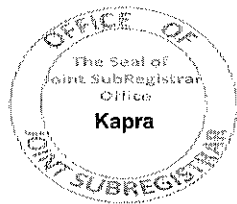
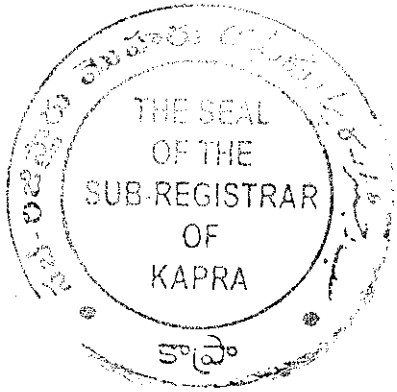
-
-

SIGNATURE OF THE DONOR

Purvi M. Mehta

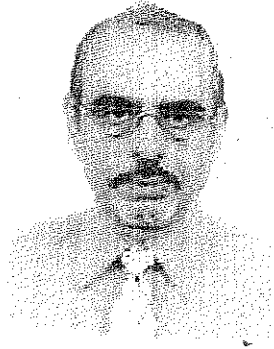
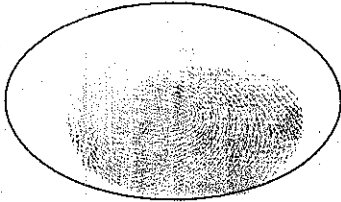
SIGNATURE OF THE DONEE

Bk - 1, CS No 4520/2015 & Doct No
4386/2015. Sheet 6 of 9
Joint SubRegistrar
Kapra



**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
--------	--	--	--



DONOR:


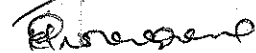
SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.



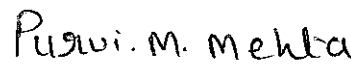
DONEE:

SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

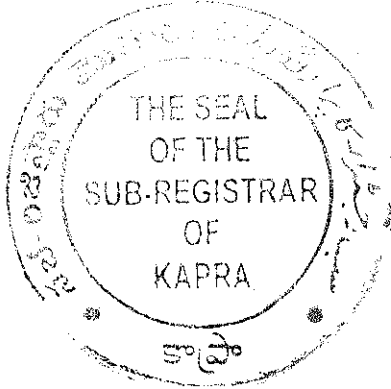
SIGNATURE OF WITNESSES:

1. 
2. 


SIGNATURE OF THE DONOR


SIGNATURE OF THE DONEE

Bk - 1, CS No 4520/2015 & Doct No
4386/2015. Sheet 7 of 9 Joint SubRegistrar
Kapra



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Donor



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమయ సంఖ్య / Enrollment No. : 2017/00165/01475

To
Purvi M Mehta
పూర్వి మ మేహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
F G ROAD
Secunderabad
Secunderabad,Hyderabad.
Andhra Pradesh - 500033
9948630075

31/08/2011



UF250675893IN

2F067589



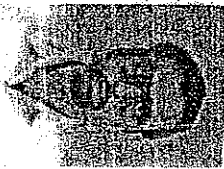
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు

Donor

ESTRIER SIGNATURE
PANKAJ CHANDRAKANT SHANGHVI



పాఠ్య నామ సంఖ్య / PERMANENT ACCOUNT NUMBER
ALZPS7274A

నామ / NAME

PANKAJ CHANDRAKANT SHANGHVI

నామ నా నామ / FATHER'S NAME
CHANDRAKANT HARJIVANDAS SHANGHVI

నామ తేదీ / DATE OF BIRTH
10-09-1945

సీనియర్ నిర్దేశక (వ్యక్తి)
DIRECTOR OF INCOME TAX (SYSTEMS)

Signature



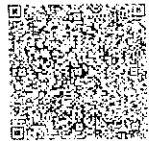
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వి మ మేహతా
Purvi M Mehta



జన్మ తేదీ / Date of Birth: 1978
♀ Female

4444 7892 7946



ఆధార్ - సామాన్యని హక్కు

आधार — सामान्य माणसाचा अधिकार

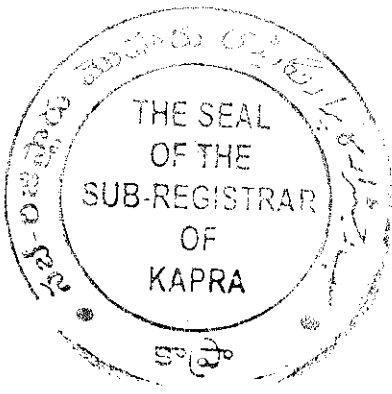
Signature

Bk-1, CS No 4520/2015 & Doct No

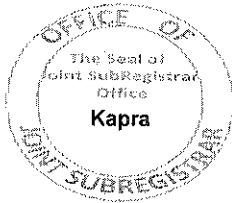
4386/2015. Sheet 8 of 9

Joint Sub Registrar



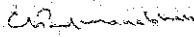

Kapra

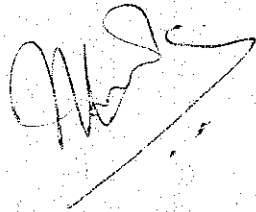





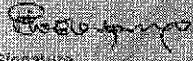
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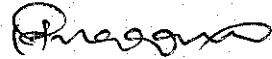


W 11118

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADKPM7094D	
	नाम / NAME MEHUL VASANT MEHTA	
	पिता का नाम / FATHER'S NAME VASANT UTTAMLAL MEHTA	
	जन्म तिथि / DATE OF BIRTH 19-01-1976	
हस्ताक्षर / SIGNATURE		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



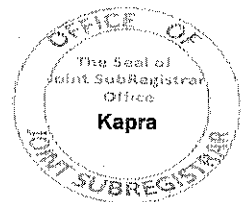
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSP6104E		
 Signature		



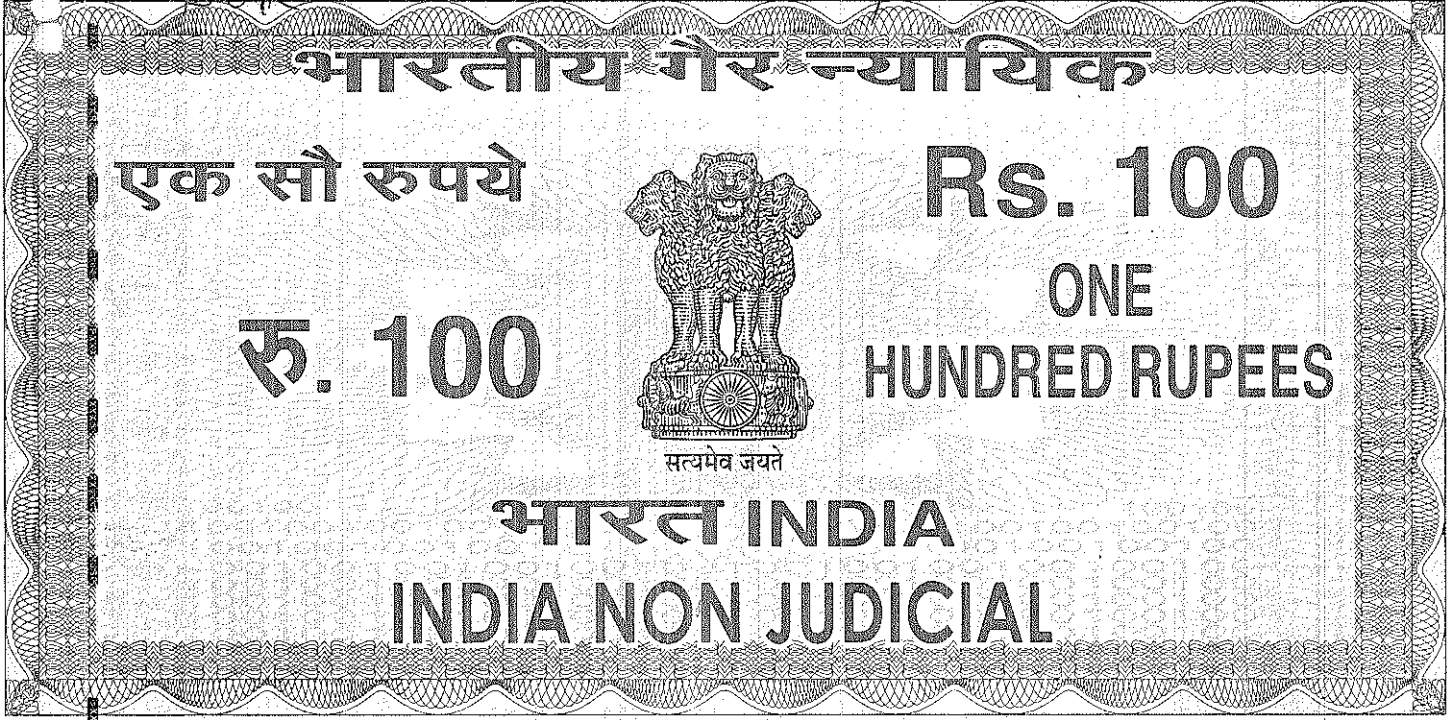
BK-1, CS No 4520/2015 & Doct No
4386/2015. Sheet 9 of 9 Joint Sub Registrar
Kapra



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SCANNED



తెలంగాణ తెలంగాణ TELANGANA

411703

S.No. 4018 Dt. 12-08-2015 Rs. 100/-

Sold to: Pankaj Shanghvi S/o Shri Chandrakanth Shanghvi, Hyd
For Whom: Self

K. GIRIBABU

LICENCED STAMP VENDOR

LIC.No. 16-02-30/1998

REN. No. 16-02-009/2013

Sub-Bapunagar, Amberpet, Hyd-13

CELL No. 9989259839

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan, Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai – 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF





Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad – 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

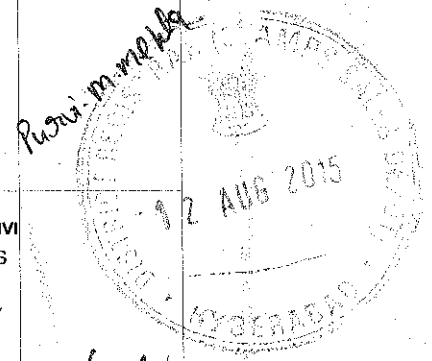
P. Sanghvi

Presentation Endorsement:





Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2260/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 PURVI M. MEHTA: 24/11/2015 [1526-1-2015-4522]	PURVI M. MEHTA W/O. MEHUL V. MEHTA HNO. 21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	<i>Purvi M. Mehta</i>
2	DR		 PANKAJ SANGHVI: 24/11/2015 [1526-1-2015-4522]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO. 3, VILE PARLE WEST MUMBAI	<i>Pankaj Sanghvi</i>



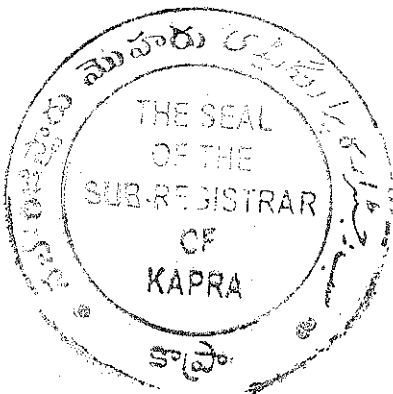
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MEHUL V. MEHTA: 24/11/2015 [1526-1-2015-4522]	MEHUL V. MEHTA R/O. HNO. 21, BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	<i>Mehul V. Mehta</i>
2		 K. PRABHAKAR REDDY: 24/11/2015 [1526-1-2015-4522]	K. PRABHAKAR REDDY R/O. 5-4-187/3, 4, SOHAM MANSION M.G. ROAD SECBAD-500003	<i>K. Prabhakar Reddy</i>

24th day of November, 2015

Signature of Joint Sub Registrar
Kapra

BK - 1, CS No 4522/2015 & Doct No 4522/2015
Joint Sub Registrar Kapra
Sheet 1 of 9

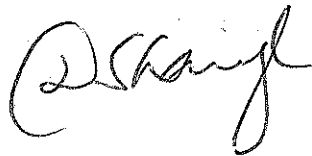


WHEREAS:

- A. The **DONOR** is the owner of flat no.002 on the ground floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no.1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donne.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner are the absolute owners, possessors and in peaceful enjoyment of the land situated at survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S.No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.



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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	6680	0	0	0	6780
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	2260	0	0	0	2260
User Charges	NA	100	0	0	0	100
Total	100	9040	0	0	0	9140

Rs. 6680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2260/- towards Registration Fees on the chargeable value of Rs. 451200/- was paid by the party through Challan/BC/Pay Order No .634769 dated ,24-NOV-15.

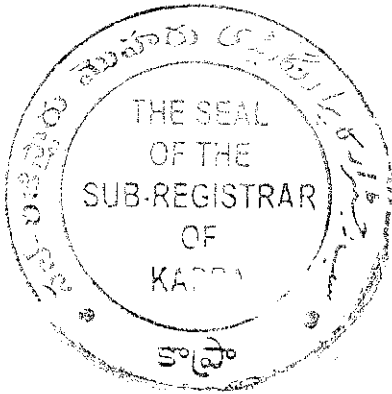
Date
24th day of November,2015

Signature of Registering Officer
Kapra

Bk - 1, CS No 4522/2015 & Doct No 4387/2015. Sheet 2 of 9
 Joint SubRegistrar Kapra

ಪುಸ್ತಕವು 2015 ನಂ./ ಕ್ರ.ನಂ. 1832
 ಪು. 4387
 ಕ್ಯಾಪಿನ್ ನಿಮಿತ್ತದ ಮೇಲೆ ದಾಖಲೆ ಸಂಖ್ಯೆ 1526
 4387/15 ನಂ. ದಾಖಲೆ ಸಂಖ್ಯೆ
 2015 ನವೆಂಬರ್ 24


 ಸಹ-ರಜಿಸ್ಟ್ರಾರ್



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the **Donee** herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donne has accepted the gift from the Donor.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

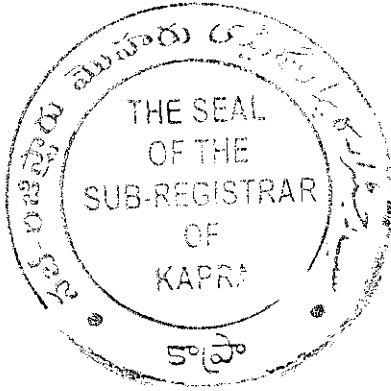
1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area) and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



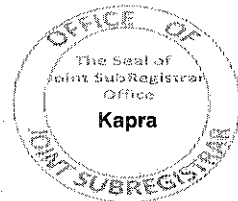
Bk-1, CS No 4522/2015 & Doct No

4522/2015. Sheet 3 of 9

Joint SubRegistrar
Kapra



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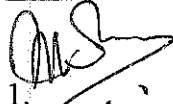
5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 4,51,200/-

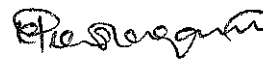
SCHEDULE OF THE PROPERTY


All that flat no. 002 on the ground floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds., and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

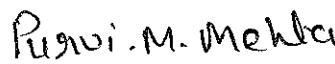
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

WITNESS:

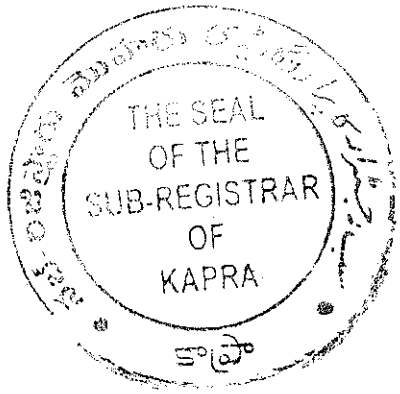
1. 
(Mehul Mehta)

2. 
(K. Prabhakar Reddy)


Pankaj Shanghvi
(Donor)


Purvi M. Mehta
(Donee)

BK - 1, CS No 4522/2015 & Doct No
43972015. Sheet 4 of 9
Joint SubRegistrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED

24% undivided share in flat no. 002 on the ground floor, in block no. 'F' in the project known as Vista Homes situated at survey nos.193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 292.8 sft (out of 1,220 sft) of super built-up area along with undivided share of land to an extent of 17.79 sq yds (out of 74.12 sq yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft) and bounded on:

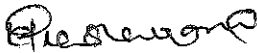
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

1. 

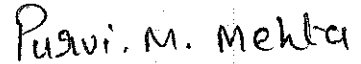
(Mehul Mehta)

2. 

(K. Prabhakar Reddy)



Pankaj Shanghvi
(Donor)

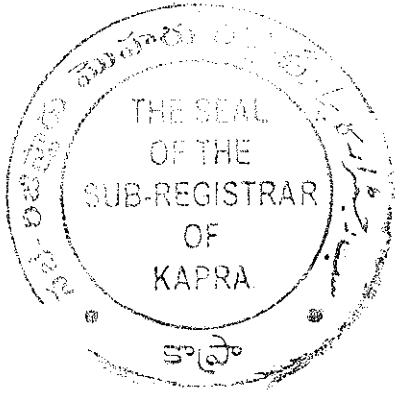


Purvi M. Mehta
(Donee)

Bk - 1, CS No 4522/2015 & Doct No

43872015. Sheet 5 of 9

Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 002 IN BLOCK NO. 'F' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 74.12

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

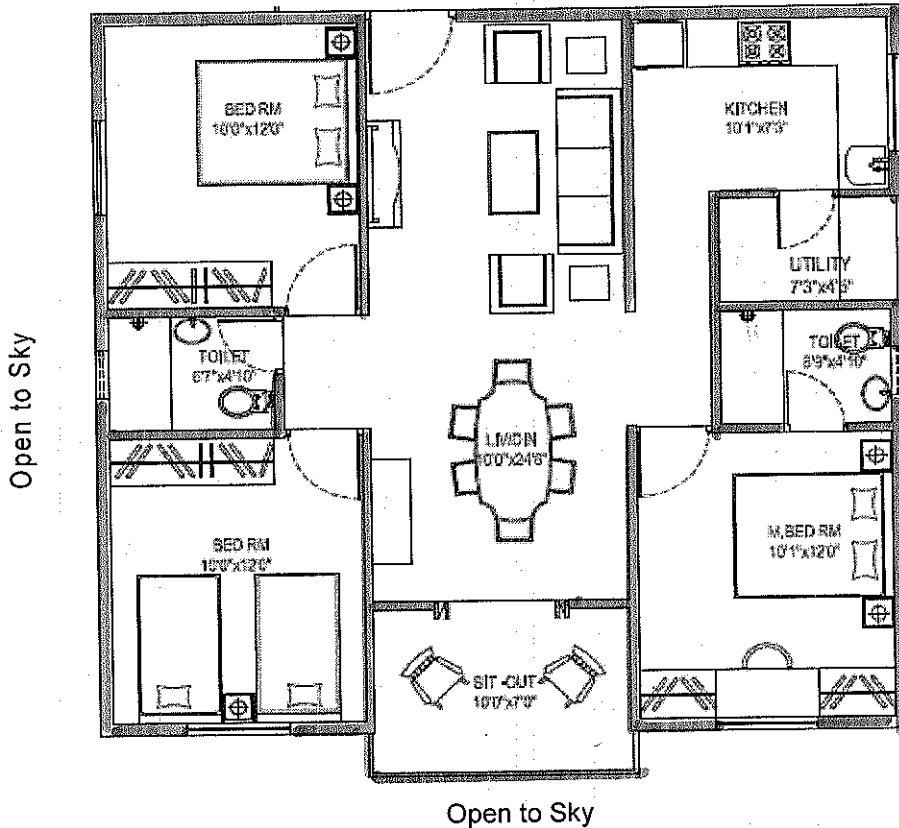


EXCL:

Total Built-up Area = 1220 sft,
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky & 6'-6" wide corridor



WITNESSES:

1.

2.

SIGNATURE OF THE DONOR

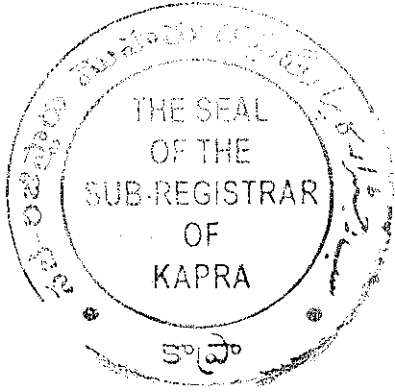
Purvi. M. Mehta

SIGNATURE OF THE DONEE

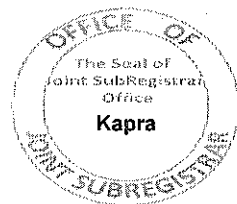
BK - 1, CS No 4522/2015 & Doct No

4387/2015. Sheet 6 of 9

Joint SubRegistrar
Kapra

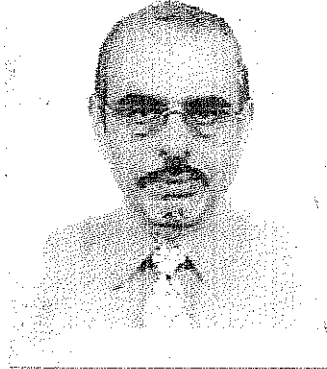
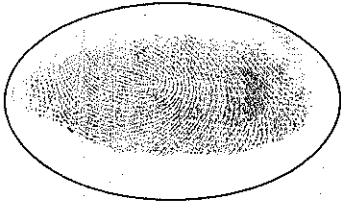


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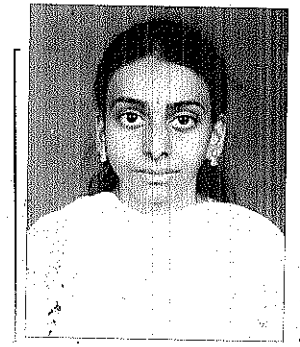
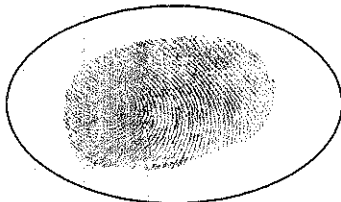
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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

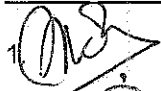

SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.



DONEE:

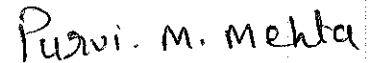
SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

SIGNATURE OF WITNESSES:

1. 
2. 

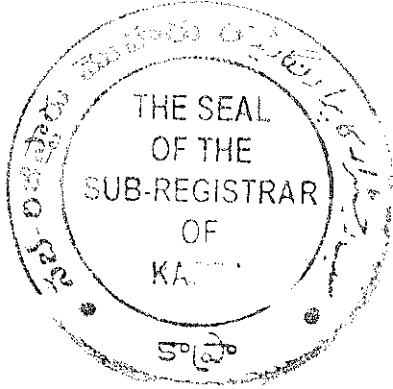


SIGNATURE OF THE DONOR

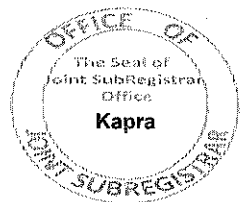


SIGNATURE OF THE DONEE

Bk - 1, CS No 4522/2015 & Doct No
4389/2015. Sheet 7 of 9
Joint Sub Registrar
Kapra

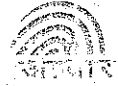


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DONOR



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 2017/00165/01475

To
Purvi M Mehta
పూర్వి మ మేహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY,
P G ROAD
Secunderabad
Secunderabad,Hyderabad,
Andhra Pradesh - 500003
9948030075

31/08/2011



UF250675893IN

2E067589



మీ ఆధార్ సంఖ్య / Your Aedhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు

కరీయర్ సైనికం / PERMANENT ACCOUNT NUMBER
ALZPS7274A

నామం / NAME
PANKAJ CHANDRAKANT SHANGHVI

పితా దా నామం / FATHER'S NAME
CHANDRAKANT HARJIVANDAS SHANGHVI

జన్మ తేదీ / DATE OF BIRTH
10-09-1945

కరీయర్ సైనికం
DIRECTOR OF INCOME TAX (SYSTEMS)

సంతకం (చిహ్నం)
DIRECTOR OF INCOME TAX (SYSTEMS)



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వి మ మేహతా
Purvi M Mehta



జన్మ తేదీ / Date of Birth: 07E
పు: Female

4444 7892 7946

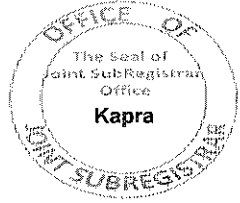
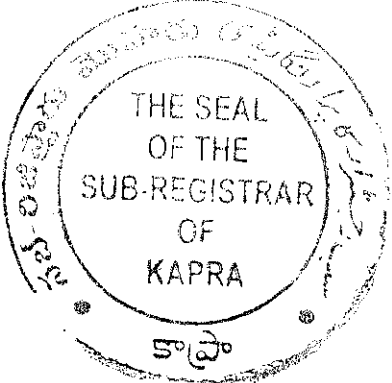


ఆధార్ - సామాన్యని హక్కు



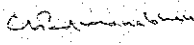
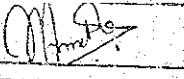
आधार — सामान्य माणसाचा अधिकार

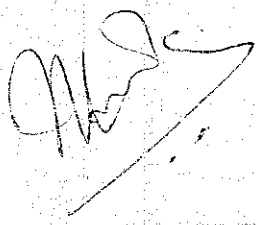
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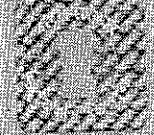

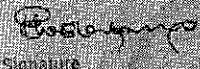
Bk - 1, CS No 4522/2015 & Doct No
4387/2015. Sheet 8 of 9
Joint Sub Registrar
Kapra



W 17/1/76

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADKPM7094D	
	नाम /NAME MEHUL VASANT MEHTA	
	पिता का नाम /FATHER'S NAME VASANT UTTAMLAL MEHTA	
	जन्म तिथि /DATE OF BIRTH 19-01-1976	
हस्ताक्षर /SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

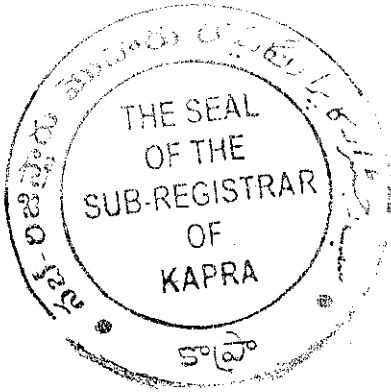


आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
 Signature		

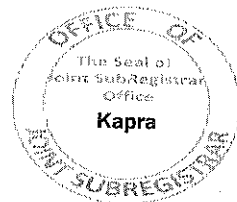
Bk-1, CS No 4522/2015 & Doct No

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Joint SubRegistrar
Kapra



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4523

W.No. 4388/2015

402

SCANNED



తెలంగాణ తెలంగాణా TELANGANA

411708

S.No. 4023 Dt. 12-08-2015 Rs. 100/-
 Sold to: Pankaj Shanghvi S/o Shri Chandrakanth Shanghvi, Hyd
 For Whom: Self

(Signature)
 K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No. 16-02-30/1998
 REN. No. 16-02-009/2013
 Sub-Bapunagar, Amberpet, Hyd-13
 CELL No. 9989259839

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai - 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF

Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

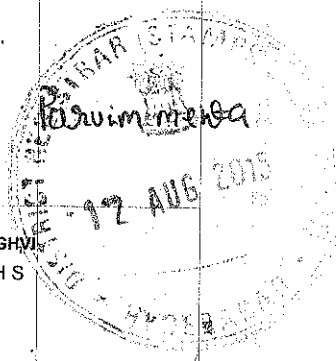
(Signature)

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2260/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE			PURVI M.MEHTA W/O. MEHUL V.MEHTA H.NO.21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	
2	DR			PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO.3, VILE PARLE WEST MUMBAI	



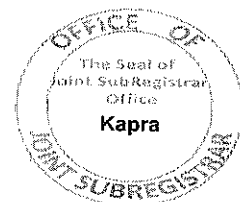
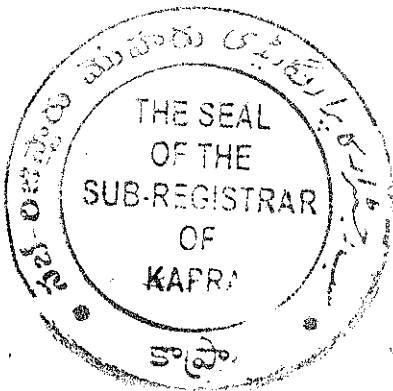
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			MEHUL V.MEHTA R/O.HNO.21,BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	
2			K.PRABHAKAR REDDY R/O.5-4-187/3,4,SOHAM MANSION M.G.ROAD SECBAD-500003	

24th day of November, 2015

Signature of Joint SubRegistrar
Kapra

BK-1, CS No 4523/2015 & Doct No 4388/2015
 Joint SubRegistrar Kapra
 Sheet 1 of 9



WHEREAS:

- A. The **DONOR** is the owner of flat no.402 on the fourth floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds in Sy. Nos. 193(Ac.2-21Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner are the absolute owners, possessors and in peaceful enjoyment of the land situated at survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.

(Signature)

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	6680	0	0	0	6780
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	2260	0	0	0	2260
User Charges	NA	100	0	0	0	100
Total	100	9040	0	0	0	9140

Rs. 6680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2260/- towards Registration Fees on the chargeable value of Rs. 451200/- was paid by the party through Challan/BC/Pay Order No .634770 dated ,24-NOV-15.

Date
24th day of November, 2015

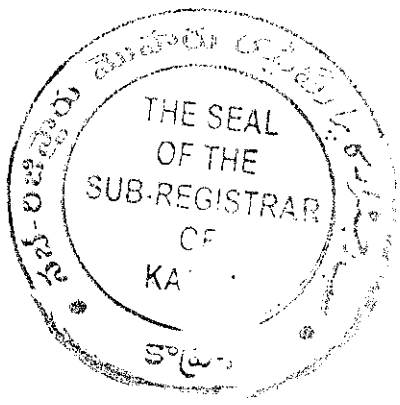
Signature of Registering Officer
Kapra

Joint SubRegistrar
Kapra

Bk - 1, CS No 4523/2015 & Doct No
4388/2015. Sheet 2 of 9

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4388 / 15
24 ನವೆಂಬರ್ 2015

Signature of Sub-Registrar



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the **Donee** herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donee has accepted the gift from the Donor.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

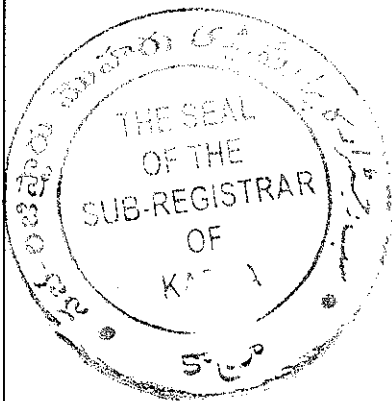
- Q. Shanf*
1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds and 24 sft of undivided share of out of the 100 sft of parking area) and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
 2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
 3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
 4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.

Q. Shanf

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4523/2015 Sheet 3 of 9

Joint Sub Registrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 4,51,200/-.

SCHEDULE OF THE PROPERTY

All that flat no.402 on the fourth floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

WITNESS:

1. 

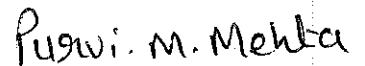
(Mehul Mehta)

2. 

(Prabhakar Reddy)



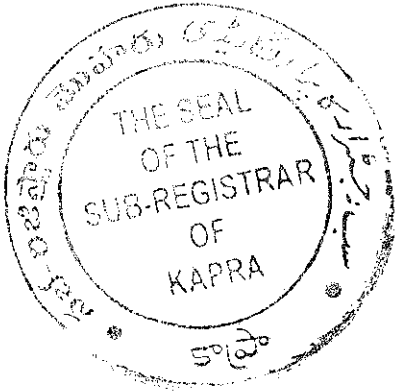
Pankaj Shanghvi
(Donor)



Purvi M. Mehta
(Donee)

BK-1, CS No 4523/2015 & Doct No
4388/2015. Sheet 4 of 9

Joint SubRegistrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED

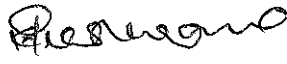
24% undivided share in flat no.402 on the fourth floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 292.8 sft (out of 1,220 sft) of super built-up area along with undivided share of land to an extent of 17.79 sq yds (out of 74.12 sq yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft) and bounded on:

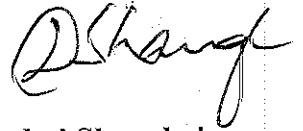
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

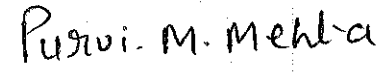
IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

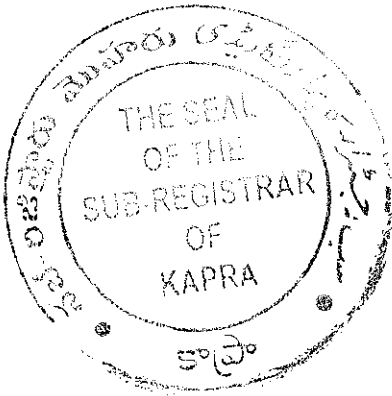
1. 
(Mehul Mehta)

2. 
(Prabhakar Reddy)


Pankaj Shanghvi
(Donor)


Purvi M. Mehta
(Donee)

Bk - 1, CS No 4523/2015 & Doct No
4388/2015. Sheet 5 of 9
Joint Sub Registrar
Kapra



REGISTRATION PLAN SHOWING

FLAT NO. 402 IN BLOCK NO. 'F' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 74.12

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

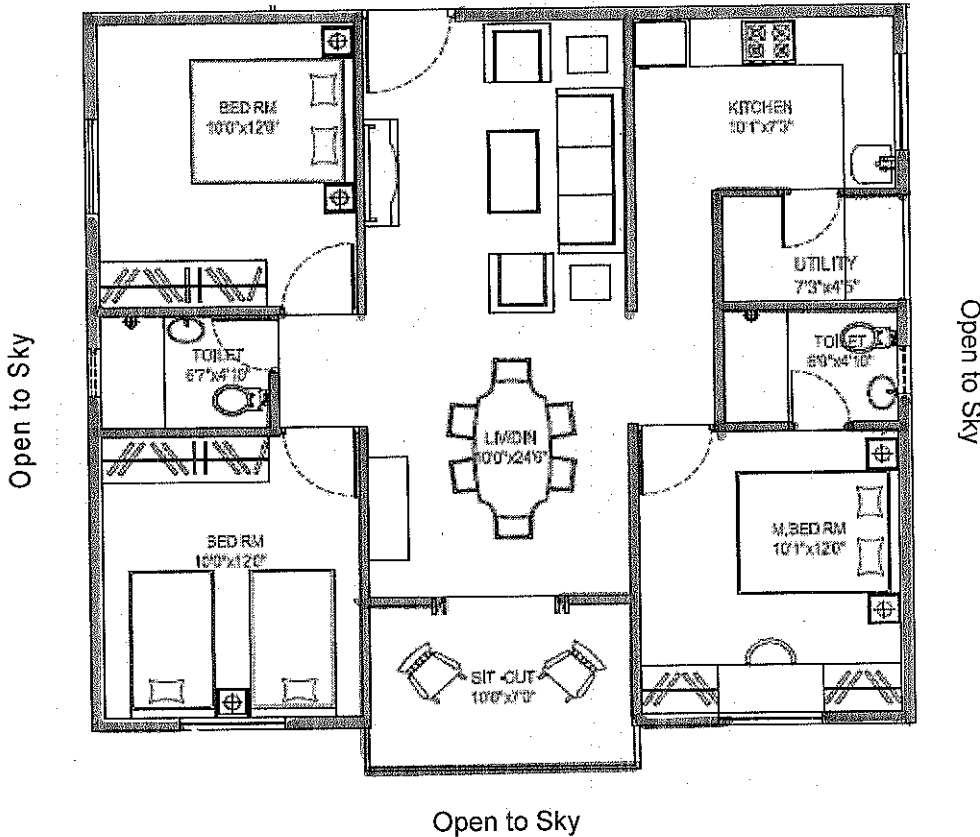


EXCL:

Total Built-up Area = 1220 sft,
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky & 6'-6" wide corridor



WITNESSES:

- 1.
- 2.

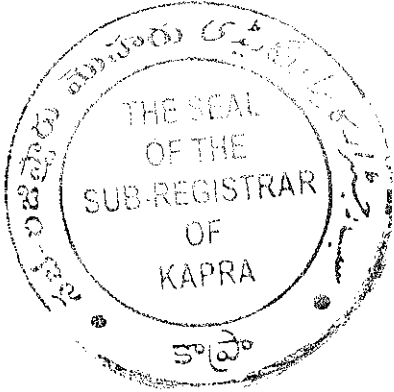
SIGNATURE OF THE DONOR

Purvi. M. Mehta
SIGNATURE OF THE DONEE

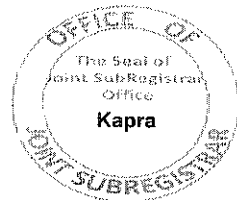
Bk-1, CS No 4523/2015 & Doct No

4388/2015. Sheet 6 of 9

Joint SubRegistrar
Kapra

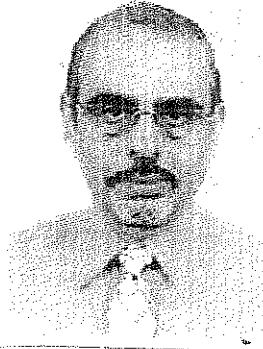
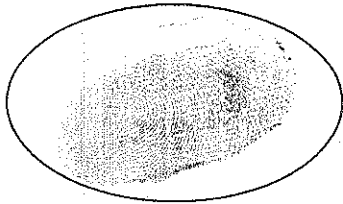


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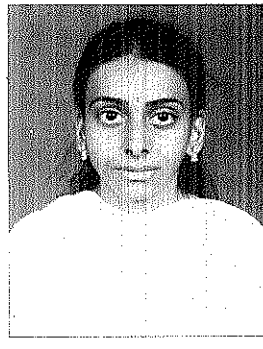
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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


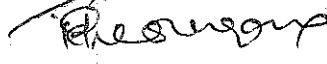
SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.

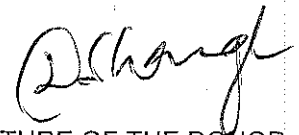


DONEE:

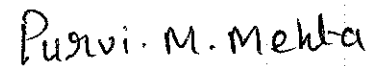
SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

SIGNATURE OF WITNESSES:

1. 
2. 

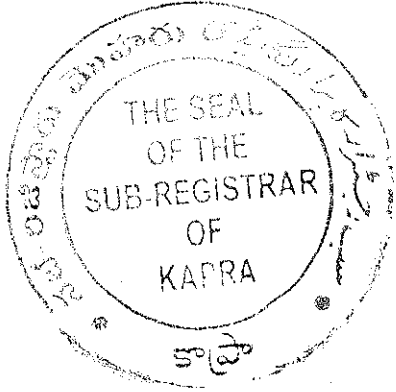


SIGNATURE OF THE DONOR



SIGNATURE OF THE DONEE

BK-1, CS No 4523/2015 & Doct No
4388/2015 Sheet 7 of 9
Joint Sub Registrar
Kapra



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DONOR



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమోచ: సంఖ్య / Enrollment No. : 2017/00165/01475

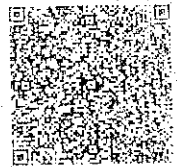
To
Purvi M Mehta
పూర్వి మ మేహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR,
BAPUBAGH COLONY
P G ROAD
Secunderabad
Secunderabad,Hyderabad,
Andhra Pradesh - 500003
9848030075

31/08/2017



UF250675893IN

2F067589



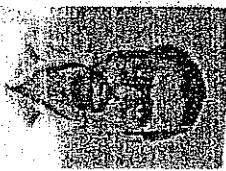
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు

DONOR

కర్తా/సంతకం
DIRECTOR OF INCOME TAX (SYSTEMS)



10-09-1945

జనన తేదీ / DATE OF BIRTH

పితా తన పితా / FATHER'S NAME
CHANDRAKANT HARJIVANDAS
SHANGHVI

నామ / NAME
PANKAJ CHANDRAKANT SHANGHVI

ALZPS7274A

సాధారణ / PERMANENT ACCOUNT NUMBER



ఆధికారి, ఆదాయ (సిస్టమ్స్)
DIRECTOR OF INCOME TAX (SYSTEMS)

(Signature)



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

పూర్వి మ మేహతా
Purvi M Mehta



జన్మ తేదీ / Yes of Birth - 078
Female

4444 7892 7946

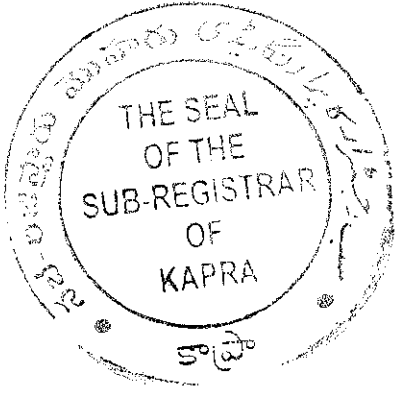


ఆధార్ - సామాన్యని హక్కు

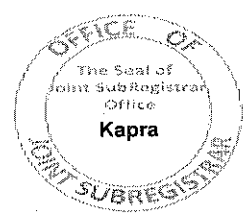
(Large handwritten signature)

आधार — सामान्य माणसाचा अधिकार

Bk-1, CS No 4523/2015 & Doct No
4388/2015. Sheet 8 of 9
Joint SubRegistrar
Kapra

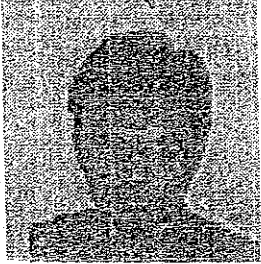


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WITNES

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADKPM7094D

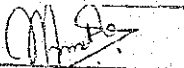


नाम /NAME
MEHUL VASANT MEHTA

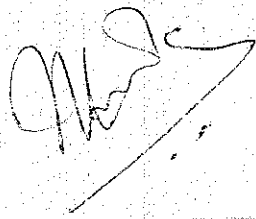
पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
19-01-1976

हस्ताक्षर /SIGNATURE



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




आयकर विभाग
INCOME TAX DEPARTMENT

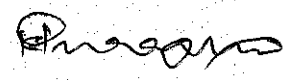
भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

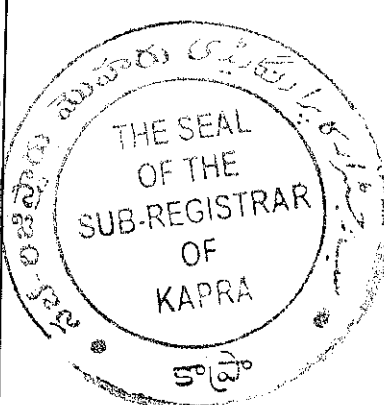
15/01/1974
Permanent Account Number
AWSPP8104E



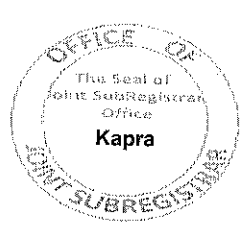
Signature



BK-1, CS No 4523/2015 & Doct No
4388/2015. Sheet 9 of 9
Joint SubRegistrar
Kapra



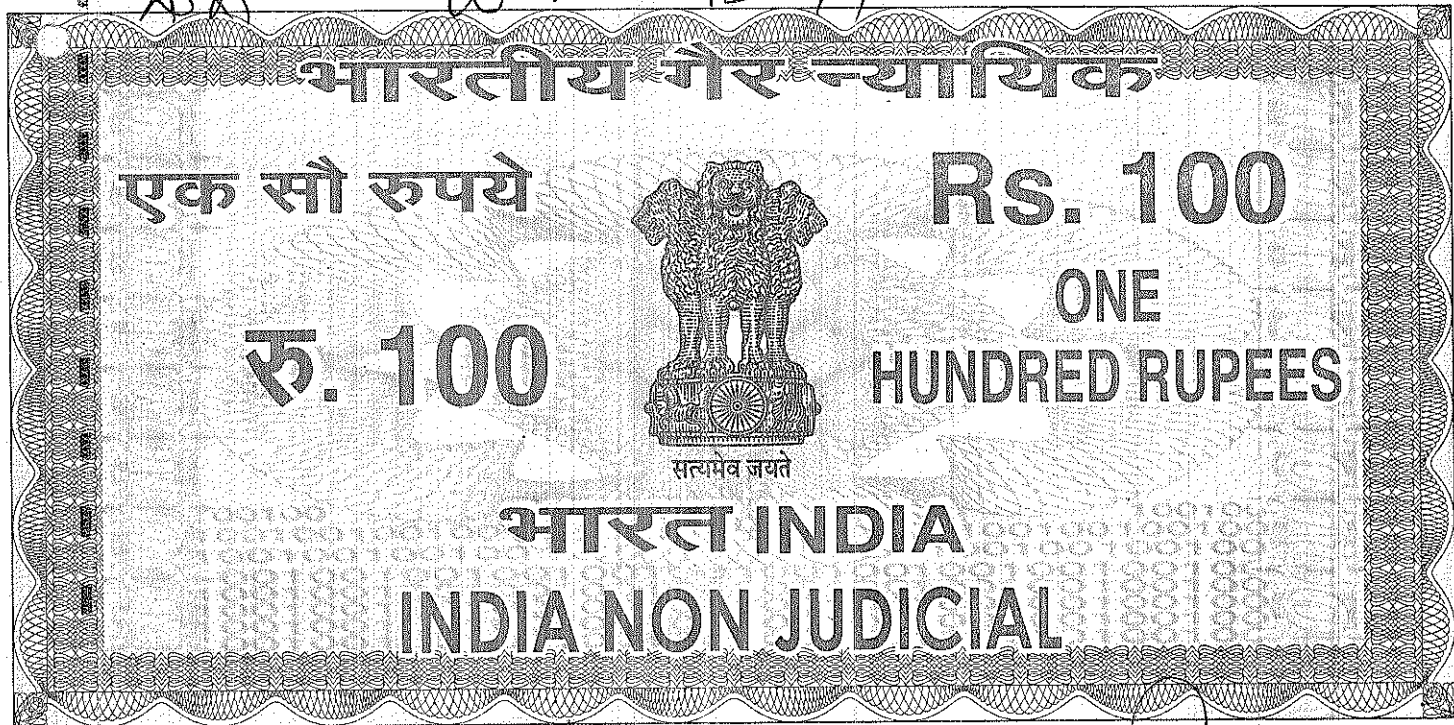
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4521

D.No. 4389/2015

008



తెలంగాణ తేలంగానా TELANGANA

S.No. 16474 Date: 17-11-2015

Sold to: PANKAJ SANGHVI

S/o. CHANDRAKANTH SANGHVI

For Whom: SELF

176518

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai - 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;







IN FAVOUR OF

Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.


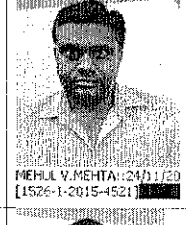


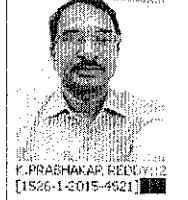

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2260/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 PURVI M.MEHTA:24/11/2015 [1526-1-2015-4521]	PURVI M.MEHTA W/O. MEHUL V.MEHTA HNO.21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	
2	DR		 PANKAJ SANGHVI:24/11/2015 [1526-1-2015-4521]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO.3, VILE PARLE WEST MUMBAI	

Identified by Witness:

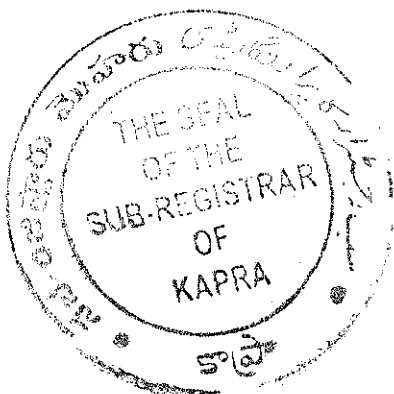
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MEHUL V.MEHTA:24/11/2015 [1526-1-2015-4521]	MEHUL V.MEHTA R/O.HNO.21.BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	
2		 K.PRABHAKAR REDDY:24/11/2015 [1526-1-2015-4521]	K.PRABHAKAR REDDY R/O.5-4-187/3,4,SOHAM MANSION M.G.ROAD SECBAD-500003	

24th day of November, 2015

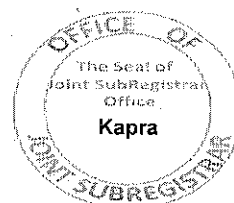
Signature of  Joint SubRegistrar8
Kapra

Bk - 1, CS No 4521/2015 & Doct No 4389/2015. Sheet 1 of 9

Joint SubRegistrar8
Kapra



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WHEREAS:

- A. The **DONOR** is the owner of flat no. 008 on the ground floor, in block no. 'H' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sq ft of super built-up area along with undivided share of land to an extent of 74.12 sq yds, and a reserved car parking space for a single car in the basement admeasuring 100 sq ft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 20.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner are the absolute owners, possessors and in peaceful enjoyment of the land situated at survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.

Q. Shanf

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	6680	0	0	0	6780
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	2260	0	0	0	2260
User Charges	NA	100	0	0	0	100
Total	100	9040	0	0	0	9140

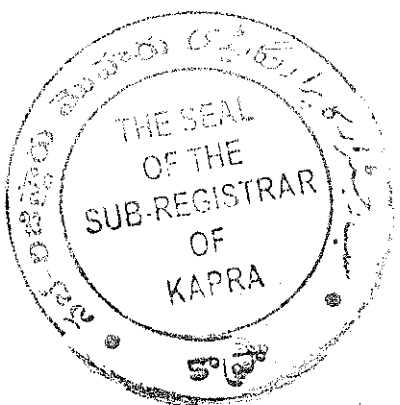
Rs. 6680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2260/- towards Registration Fees on the chargeable value of Rs. 451200/- was paid by the party through Challan/BC/Pay Order No ,634771 dated ,24-NOV-15.

Date
24th day of November,2015

Signature of Registering Officer
Kapra

BK-1, CS No 4521/2015 & Doct No 4389/2015. Sheet 2 of 9
 Joint Sub Registrar Kapra

పుస్తకము 15 నం./ క.న. 4389
 నెంబరు రిజిస్టరు చేయబడి
 స్టాంపు విమిక్షం నెంబరు 1526
 4389 15 నం. యన్వయించబడి
 2015 నవంబరు 24 వ తేదీ



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the Donee herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds and 24 sft of undivided share of out of the 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donee has accepted the gift from the Donor.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

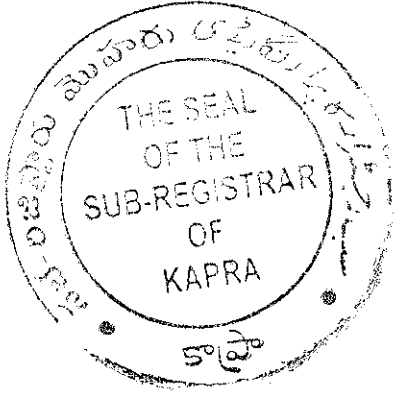
1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds and 24 sft of undivided share of out of the 100 sft of parking area) and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



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Joint SubRegistrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 4,51,200/-

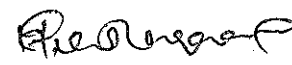
SCHEDULE OF THE PROPERTY


All that flat no. 008 on the ground floor, in block no. 'H' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft, of super built-up area along with undivided share of land to an extent of 74.12 sq. yds and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

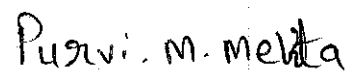
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor & Lift

WITNESS:

1. 
(Mehul Mehta)

2. 
(K. Prabhakar Reddy)

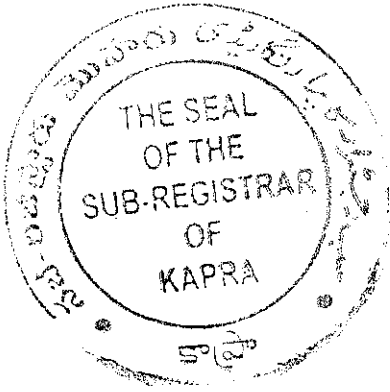

Pankaj Shanghvi
(Donor)


Purvi M. Mehta
(Donee)

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Joint SubRegistrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED

24% undivided share in flat no. 008 on the ground floor, in block no. 'H' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 292.8 sft (out of 1,220 sft) of super built-up area along with undivided share of land to an extent of 17.79 sq. yds, (out of 74.12 sq. yds,) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft) and bounded on:


North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor & Lift

IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

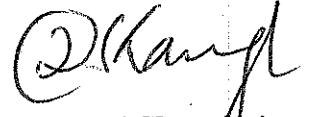


(Mehul Mehta)

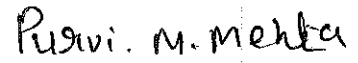


2.

(K. Prabhakar Reddy)



Pankaj Shanghvi
(Donor)

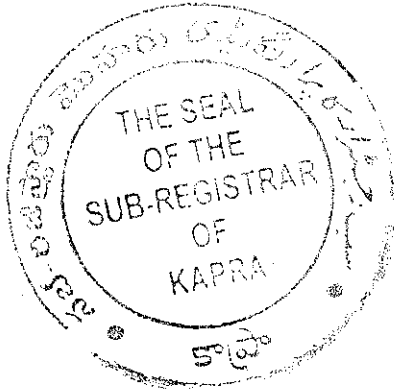


Purvi M. Mehta
(Donee)

Bk-1, CS No 4521/2015 & Doct No

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Joint Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 008 IN BLOCK NO. 'H' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 74.12

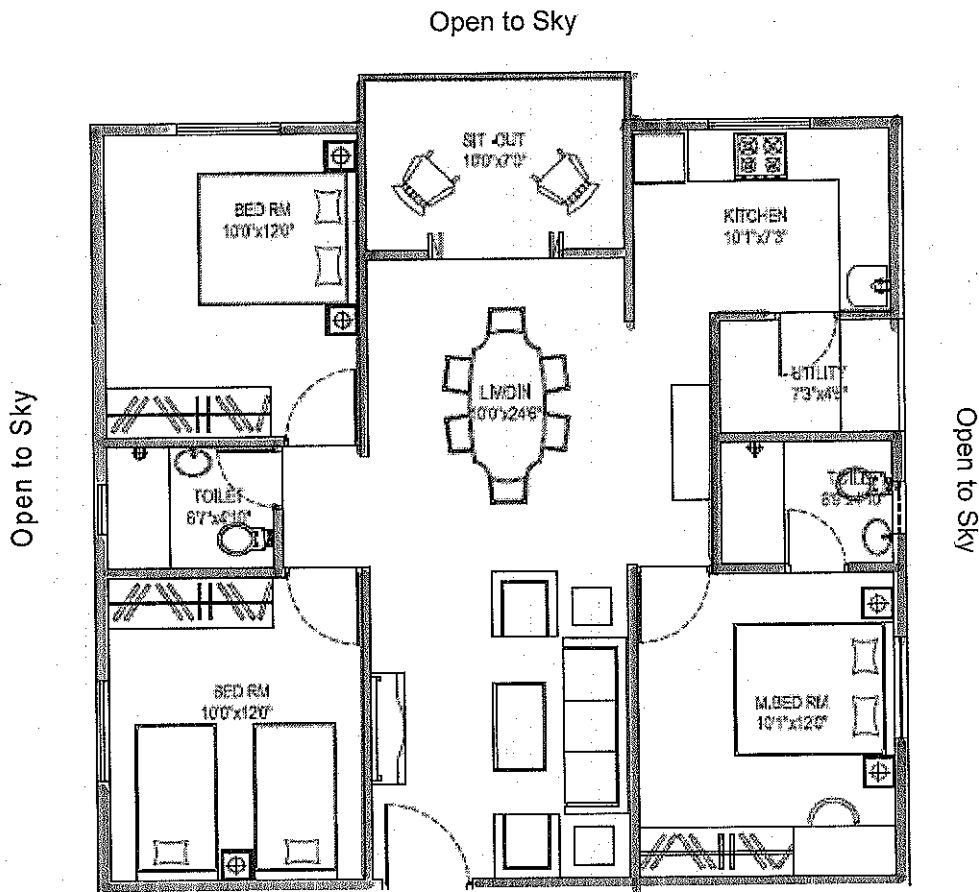
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

Total Built-up Area = 1220 sft,
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor & Lift

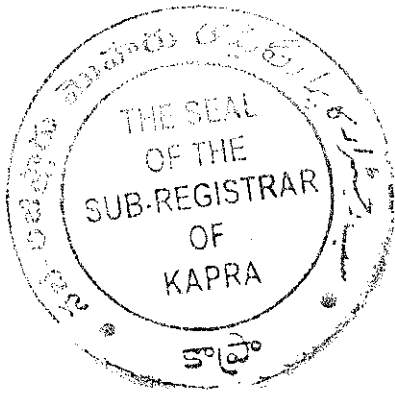
WITNESSES:

-
-

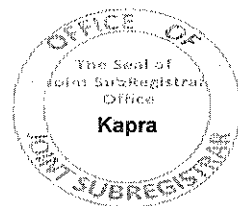
SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

Bk - 1, CS No 4521/2015 & Doct No
389/2015 Sheet 6 of 9
Joint Sub Registrar
Kapra

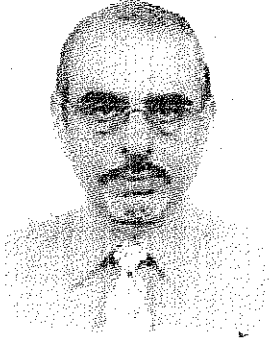
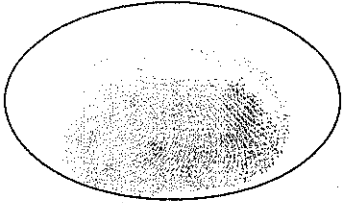


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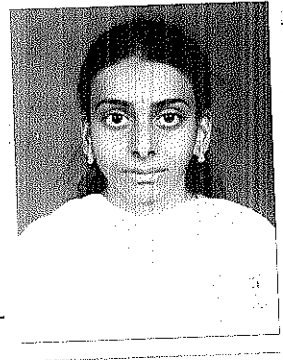
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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



DONOR:

SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE - PARLE (WEST)
MUMBAI - 56.



DONEE:

SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

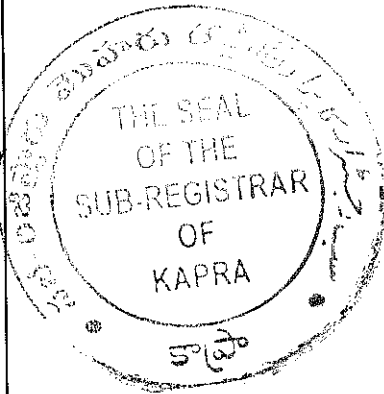
SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE DONOR

Purvi. M. Mehta
SIGNATURE OF THE DONEE


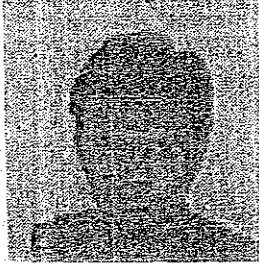
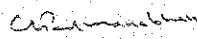
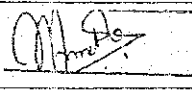
Bk - 1, CS No 4521/2015 & Doct No
4389/2015. Sheet 7 of 9 Joint SubRegistrar
Kapra

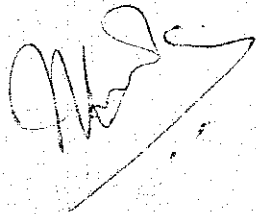




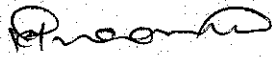
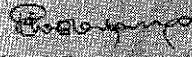
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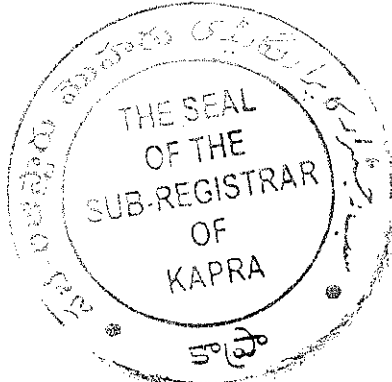
WITNESSED

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADKPM7094D	
	नाम /NAME MEHUL VASANT MEHTA	
	पिता का नाम /FATHER'S NAME VASANT UTTAMLAL MEHTA	
	जन्म तिथि /DATE OF BIRTH 19-01-1976	
हस्ताक्षर /SIGNATURE		मुख्य कामकाज आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSP8104E		
Signature		

Bk - 1, CS No 4521/2015 & Doct No
4389/2015. Sheet 8 of 9
Joint SubRegistrar
Kapra



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Donee



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాహ సంఖ్య / Enrollment No. : 2017/00165/01475

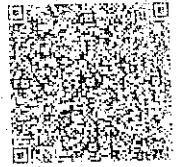
To
Purvi M Mehta
పూర్వీ మ మేహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P.G ROAD
Secunderabad
Secunderabad,Hyderabad,
Andhra Pradesh - 500003
9348030075

31/09/2011



UF2506758931N

2F067589



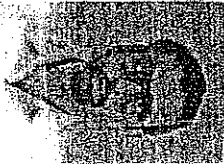
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు

Donor

కర్తా / SIGNATURE



10-09-1945

జన్మ తేదీ / DATE OF BIRTH

పితా తాతా / FATHER'S NAME
CHANDRAKANT HARJIVANDAS
SHANGHVI

నామ / NAME
PANKAJ CHANDRAKANT SHANGHVI

ALZPS7274A

పూర్వ నిరంతర సంఖ్య / PERMANENT ACCOUNT NUMBER



సీనియర్ సెక్యూరిటీ (హార్డిట్)
DIRECTOR OF INCOME TAX (SYSTEMS)



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వీ మ మేహతా
Purvi M Mehta



జన్మ తేదీ / Date of Birth : 09/09/2004
లింగం / Gender : Female

4444 7892 7946



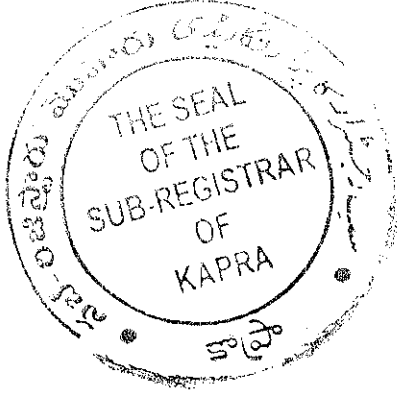
ఆధార్ - సామాన్యని హక్కు

आधार — सामान्य माणसाचा अधिकार

BK-1 CS No 4521/2015 & Doct No

4389/2015. Sheet 9 of 9

Joint Sub Registrar
Kapra



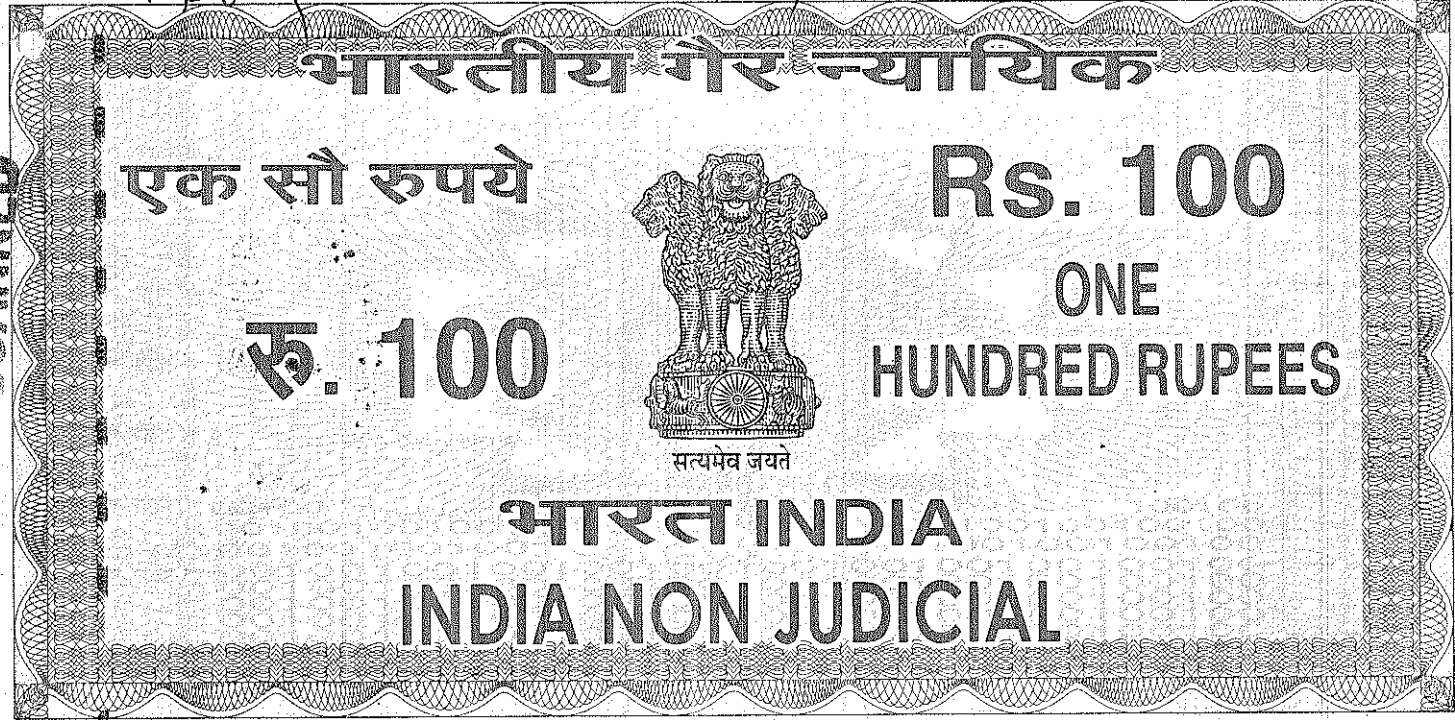
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23
NSH D. No. 4390/2015

208
18


SCANNED



తెలంగాణ తెలంగాణా TELANGANA

411707

S.No. 4022 Dt. 12-08-2015 Rs. 100/-
Sold to: Pankaj Shanghvi S/o Shri Chandrakanth Shanghvi, Hyd
For Whom: Self


K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

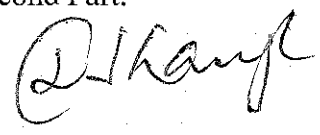
GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai - 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF



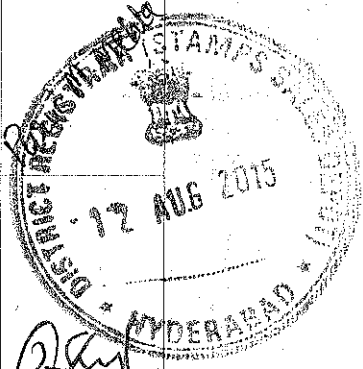


Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.







Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2260/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 PURVI M. MEHTA: 24/11/2015 [1526-1-2015-4524]	PURVI M. MEHTA W/O. MEHUL V. MEHTA HNO. 21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	 12 AUG 2015 <i>[Signature]</i>
2	DR		 PANKAJ SANGHVI: 24/11/2015 [1526-1-2015-4524]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO. 3, VILE PARLE WEST MUMBAI	

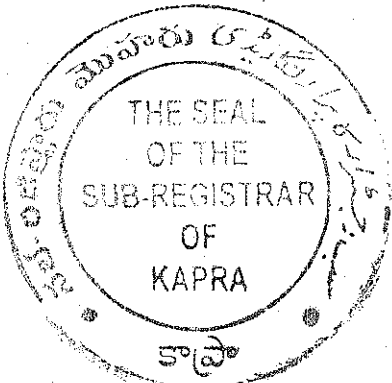
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MEHUL V. MEHTA: 24/11/2015 [1526-1-2015-4524]	MEHUL V. MEHTA R/O. HNO. 21, BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	<i>[Signature]</i>
2		 K. PRABHAKAR REDDY: 24/11/2015 [1526-1-2015-4524]	K. PRABHAKAR REDDY R/O. 5-4-187/3, 4, SOHAM MANSION M.G. ROAD SECBAD-500003	<i>[Signature]</i>

24th day of November, 2015

Signature of Joint Sub Registrar
Kapra

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WHEREAS:

- A. The **DONOR** is the owner of flat no.208 on the second floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donor.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner are the absolute owners, possessors and in peaceful enjoyment of the land situated at survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S.No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.

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					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	6680	0	0	0	6780
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	2260	0	0	0	2260
User Charges	NA	100	0	0	0	100
Total	100	9040	0	0	0	9140

Rs. 6680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2260/- towards Registration Fees on the chargeable value of Rs. 451200/- was paid by the party through Challan/BC/Pay Order No .634767 dated ,24-NOV-15.

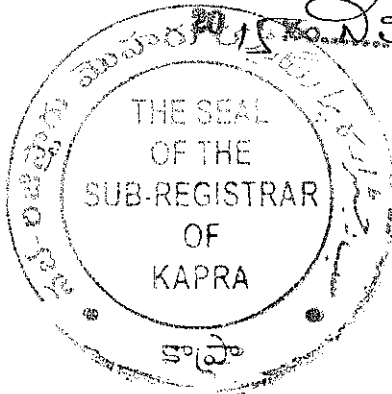
Date
24th day of November,2015

Signature of Registering Officer
Kapra

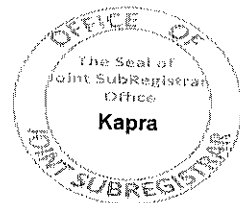
Bk-1, CS No 4524/2015 & Doct No 4390-2015. Sheet 2 of 9

Joint Sub Registrar
Kapra

ಇ ಪರಿಷ್ಕರಣೆ ನಂ. / ಸ.ಸ. 1839
 ಸಂಖ್ಯೆ 4390
 ಸಂಖ್ಯೆ 4390
 ಸಂಖ್ಯೆ 1526
 ಸಂಖ್ಯೆ 24



Signature of Sub-Registrar
Kapra



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the **Donee** herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donor has accepted the gift from the Donor.

J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

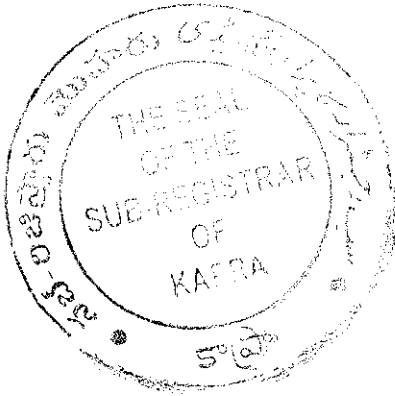
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sit of parking area) and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



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4390/2015. Sheet 3 of 9

Joint SubRegistrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 4,51,200/-

SCHEDULE OF THE PROPERTY

All that flat no. 208 on the second floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft, of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor & Lift

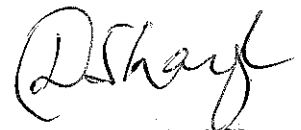
WITNESS:

1. 

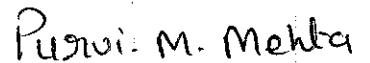
(Mehul Mehta)

2. 

(K. Prabhakar Reddy)



Pankaj Shanghvi
(Donor)

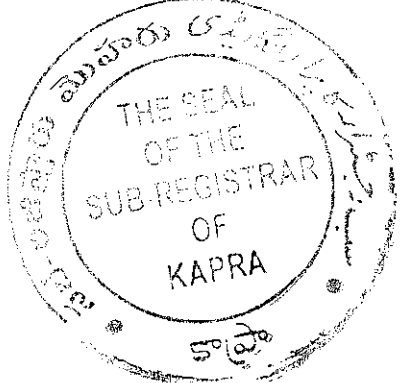


Purvi M. Mehta
(Donee)

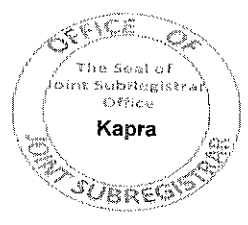
Bk - 1, CS No 4524/2015 & Doct No

4390/2015. Sheet 4 of 9

Joint Sub Registrar
Kapra



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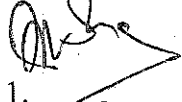
SCHEDULE OF PROPERTY BEING GIFTED

24% undivided share in flat no. 208 on the second floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 292.8 sft (out of 1,220 sft) of super built-up area along with undivided share of land to an extent of 17.79 sq yds (out of 74.12 sq yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft) and bounded on:

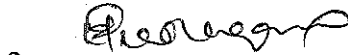
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor & Lift

IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

1. 

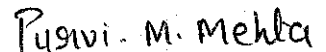
(Mehul Mehta)

2. 

(K. Prabhakar Reddy)

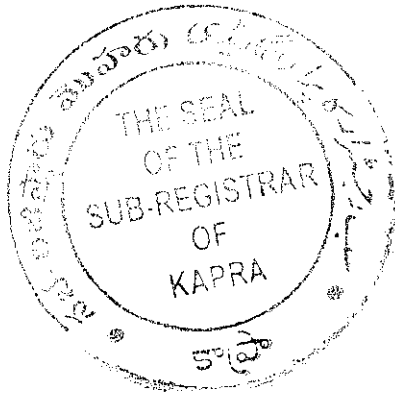


Pankaj Shingvi
(Donor)


Purvi M. Mehta
(Donee)

Bk - 1, CS No 4524/2015 & Doct No
4390/2015. Sheet 5 of 9

Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 208 IN BLOCK NO. 'F' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 74.12

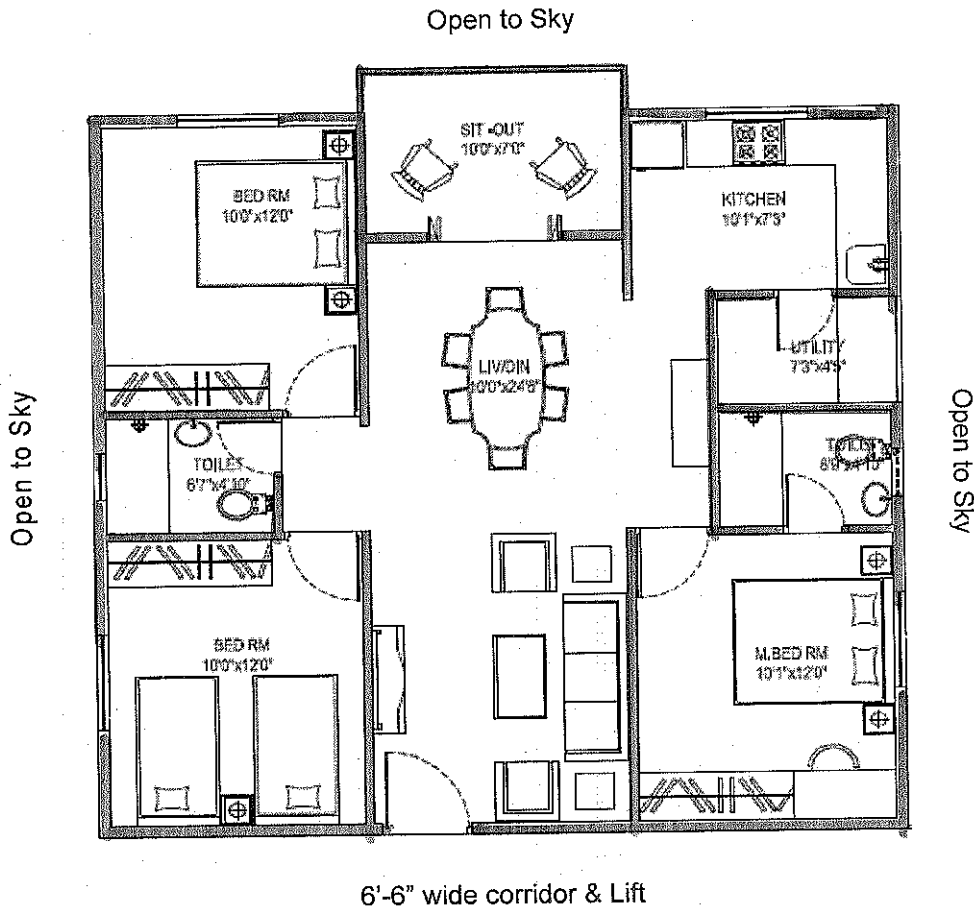
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

Total Built-up Area = 1220 sft,
Out of U/S of Land = Ac. 5-25 Gts.



WITNESSES:

-
-

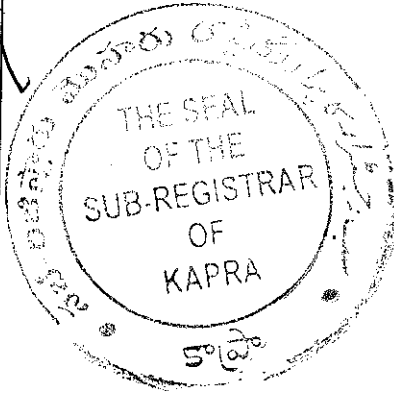
SIGNATURE OF THE DONOR

Purvi. M. Mehta

SIGNATURE OF THE DONEE

BK-1, CS No 4524/2015 & Doct No
4390/2015. Sheet 6 of 9

Joint Sub Registrar
Kapra

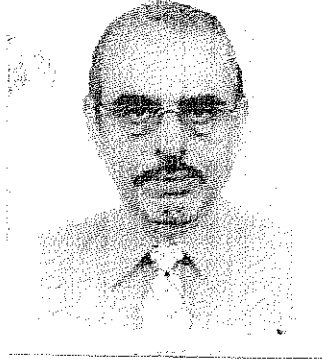


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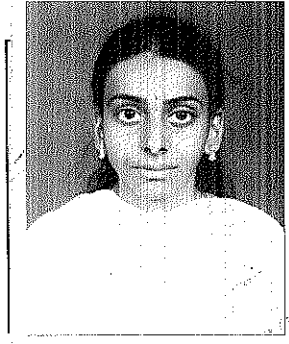
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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


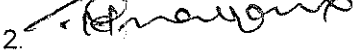
SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.

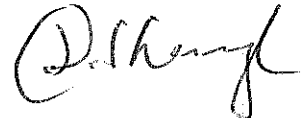


DONEE:

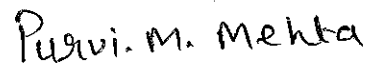
SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

SIGNATURE OF WITNESSES:

1. 
2. 



SIGNATURE OF THE DONOR



SIGNATURE OF THE DONEE

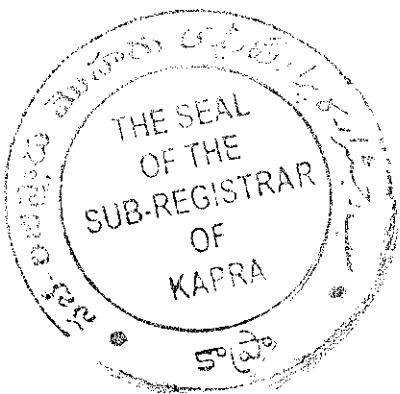
Bk-1, CS No 4524/2015 & Doct No

4390/2015

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Joint SubRegistrar

Kapra



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DONEE



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No. : 2017/00165/01475

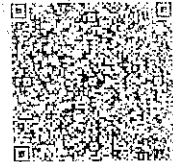
To
Purvi M Mehta
భారత ప్రభుత్వం
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P G ROAD
Secunderabad
Secunderabad, Hyderabad
Andhra Pradesh - 500002
9348030075

31/08/2011



UF250675893IN

25067589



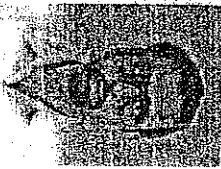
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు

DONOR

PERMANENT ACCOUNT NUMBER



నామ సంఖ్య / PERMANENT ACCOUNT NUMBER

ALZPS7274A

నామ / NAME
PANKAJ CHANDRAKANT SHANGHI

పితా తం నామ / FATHER'S NAME
CHANDRAKANT HARJIVANDAS SHANGHI

జన్మ తేదీ / DATE OF BIRTH
10-05-1945

DIR. SIGNATURE

ఆదాయ పన్ను (వ్యవస్థాపక) దిరెక్టర్ ఆఫ్ ఇన్ కమ్ ట్యాక్స్ (సిస్టమ్స్)

(Signature)



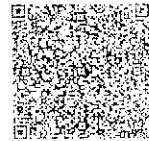
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత ప్రభుత్వం
Purvi M Mehta



జన్మ తేదీ / DATE OF BIRTH: 1975
లింగం / Gender: Female

4444 7892 7946



ఆధార్ - సామాన్యని హక్కు

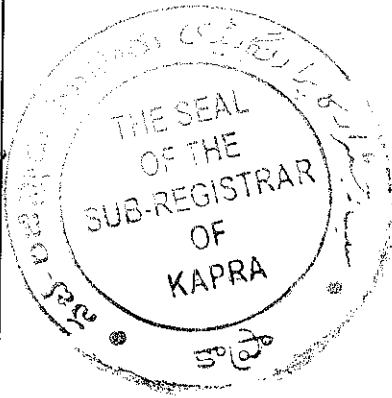
आधार - सामान्य माणसाचा अधिकार

(Signature)

Bk - 1, CS No 4524/2015 & Doct No

4392/2015. Sheet 8 of 9



Joint SubRegistrar
Kapra




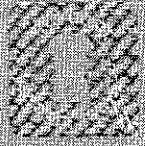

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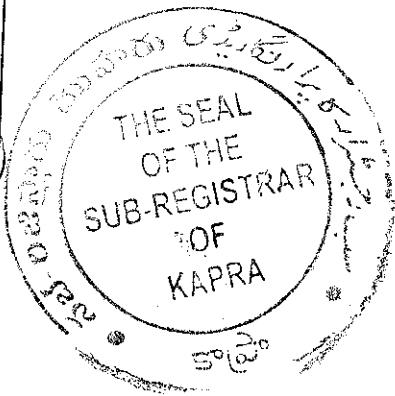
स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADKPM7094D	
नाम /NAME	MEHUL VASANT MEHTA	
पिता का नाम /FATHER'S NAME	VASANT UTTAMLAL MEHTA	
जन्म तिथि /DATE OF BIRTH	19-01-1976	<i>Mehul Mehta</i>
हस्ताक्षर /SIGNATURE		मुख्य आयकर आबुध, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

Mehul Mehta

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
<i>Prabhakar Reddy K</i> Signature		

Prabhakar Reddy K

BK-1, CS No 4524/2015 & Doct No
4390/2015. Sheet 9 of 9
Joint Sub Registrar
Kapra



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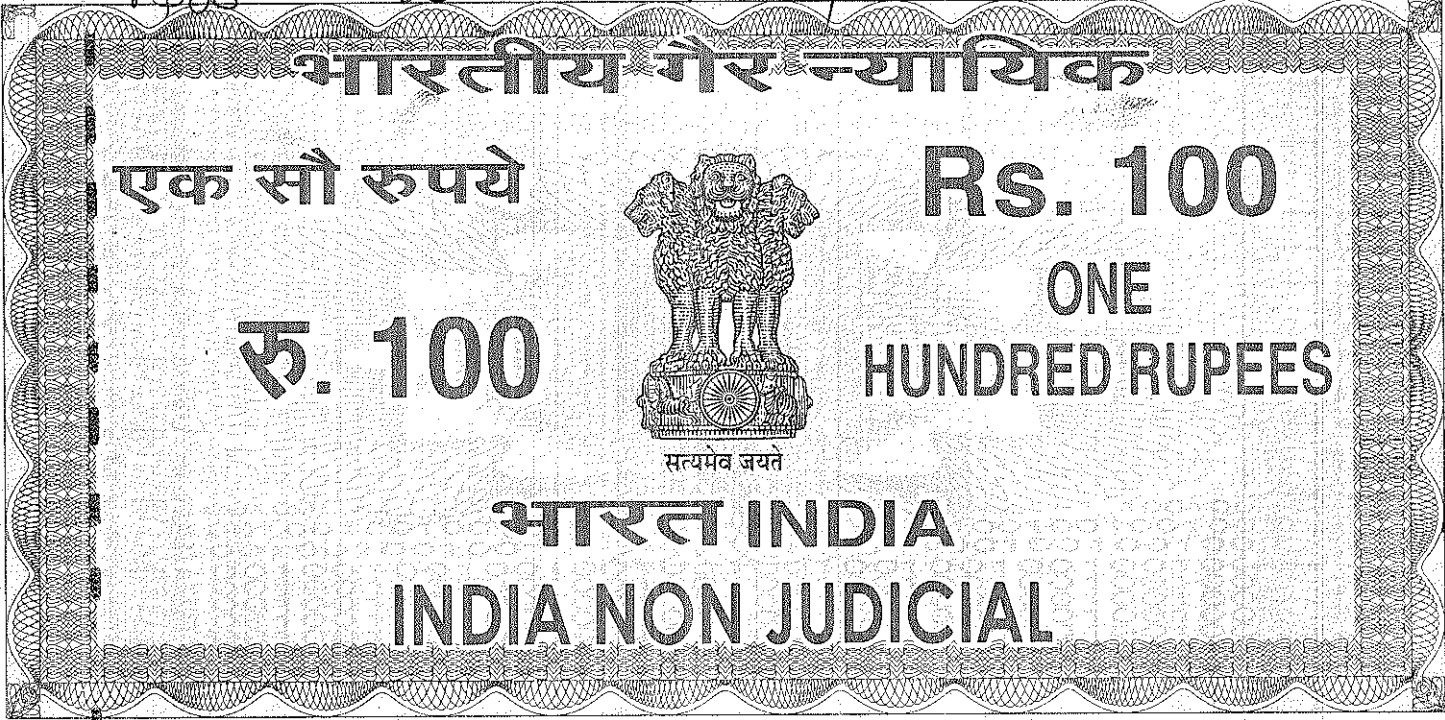


SCANNED

CS
HSD

W. No. 4391/2015


206
C



తెలంగాణ తేలంగానా TELANGANA

411705

S.No. 4020 Dt. 12-08-2015 Rs. 100/-
Sold to: Pankaj Shanghvi S/o Shri Chandrakanth Shanghvi, Hyd
For Whom: Self


K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

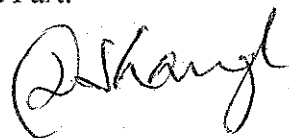
GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai - 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF



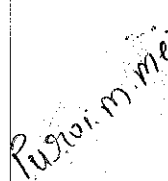

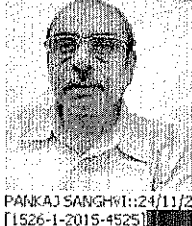
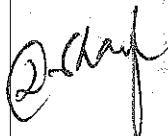
Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.




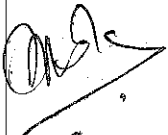
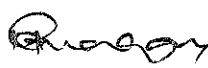
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2260/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 PURVI M. MEHTA : 24/11/2015 [1526-1-2015-4525]	PURVI M. MEHTA W/O. MEHUL V. MEHTA HNO. 21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	
2	DR		 PANKAJ SANGHVI : 24/11/2015 [1526-1-2015-4525]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO.3, VILE PARLE WEST MUMBAI	

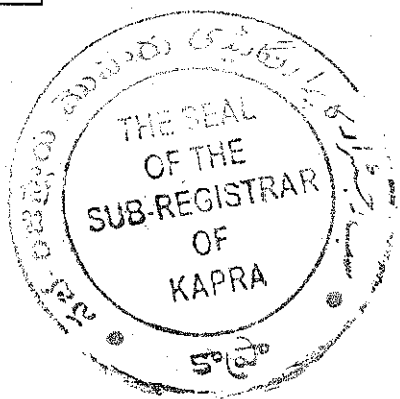
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MEHUL V. MEHTA : 24/11/2015 [1526-1-2015-4525]	MEHUL V. MEHTA R/O. HNO. 21, BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	
2		 K. PRABHAKAR REDDY : 24/11/2015 [1526-1-2015-4525]	K. PRABHAKAR REDDY R/O. 5-4-187/3.4, SOHAM MANSION M.G. ROAD SECBAD-500003	

24th day of November, 2015

Signature of  Joint Sub Registrar
Kapra

Bk - 1, CS No 4525/2015 & Doct No 4391/2015. Sheet 1 of 9 Joint Sub Registrar Kapra



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WHEREAS:

- A. The **DONOR** is the owner of flat no. 206 on the second floor, in block no. 'C' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner are the absolute owners, possessors and in peaceful enjoyment of the land situated at survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.

Q. Shankar

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	6680	0	0	0	6780
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	2260	0	0	0	2260
User Charges	NA	100	0	0	0	100
Total	100	9040	0	0	0	9140

Rs. 6680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2260/- towards Registration Fees on the chargeable value of Rs. 451200/- was paid by the party through Challan/BC/Pay Order No ,634768 dated ,24-NOV-15.

Date
24th day of November, 2015

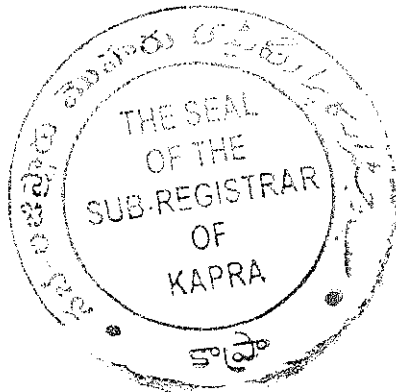
Signature of Registering Officer
Kapra

BK-1, CS No 4525/2015 & Doct No
4391/2015. Sheet 2 of 9

Joint Sub Registrar
Kapra

ಶುಲ್ಕವು 20 15 ರೂ./ ಉ.ಸ. 19395
 ಪು. 4391 ನಿರೀಕ್ಷಿಸಿ ದಿವ್ಯರು ವೇಯದಿ
 ಕ್ರಾ.ವಿನ್ ನಿಮಿತ್ತಂ ರೂ. 1526
 4391/20 15 ನಾ ಯವ್ಯದವ್ಯವರಿ
 2015 ರೂ. 24000 ವೇಯದಿ

Signature of Registering Officer
Kapra



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

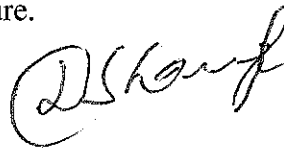
- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the Donee herein, is desirous to gift 24% undivided share in the Scheduled Property ((i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds and 24 sft of undivided share of out of the 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donne has accepted the gift from the Donor.

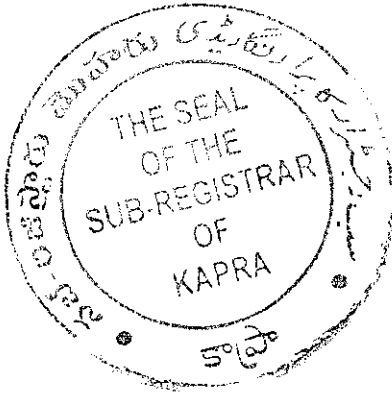
J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area) and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



Bk - 1, CS No 4525/2015 & Doct No
4391/2015. Sheet 3 of 9
Joint Sub Registrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 4,51,200/-

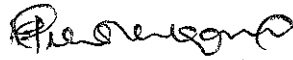
SCHEDULE OF THE PROPERTY

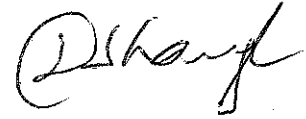
All that flat no. 206 on the second floor, in block no. 'C' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq yds and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

WITNESS:

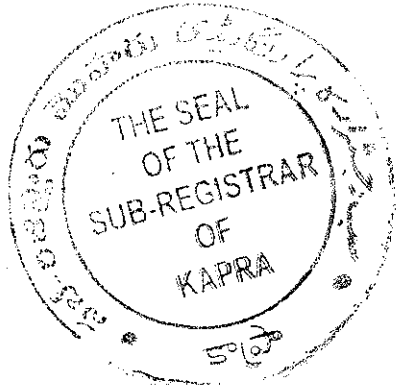
1. 
(Mehul Mehta)

2. 
(K. Prabhakar Reddy)


Pankaj Shanghvi
(Donor)

Purvi M. Mehta
(Donee)

BK - 1, CS No 4525/2015 & Doct No
4397/2015. Sheet 4 of 9
Joint SubRegistrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED

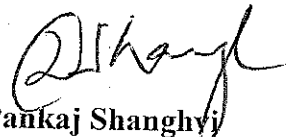
24% undivided share in flat no. 206 on the second floor, in block no. 'C' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 292.8 sft (out of 1,220 sft) of super built-up area along with undivided share of land to an extent of 17.79 sq yds (out of 74.12 sq yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft) and bounded on:


North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

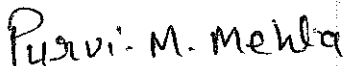
IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

1. 
(Mehul Mehta)


Pankaj Shanghyi
(Donor)

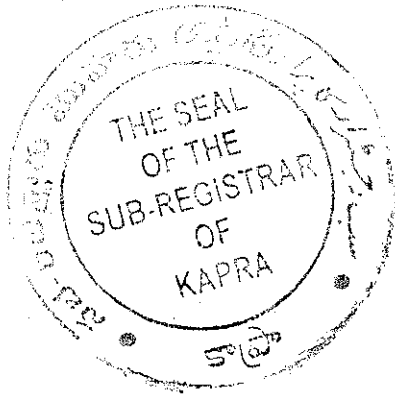
2. 
(K. Prabhakar Reddy)


Purvi M. Mehta
(Donee)

Bk-1, CS No 4525/2015 & Doct No

4391/2015. Sheet 5 of 9

Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 206 IN BLOCK NO. 'C' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 74.12

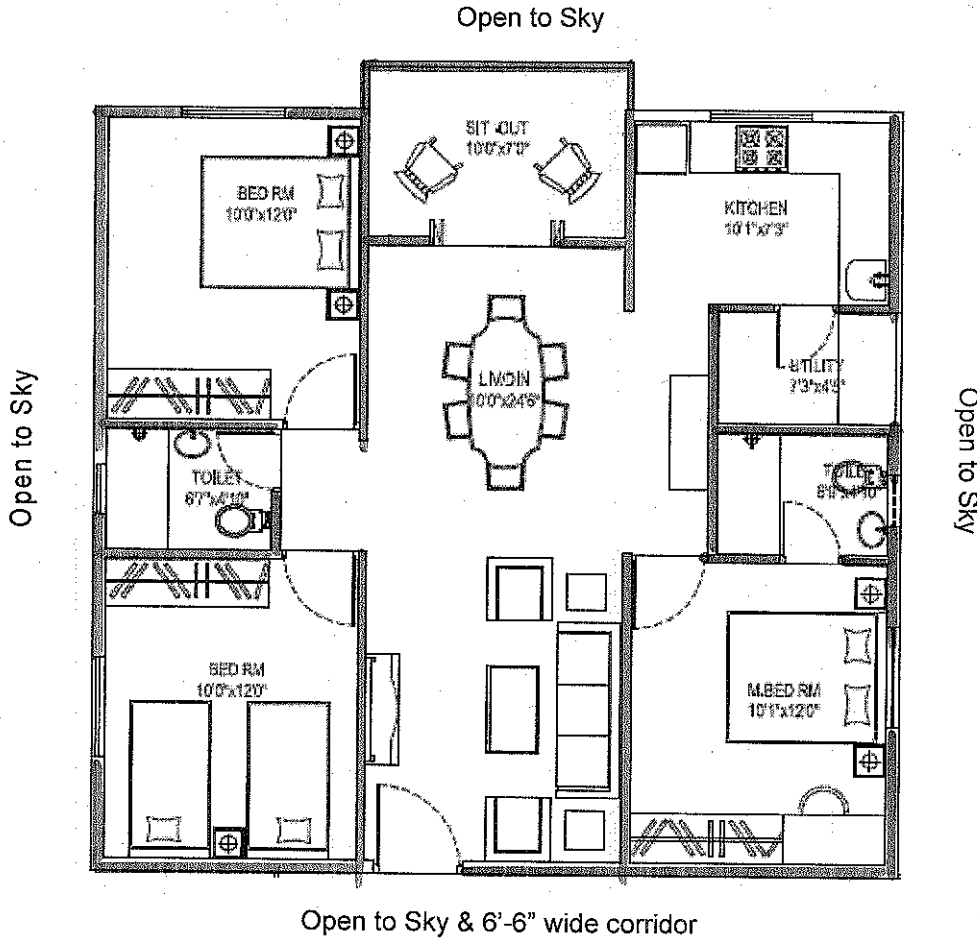
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

Total Built-up Area = 1220 sft,
Out of U/S of Land = Ac. 5-25 Gts.



WITNESSES:

-
-

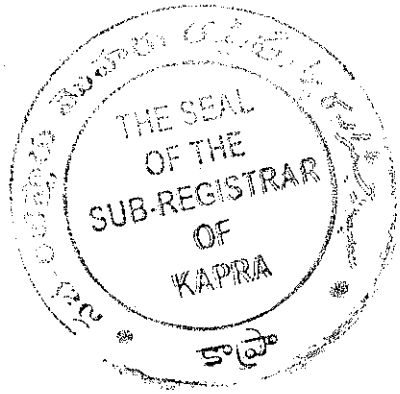
SIGNATURE OF THE DONOR

Purvi. M. mehta
SIGNATURE OF THE DONEE

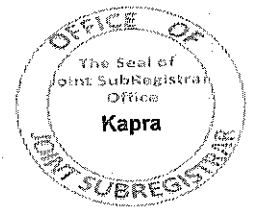
Bk - 1, CS No 4525/2015 & Doct No

4397/2015. Sheet 6 of 9

Joint Sub Registrar
Kapra

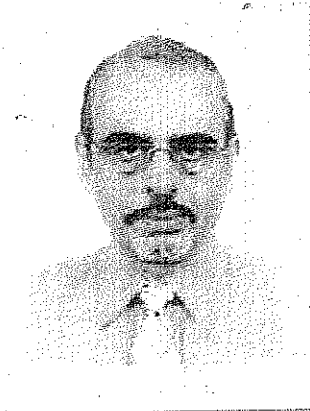
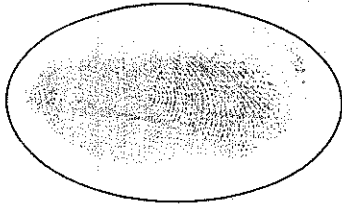


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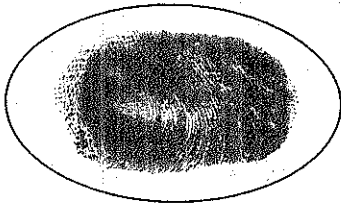
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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



DONOR:


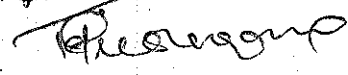
SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.




DONEE:

SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

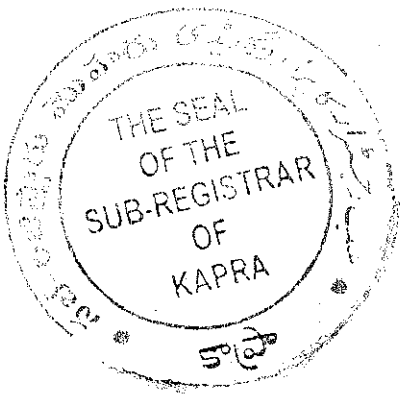
SIGNATURE OF WITNESSES:

1. 
2. 


SIGNATURE OF THE DONOR


SIGNATURE OF THE DONEE

Bk-1, CS No 4525/2015 & Doct No
4391/2015. Sheet 7 of 9
Joint SubRegistrar
Kapra



DDN EE



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచయ సంఖ్య / Enrollment No. : 2017/00165/01475

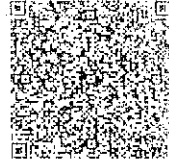
To
Purvi M Mehta
పూర్వీ మేహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P G ROAD
Secunderabad
Secunderabad, Hyderabad,
Andhra Pradesh - 500003
9848030075

31/08/2017



UF250675893IN

25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

పూర్వీ మేహతా
Purvi M Mehta



పుట్టిన తేదీ / Year of Birth : 078
సంఖ్య / Gender : Female

4444 7892 7946



ఆధార్ - సామాన్యని హక్కు

आधार — सामान्य माणसाचा अधिकार

Donor

PERMANENT SIGNATURE

Pankaj

10-09-1945

DATE OF BIRTH

FATHER'S NAME
CHANDRAKANT HARJIVANDAS
SHANGHVI

NAME
PANKAJ CHANDRAKANT SHANGHVI

ALZPS7274A

PERMANENT ACCOUNT NUMBER



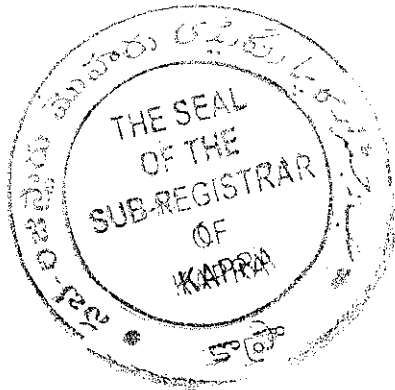
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग (सूचना)

Pankaj

Pankaj



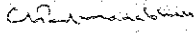
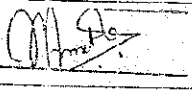
Bk-1, CS No 4525/2015 & Doct No
4371/2015. Sheet 8 of 9 Joint Sub Registrar
Kapra

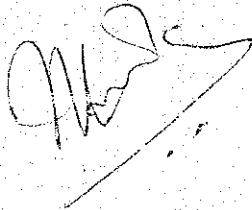



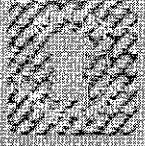

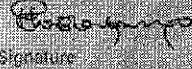
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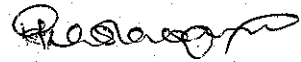


WITNES

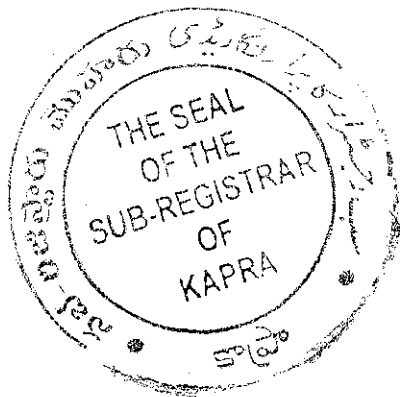
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADKPM7094D	
	नाम /NAME MEHUL VASANT MEHTA	
	पिता का नाम /FATHER'S NAME VASANT UTTAMLAL MEHTA	
	जन्म तिथि /DATE OF BIRTH 19-01-1976	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आचार्य, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
 Signature		



Bk-1, CS No 4525/2015 & Doct No
4525/2015. Sheet 9 of 9 Joint SubRegistrar
Kapra



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4519

W.No. 4392/2015

408

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

411704

S.No. 4019 Dt. 12-08-2015 Rs. 100/-
Sold to Pankaj Shanghvi S/o Shri Chandrakanth Shanghvi, Hyd
For Whom: Self

K. GIRIBABU
K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No. 16-02-30/1998
 REN. No. 16-02-009/2013
 Sub-Bapunagar, Amberpet, Hyd-13
 CELL No. 9989259839

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of November 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile-Parle (West), Mumbai – 400 056, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF





Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad – 500 003, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

@Shanghvi




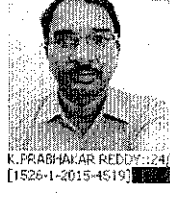
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2260/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Pankaj Sanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 PURVI M. MEHTA: 24/11/2015 [1526-1-2015-4519]	PURVI M. MEHTA W/O. MEHUL V. MEHTA HNO. 21 BAPU BAGH CLY, FIRST FLOOR MINISTER ROAD SECBAD	<i>Purvi M Mehta</i>
2	DR		 PANKAJ SANGHVI: 24/11/2015 [1526-1-2015-4519]	PANKAJ SANGHVI S/O. CHANDRANATH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROAD NO. 3, VILE PARLE WEST MUMBAI	<i>Pankaj Sanghvi</i>

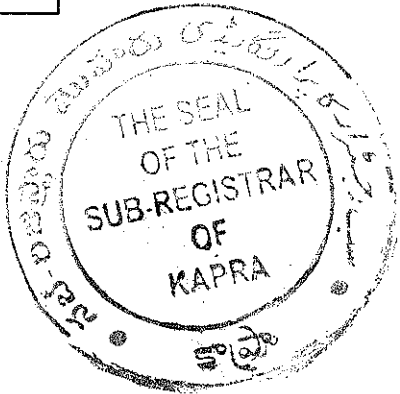
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MEHUL V. MEHTA: 24/11/2015 [1526-1-2015-4519]	MEHUL V. MEHTA R/O. HNO. 21, BAPU BAGH COLONY FIRST FLOOR MINISTER ROAD SECBAD- 500003	<i>Mehul V Mehta</i>
2		 K. PRABHAKAR REDDY: 24/11/2015 [1526-1-2015-4519]	K. PRABHAKAR REDDY R/O. 5-4-187/3, 4, SOHAM MANSION M.G. ROAD SECBAD-500003	<i>K Prabhakar Reddy</i>

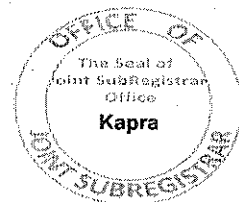
24th day of November, 2015

Signature of Joint Sub Registrar
Kapra

Bk-1, CS No 4519/2015 & Doct No 4392/2015. Sheet 1 of 9 Joint Sub Registrar Kapra



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WHEREAS:

- A. The **DONOR** is the owner of flat no. 408 on the fourth floor, in block no. 'E' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1029.75 sq. yds in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as Document No 1540/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 15 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 19.11.2015 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift a portion of the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner are the absolute owners, possessors and in peaceful enjoyment of the land situated at survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 195(Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

Q. Shanyal

S. No	Deed Doc. No	Dated	Extent of Land
1	1426/2007	19.02.2007	Ac.3-01 gts.
2	3000/2007	21.04.2007	Ac.1-10 gts.
3	4325/2007	16.06.2007	Ac.0-12 gts.
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts
		TOTAL	Ac.5-25 dts.

- G. The total land is admeasuring Ac. 5-25 Gts., and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.
- Q. Shanyal*

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	6680	0	0	0	6780
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	2260	0	0	0	2260
User Charges	NA	100	0	0	0	100
Total	100	9040	0	0	0	9140

Rs. 6680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2260/- towards Registration Fees on the chargeable value of Rs. 451200/- was paid by the party through Challan/BC/Pay Order No ,634773 dated ,24-NOV-15.

Date
24th day of November,2015

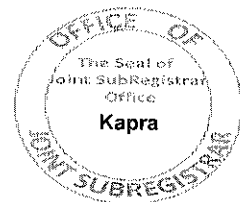
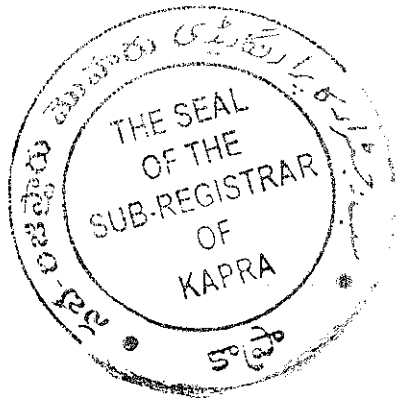
Signature of Registering Officer
Kapra

Bk-1, CS No 4519/2015 & Doct No
4392/2015 Sheet 2 of 9

Joint Sub Registrar
Kapra

ఈ పుస్తకము 2015 సం./ చా.న. 10392
 పం. 4392 నెంబరుగా రిజిస్టరు చేయబడి
 క్యాపిట్ నిమిత్తం దుర్బింపు నెంబరు 1526
 4392/2015 నా యివ్వకమైనది
 20/15 నావలనంబు నెం. 24 వ తేదీ

Signature of Registering Officer
Kapra



H. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

I. The **DONOR** out of love and affection which he has towards his daughter Smt. Purvi M. Mehta, the Donee herein, is desirous to gift 24% undivided share in the Scheduled Property (i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area), retaining for himself the balance 76% undivided share in the Scheduled Property. The Donne has accepted the gift from the Donor.

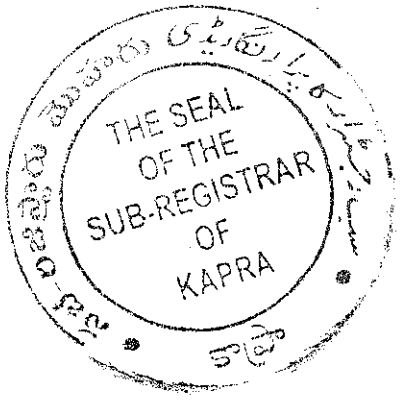
J. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** 24% undivided share in the Scheduled Property ((i. e, 292.8 sft of undivided share out of the 1,220 sft of super built-up area, 17.79 sq. yds, of undivided share of land out of the 74.12 sq. yds, and 24 sft of undivided share of out of the 100 sft of parking area) and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That the undivided share of **DONEE** and **DONOR** upon this gift in the Scheduled Property will be 24% and 76% respectively.
3. That now or in future the Donor or any of his legal representative, successor, or any other person or interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
4. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



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Joint SubRegistrar
Kapra



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5. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
6. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
7. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
8. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
9. At the request of the Donor and the Donee, M/s. Vista Homes represented by its duly authorised partner Mr. Mehul Mehta, has agreed to witness this gift deed as confirmation of M/s. Vista Homes having no objection to this gift deed.
10. The value of 24% undivided share in the Scheduled Property hereby gifted is Rs. 4,51,200/-

SCHEDULE OF THE PROPERTY


All that flat no. 408 on the fourth floor, in block no. 'E' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1,220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq yds and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

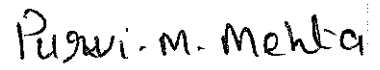
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

WITNESS:

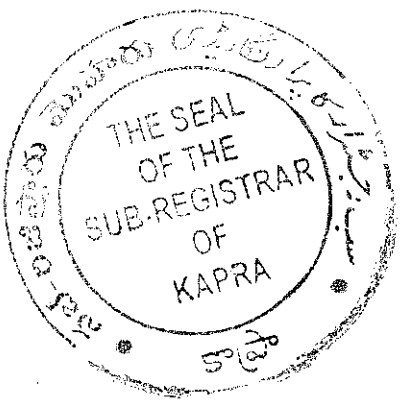
1. 
(Mehul Mehta)

2. (K. Prabhakar Reddy)

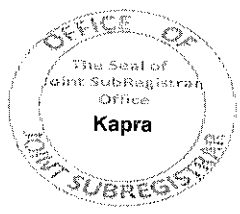

Pankaj Shanghvi
(Donor)


Purvi M. Mehta
(Donee)

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4372/2015. Sheet 4 of 9
Joint SubRegistrar
Kapra



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SCHEDULE OF PROPERTY BEING GIFTED

24% undivided share in flat no. 408 on the fourth floor, in block no. 'E' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 292.8 sft (out of 1,220 sft) of super built-up area along with undivided share of land to an extent of 17.79 sq yds (out of 74.12 sq yds) and 24% in the reserved car parking space for a single car in the basement admeasuring 24 sft. (out of 100 sft) and bounded on:

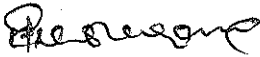
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

IN WITNESS WHEREOF, the Donor herein have executed and set their hands unto this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below.

WITNESS:

1. 

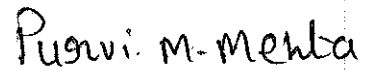
(Mehul Mehta)

2. 

(K. Prabhakar Reddy)



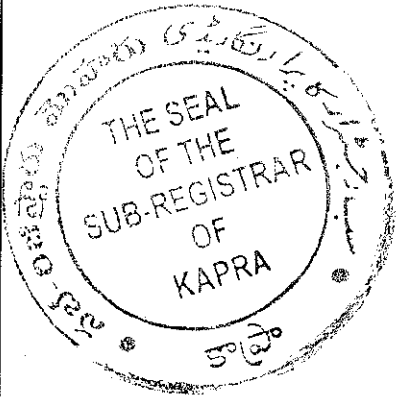
Pankaj Shanghvi
(Donor)



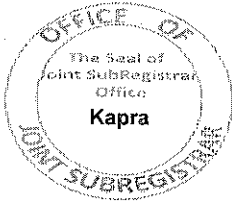
Purvi M. Mehta
(Donee)

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Joint Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 408 IN BLOCK NO. 'E' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

DONOR: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

DONEE: SMT. PURVI M, MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

REFERENCE:
AREA: 74.12

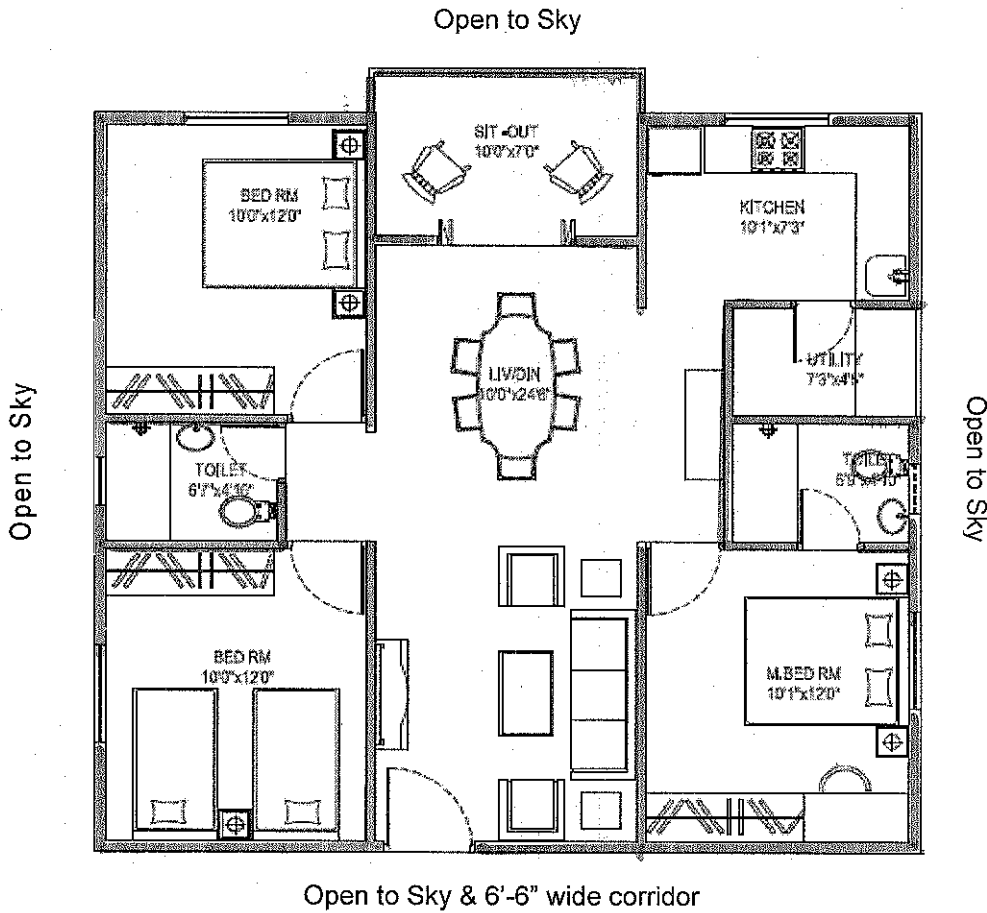
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

Total Built-up Area = 1220 sft,
Out of U/S of Land = Ac. 5-25 Gts.



WITNESSES:

-
-

SIGNATURE OF THE DONOR

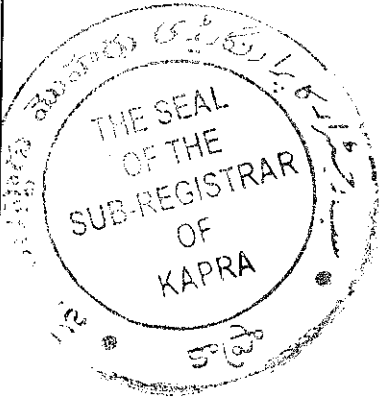
Purvi. M. mehta

SIGNATURE OF THE DONEE

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Joint Sub Registrar
Kapura

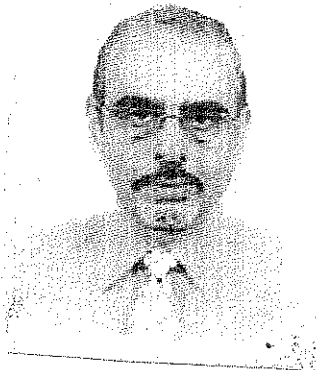


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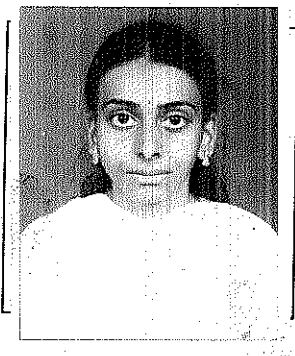
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE - PARLE (WEST)
MUMBAI - 56.



DONEE:

SMT. PURVI M. MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21, BAPU BAGH COLONY
FIRST FLOOR, MINISTER ROAD
SECUNDERABAD - 500 003,

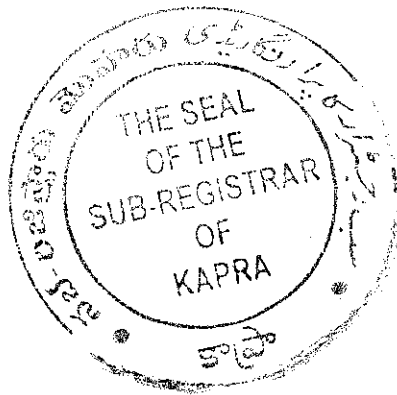
SIGNATURE OF WITNESSES:

- 1.
- 2.

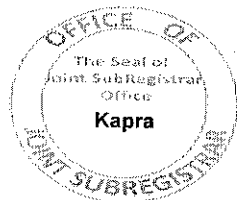
SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

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Donee



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సంబంధ సంఖ్య / Enrollment No. : 2017/00165/01475

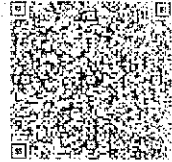
To
Purvi M Mehta
పూర్వీ మా మెహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P G ROAD
Secunderabad
Secunderabad,Hyderabad
Andhra Pradesh - 500033
9848030075

31/08/2011



UF250675893IN

25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వీ మా మెహతా
Purvi M Mehta



జన్మ సంవత్సరం / Year of Birth - 1978
సం / Female

4444 7892 7946



ఆధార్ - సామాన్యని హక్కు

आधार - सामान्य माणसाचा अधिकार

Donor

PERMANENT ACCOUNT NUMBER
ALZPS7274A
PANKAJ CHANDRAKANT SHANGHVI
CHANDRAKANT HARJIVANDAS SHANGHVI
10-09-1945
DIRECTOR OF INCOME TAX (SYSTEMS)

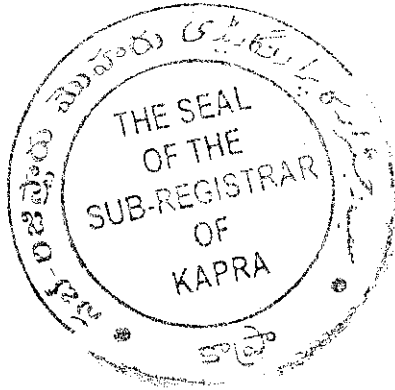
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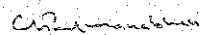
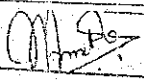
Kapra

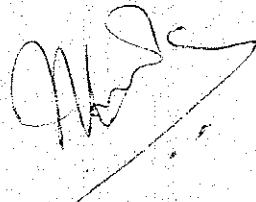



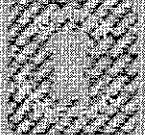
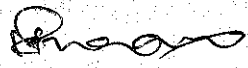

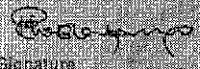
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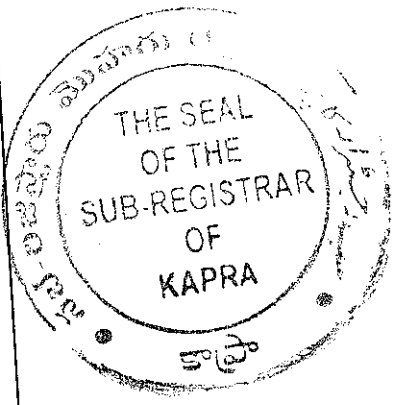
WITNESSEY

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADKPM7094D	
नाम / NAME	MEHUL VASANT MEHTA	
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA	
जन्म तिथि / DATE OF BIRTH	19-01-1976	
हस्ताक्षर / SIGNATURE		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
 Signature		

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9392/2015. Sheet 9 of 9
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Kapra



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