

SCANNED

DOCUMENT NO: 1723/2009

OF BOOK-I

SECUNDERABAD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947859

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

No. 1723/2009
Date 17/11/2009
Sold to Swati S. Kadakia
S/o D/o. W/o. Sharad J. Kadakia
For Whom Court

GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY

This GIFT SETTLEMENT DEED is made and executed at Secunderabad on this 20th day of November 2009 by

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

IN FAVOUR OF

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

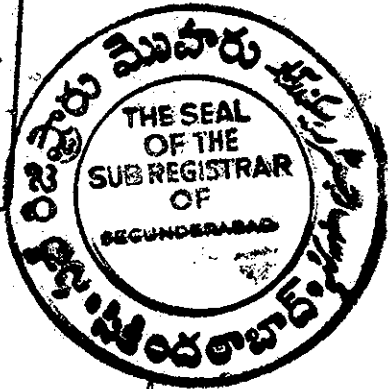
The terms DONOR and DONEE shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

Swati S. Kadakia

AC
2006

1740

వ పుస్తకము... 1/23/2009
 దస్తావేజుల... 10
 నవ-రిజిస్ట్రారు



2009 సంవత్సరము... నెల... 20 వ తేది 193' తా.శ.
 కల్తీ... మాసం... 29... తదివగలు... 3... మరియు...
 గంటల మధ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ Swati S. Kadakia... రిజిస్ట్రేషన్ చట్టము, 1908 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ... 1000/-
 చలానుద్వారా చెల్లించినారు.

Skadakhia

వ్రాసేయబ్బినట్లు ఒప్పుకున్నది
 ఎడమ బొటన వ్రేలు



Name... Swati S. Kadakia
 S/o/W/o/D/o... Sharad J. Kadakia
 OCC... Business
 R/o... # 14252, Wilbur Drive
 A-358, Irvine, California
 92604, USA

...
 L. *[Signature]*

Name... G. Kavitha Reddy
 S/o/W/o/D/o... G. Subbarao
 OCC... Retailer
 R/o... 5-4-187/389 B. Plot
 Scheme Nayana, H.No. 101, Sec 6-3

2) *[Signature]*

Name... K. Prabhakar Reddy
 S/o/W/o/D/o... K. Pragna Reddy
 OCC... Service
 R/o... 5-4-187/389 B. Plot, 2nd floor
 Scheme Nayana, M. G. Road, Sec 6-3

[Signature]

2009 వ సం|| నవంబర్ నెల 20 వ తేది సబ్-రిజిస్ట్రారు
 193' తా.శ. సం|| కల్తీ... మాసము 29 వ తేది

WHEREAS:

- A. The DONOR is the absolute owner of an office premises No. A-3 admeasuring 1088 Sq. ft on First Floor with an undivided share of land admeasuring 24.17 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, hereinafter the said premises is referred to as Scheduled Premises and more fully described in the schedule here under and the plan enclosed herewith.
- B. The DONOR has acquired the above referred property bearing municipal no.5-4-187/5/15,16 & 17 under a sale deed dated 30th July 1986, registered with Office of the Sub-Registrar, Secunderabad bearing document no. 494/90
- C. The DONOR out of love and affection is desirous of gifting in favor of the DONEE, who is the elder brother of Donor's husband, the entire Scheduled Premises. The description of the property gifted herein is given more particularly in the schedule below and the plan enclosed herewith.
- D. The DONOR is desirous of recording the gift settlement into writing

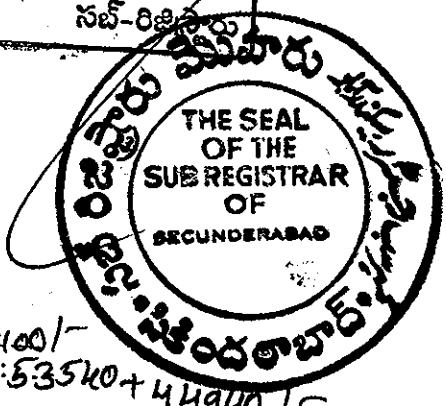
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS UNDER

1. That the DONOR out of love and affection hereby transfers and conveys to the DONEE by way of gift the entire Scheduled Premises, bearing office No. A-3 on First Floor admeasuring 1,088 Sq. ft with an undivided share of land admeasuring 24.17 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
2. That the DONEE shall enjoy Scheduled Premises without any let or hindrance from the DONOR or anybody claiming through her.
3. That the DONOR hereby declares and assures the DONEE that she has not alienated the Scheduled Premises in any manner whatsoever and that she is entitled to gift the said Scheduled Premises.
4. The DONOR has today given the constructive possession of the Scheduled Premises to the DONEES.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEES herein.

x *SS Radhika*

న పుస్తకము **1723/2009**
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య **10**
 ఈ కాగితము వరుస సంఖ్య **2**

సబ్-రిజిస్ట్రారు



ENDORSMENT

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

I. Stamp Duty:

1. In the shape of stamp papers.....Rs.: **100/-**
2. In the shape of challanRs.: **53540 + 44940/-**
(u/s 41 of I.S.Act 1899)
3. In the shape of cash.....Rs.: **---**
(u/s 41 of I.S.Act 1899)
4. Adjustment of Stamp Duty.....Rs.: **---**
u/s.16 of I.S.Act.1899 if any.

II. Transfer Duty:

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

III. Registration Fees:

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

IV. User Charges:

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

Total Rs: **54740 + 44940 = 99680/-**

409073 and
Vide Challan No.409100
Dated:- 17/11/09
20/11/09

SUBREGISTRAR
SECUNDERABAD

Rs. 53540 + 44940 towards
 Stamp Duty including Transfer Duty U/s. 41 of I. S. Act
 and Rs. ---
 towards Registration Fee on the chargeable value of
 Rs. 16,43,000/- were paid by the party
 through SBH Receipt Number 409073 and 409100
 dated 17/11/09 & 20/11/09 at Radiguda Branch.

SUB-REGISTRAR
SECUNDERABAD

6. The DONOR and DONEE shall do all such acts, things and deeds that are required for effecting this gift settlement deed more fully.
7. The market value of the Scheduled Premises is Rs. 16,43,000/- only, u/r 3 of A.P.P.U.V.I Rules 1975 and the stamp duty is paid thereon.
8. Stamp duty and Registration amount of Rs. 54640/- paid by way of stamp order no. 409073, dated 17.11.09 drawn on SBH Bank, Secunderabad Karadiguda Branch

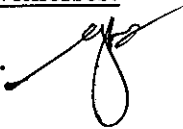
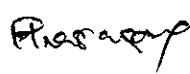
SCHEDULE OF THE PREMISES

The office premises No. A-3, admeasuring 1,088 Sq. ft on First Floor with an undivided share of land admeasuring 24.17 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, bounded on the:

NORTH BY	: Open Land belonging to Sri Sai Prakash Hotels Pvt Ltd
SOUTH BY	: Private Road and P. M. Modi Commercial Complex
EAST BY	: Staircase
WEST BY	: Portion belonging to Rajesh J. Kadakia.

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

Witnesses:

1. 
2. 



(Swati S. Kadakia)
DONOR

ప పుస్తకము.....**1723/2009**.....
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....**10**.....
 ఈ కాగితము వరుస సంఖ్య.....**3**.....
 నబ్-రిజిస్ట్రారు

CERTIFICATE OF REGISTRATION

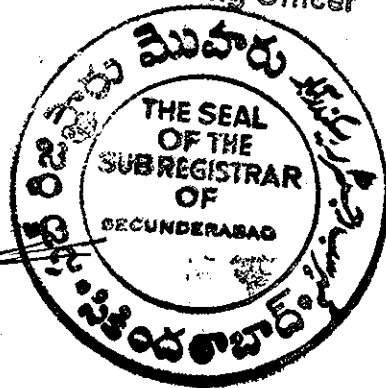
Registered as Doct. No.....**1723**.....of 2009
 (1931 SC) of Book.....**2**.....and
 assigned the Identification Number
1606-2-1740.....2009 for Scanning.
 Date : **20-11-2009** Registering Officer

CERTIFICATE

The document been scanned with the Identification

No-1606-2-1723 of 2009

Signature of Registering of Officer



REGISTRATION PLAN FOR GIFT SETTLEMENT DEED SHOWING THE PROPERTY BEARING MCH NO.

5-4-187/5/15,16 & 17 ON FIRST FLOOR IN THE BUILDING KNOWN AS S.M.MODI COMMERCIAL

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

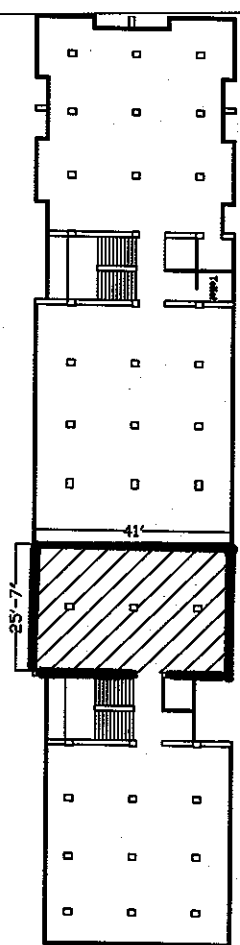
DONOR: SMT. SWATI.S.KADAKIA W/O. SRI.SHARAD.J.KADAKIA

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

REFERENCE: SCALE: INCL: EXCL:

UNDIVIDED SHARE OF LAND: 24.17 SQ. YDS. OR 20.21 SQ. MTRS.

TOTAL BUILT-UP AREA : 1088 SFT.



BOUNDARIES

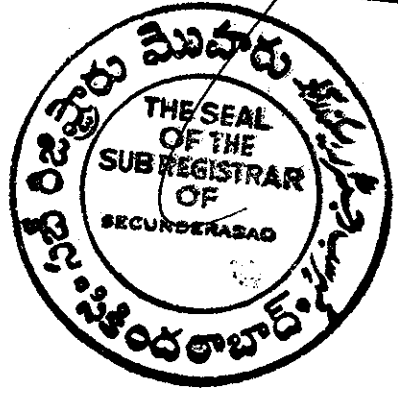
NORTH : LAND BELONGS TO SRI. SAI PRAKASH HOTELS
SOUTH : PRIVATE ROAD AND P.M.MODI COMMERCIAL COMPLEX
EAST : STAIRCASE
WEST : Partion belonging to Rajesh J. Kadakia

WITNESSES:

- 1.
- 2.

SIGN. OF THE DONOR


ప పుస్తకము No. 1723 / 2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము పరుస సంఖ్య 4
సబ్-రిజిస్ట్రారు



ANNEXTURE - 1 - A

1. Description of the Building : All that office premises no. A-3, bearing MCH No. 5-4-187/5/15, 16 & 17 on first floor in the building known as "S. M. Modi Commercial Complex", situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003
- (a) Nature of the roof : R. C. C. (G+3)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 29 years
3. Total Extent of Site : 24.17 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor :
- b) In the First Floor : 1088 Sft
- c) In the Second Floor :
- d) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 16,43,000/-


Date: 20.11.2009


Signature of the Executants

C E R T I F I C A T E

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

Date: 20.11.2009


Signature of the Executants

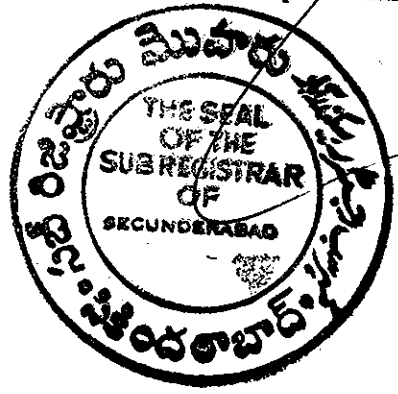
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న పుస్తకము 1723/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

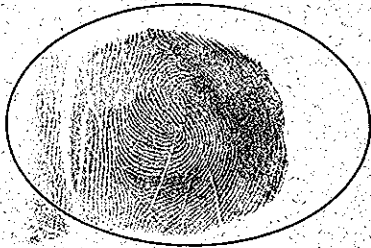
ఈ కాగితము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రారు



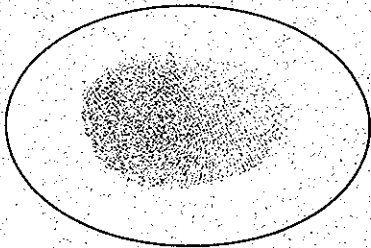
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

SMT. SWATI S. KADAKIA
W/O. SHRI. SHARAD J. KADAKIA
R/O. H. NO: 5-2-223
3RD FLOOR, GOKUL BUILDING
DISTERLLERY ROAD
HYDERBASTI
SECUNDERABAD - 500 003.
(M) 9949094700



DONEE:

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

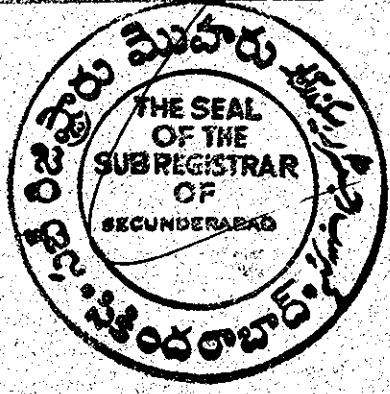
SIGNATURE OF WITNESSES:

-
-

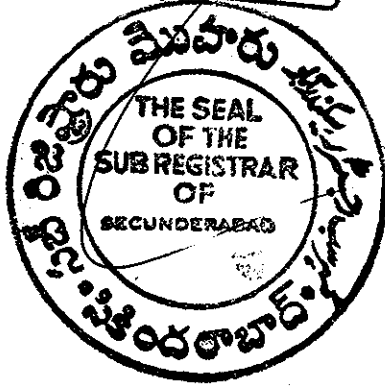
SIGNATURE OF THE DONOR

SIGNATURE OF DONEE

స పుస్తకము... 1723/2009
దస్తావేజుల మొత్తం కొనుగోలు... 10
ఈ కాగితము వరుస సంఖ్య 6
సబ్-రిజిస్ట్రారు



వ పుస్తకము నంబు 1723/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 7
సబ్-రిజిస్ట్రారు



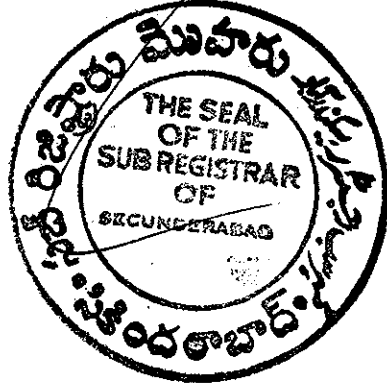
51

క పుస్తకము... 1.7.23 / 2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 2

సబ్-రిజిస్ట్రారు





[The text in this section is extremely faint and illegible due to the high contrast of the scan. It appears to be a large block of text, possibly a document or a page of a book, but the content cannot be discerned.]

5

పేరు: 1723/2009
దస్తావేజు మొత్తం రూ. 10
ఈ కాగితము వరుస సంఖ్య: 9
సబ్-రిజిస్ట్రారు

మొదటి మొదలు

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

C.S.No./Year: 001740/2009 of SRO: 1606(SECUNDERABAD)
Presentant Name(Capacity): SWATI
S.KADAKIA(EX) Report Date: 20/11/2009 16:23:44

This report prints the Photos and FPs taken on 20/11/2009 16:22:40

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(DR) SWATI S.KADAKIA R/O.1452.CULVER DRIVE,A,IRVINE CALIFORNIA92604,USA	

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

న పుస్తకము... 1723/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 10
సబ్-రిజిస్ట్రారు

