

STAMPED

DOCUMENT NO: 1715/2009 OF BOOK 1

S.R.O. SECUNDERABAD



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947856

27265 Date: 17/11/2009

Sold to: Kokilaben J. Kadakia

W/o: Late Jayanthilal M. Kadakia

For Whom: Self

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

GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY

This Gift settlement deed is made and executed at Secunderabad on this 18th day of November 2009 by

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

IN FAVOUR OF

Shri Sharad J Kadaia, S/o. Late Shri Jayanthilal Kadakia, aged about 50 years, R/o. #14252, Culver Drive, A- 358, Irvine, California - 92604, USA hereinafter called the DONEE.

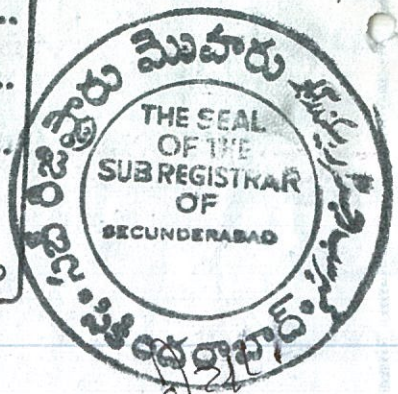
The terms DONOR and DONEE shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

కోకిలబెన్ జి. కడక్కియా,

AC
1995

1733

వ పుస్తకము... 17.15/20.09
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య... 10
 ఈ కాగితము పనుల సంఖ్య... 1
 సబ్-రిజిస్ట్రారు



2009 సంవత్సరము నవంబర్ నెల... 19... తేది 31...
 డిసెంబర్ మాసం... 28... తేది వరకు... 12... మరియు...

కొకిలాల జి. కడారి

గంటల మధ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 క.వి.కె.ఎం.ఎస్. రిజిస్ట్రేషన్ చట్టము, 1908 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ...
 చలానుద్వారా చెల్లించినారు.
 వ్రాసియుచ్చినట్లు ఒప్పుకున్నది
 ఎడమ బొటన వ్రేలు

Name... Kokila Len J. Kadari
 ✓ late Jayanth Lal Kadal
 S/o.W/o.D/o...
 OCC... Housewife
 R/o... 5-2-273, 3rd floor
 Golal Building, Dhillery
 Road, Sec'Bad - 003,

1. గుర్రంపాటి

Name... Suresh P. Shakti
 S/o.W/o.D/o... Papatlal A. Shakti
 OCC... Service
 R/o... 301 Mayflower Park
 Malleshwaram Hyderabad.

2. రెడ్డి

Name... K. Prabhakar Reddy
 S/o.W/o.D/o... K. Padma Reddy.
 OCC... Service
 R/o... 5-6-18/1349, 2nd floor
 Solem mansion, M.G. Road, Sec'Bad.

2009 వ సంవత్సరం నెల 19 వ తేది సబ్-రిజిస్ట్రారు
 19/11/09 తా.సం. 370/క మాసము 28 వ తేది

WHEREAS:

- A. The **DONOR** is the absolute owner of an office premises No. B-1, admeasuring 1648 Sq. ft on Second Floor along with an undivided share of land admeasuring 36.62 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 1st August 1986, registered with Office of the Sub-Registrar, Secunderabad bearing document no.501/90
- C. The **DONOR** out of natural love and affection is desirous of gifting in favor of the **DONEE** who is the natural son of the **DONOR** 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** hereby out of natural love and affection towards **DONEE** transfers and conveys to the **DONEE** by way of gift the entire Scheduled Premises bearing office no. B-1, on Second Floor admeasuring 1648 Sq. ft with undivided share of land admeasuring 36.62 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 **DONEE**.
5. This Gift Settlement Deed shall be registered at the cost and expense of **DONEE** herein

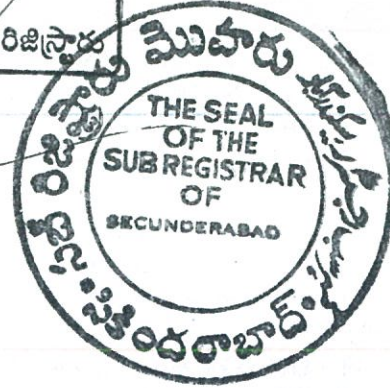
515/187/5/15,16 & 17

స పుస్తకము.....1715/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము పంపిణీ చేయబడినది 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.: 13440 + 11345 (u/s 41 of I.S. Act 1929)
3. In the shape of cashRs.: --- (u/s 41 of I.S. Act 1929)
4. Adjustment of Stamp DutyRs.: --- (u/s 16 of I.S. Act 1929)

II. Transfer Duty:

1. In the shape of challanRs.: ---
2. In the shape of cashRs.: ---

III. Registration Fee:

1. In the shape of challanRs.: 1000
2. In the shape of cashRs.: ---

IV. User Charges:

1. In the shape of challanRs.: 100
2. In the shape of cashRs.: ---

Total Rs: 14640 + 11345

409071 & 409091

Vide Challan No.

Dated:- 17.11.09

19.11.09

SUBREGISTRAR
SECUNDERABAD

Rs. 13440 + 11345 towards Stamp Duty including Transfer Duty u/s 41 of I. S. Act and Rs. ---

towards Registration fee on the chargeable value of Rs. 2488500 were paid by the party

through SBH Receipt Number

409071 & 409091

Dated 17.11.09 & 19.11.09 at Kavadi Guda 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. 13,54,000/- 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. 14,540/- paid by way of pay order no. 409071, dated 17.11.2009 drawn on SBH, Kavadiguda Branch, Secunderabad.

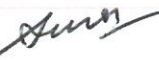
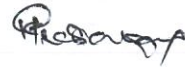
SCHEDULE OF THE PREMISES

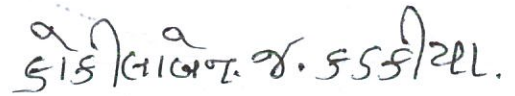
The office premises No. B-1, admeasuring 1648 Sq. ft on Second Floor with an undivided share of land admeasuring 36.62 Sq. yds in the building known as S. M. Modi Commercial Complex, bearing Municipal No. 5-4-187/5/15,16 &17 situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, more particularly described and marked in red in the plan annexed hereto, 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	: Necklace Road.

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

Witnesses:

1. 
2. 



(Kokilaben J. Kadakia)
DONOR

వ పుస్తకము 1715/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము పరుస సంఖ్య 3

సబ్-రిజిస్ట్రారు

వ పుస్తకము

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

ఈ కాగితము పరుస సంఖ్య

సబ్-రిజిస్ట్రారు

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1715 of 2009
(193/ SG) of Book 1 and
assigned the Identification Number
1606 I - 1733 2009 for Scanning.

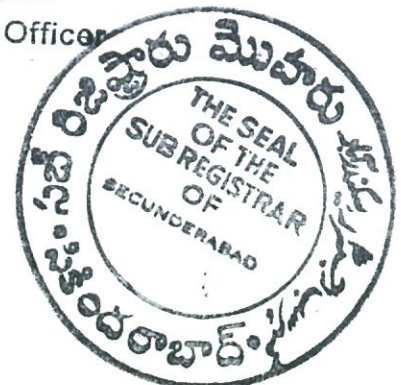
Date : 11.11.2009 Registering Officer

CERTIFICATE

The document been scanned
with the Identification

No 1606 - I - 1715 of 2009

Signature of Registering of Officer



ANNEXTURE - 1 - A

1. Description of the Building : All that Office Premises No. B-1, bearing MCH No. 5-4-187/5/15, 16 & 17 on second 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 : 36.62 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor :
- b) In the First Floor :
- c) In the Second Floor : 1648 Sft
- 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. 13,54,500/-

Date: 18.11.2009

કોફીલાખેન. જ. ડસદીયા.

Signature of the Executants

C E R T I F I C A T E

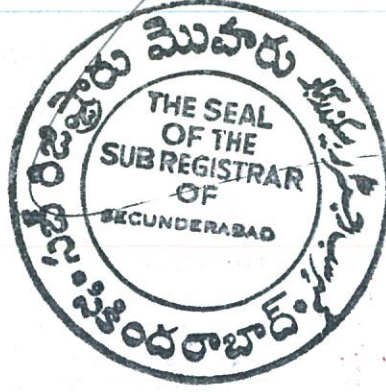
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

કોફીલાખેન. જ. ડસદીયા.

Date: 18.11.2009

Signature of the Executants

వ పుస్తకము. **17.15/2009**
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య. **10**
 ఈ కాగితము పేరు **1**
 సబ్-రిజిస్ట్రారు



(Faint handwritten text in Telugu, possibly a signature or date, located in the bottom left corner of the page.)

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

5-4-187/5/15,16 &17 ON SECOND FLOOR IN THE BUILDING KNOWN AS S.M.MODI COMMERCIAL
COMPLEX, SITUATED AT KARBALA MAIDAN, NECKLACE ROAD SECUNDERABAD-500 003

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

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

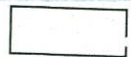
REFERENCE:

SCALE:

INCL:

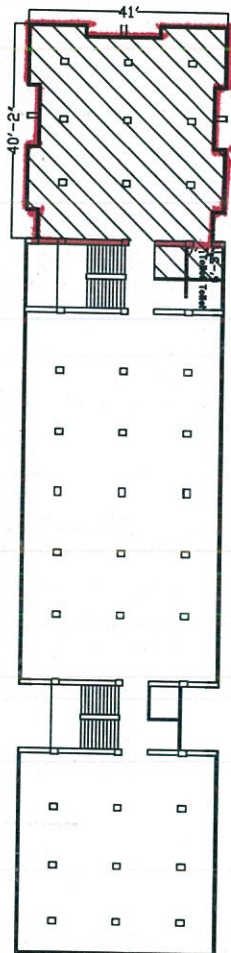


EXCL:



UNDIVID SHARE OF LAND: 36.62 SQ. YDS. OR 30.62 SQ. MTRS.

TOTAL BUILT-UP AREA: 1648 SFT.



BOUNDARIES

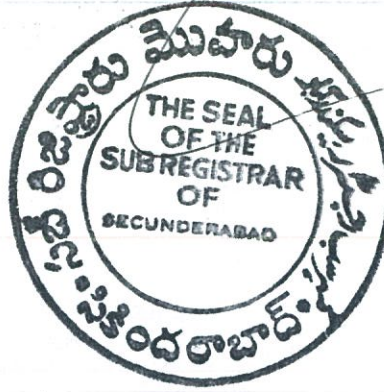
NORTH : LAND BELONGS TO SRI. SAI PRAKASH HOTELS
SOUTH : PRIVATE ROAD AND P.M.MODI COMMERCIAL COMPLEX
EAST : STAIRCASE
WEST ; NECKLACE ROAD

WITNESSES:

- 1.
- 2.

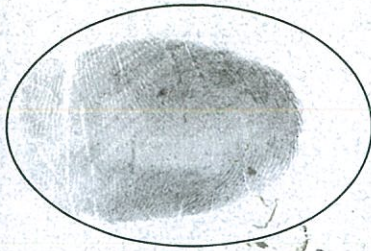
SIGN. OF THE DONOR

వ పుస్తకము 1715/2009
 దస్తావేజుల మొత్తం 10
 ఈ కాగితము 5
 సబ్-రిజిస్ట్రారు



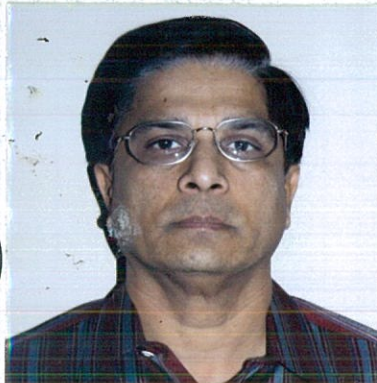
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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:

MRS. KOKILABEN KADAKIA, J
W/O. JAYANTILAL KADAKIA (LATE)
R/O. H. NO: 5-2-223
3RD FLOOR, GOKUL BUILDING
DISTERLLERY ROAD
HYDERBASTI
SECUNDERABAD - 500 003.



DONEE:

SHRI. SHARAD J. KADAKIA
S/O. LATE JAYATNTILAL KADAKIA
R/O. # 5405, ALTON
PKWYSA - 693
IRVINE
CALIFORNIA (U. S. A)

SIGNATURE OF WITNESSES:

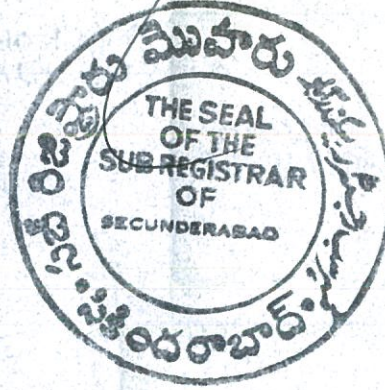
- 1.
2. Aditi Kadakia

SIGNATURE OF THE DONOR

SIGNATURE OF DONEE

5/5/2018 8.55/21

ప పుస్తకము 1715/2009
 దస్తావేజుల మొత్తం కాగితము 10/85
 ఈ కాగితము పరమ 6
 సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFAPK3198L

नाम /NAME
KOKILABEN JAYANTILAL KADAKIA

पिता का नाम /FATHER'S NAME
MANILAL CHAGANLAL MODY

जन्म तिथि /DATE OF BIRTH
08-08-1934

हस्ताक्षर /SIGNATURE
कोकिलीबा जे. ज. कडकिया

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

कोकिलीबा जे. ज. कडकिया

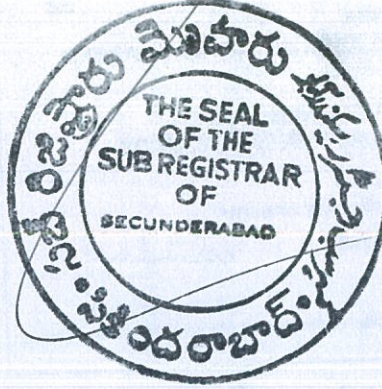
2

ప పుస్తకము 1715/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

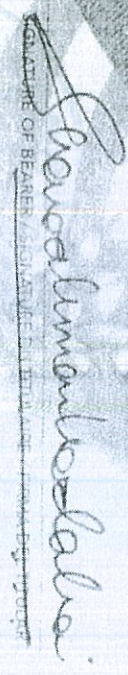
ఈ కాగితము వరుస సంఖ్య 7

సబ్-రిజిస్ట్రారు



1715/2009

*Of the United States,
in Order to form a more perfect Union,
strengthen Justice, insure domestic Tranquility,
promote the general Welfare, and secure
the Blessings of Liberty to ourselves and
our Posterity, do hereby establish this
Constitution for the United States of America.*



UNITED STATES OF AMERICA
Type 1 Type 1c Book Code: 00000 Passport No. 0000000000 No. 0000000000

P
 Starting from April 10
 KADAKIA
 USA
 451402119

SHARAD JAYANTILAL
Nationality: Nationalité: Néerlandais

UNITED STATES OF AMERICA.

25 Aug 1959

Place of birth / lieu de naissance / luogo di nativitate
INDIA

01 Oct 2008

Date of expiration / Fecha de caducidad
30 Sep 2018

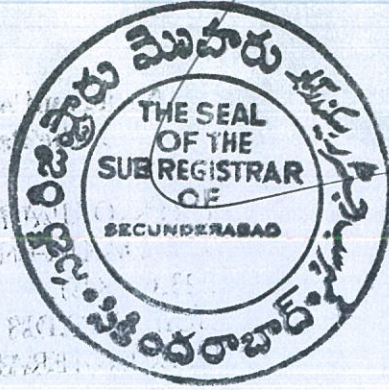
SEE PAGE 27

P<USAKADAKIA<<SHARAD<JAYANTILAL<<<<<<<<<<<<<<

4514021193USA5908259M1809303501928119<685456

1928119<685456

2) వ పుస్తకము... 1.7.15 / 2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య... 10
ఈ కాగితము వయసు... 8
సబ్-రిజిస్ట్రారు



సబ్-రిజిస్ట్రారు
సబ్-రిజిస్ట్రారు

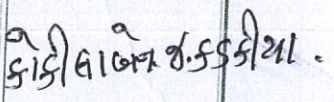
సబ్-రిజిస్ట్రారు
సబ్-రిజిస్ట్రారు
సబ్-రిజిస్ట్రారు

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

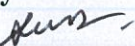
C.S.No./Year: 001733/2009 of SRO: 1606(SECUNDERABAD)
Presentant Name(Capacity): **KOKILABEN**
J.KADAKIA(EX)

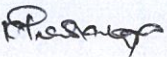
Report Date: 19/11/2009 12:54:57

This report prints the Photos and FPs taken on 19/11/2009 12:53:31

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

Identified by

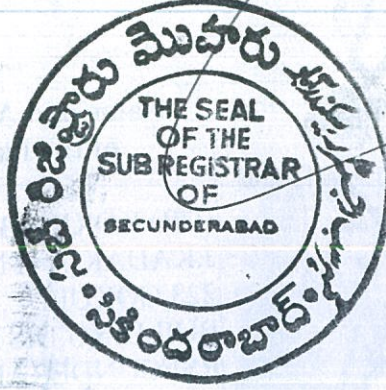
Witness 1 

Witness 2 

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

ప పుస్తకము: 1715/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య: 10
ఈ కాగితము పరుస సంఖ్య: 10
సబ్-రిజిస్ట్రారు



. గానీ 2226 నో. 10/10/10