

Gift
House
to
Deed
Shalad &
Kadakia



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947921

K. SRINIVAS

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

No. 27410 Date 17/11/2009
Sold to Smt. Kokilaben J. Kadakia
S/o. Late. W/o. Late. Jayanthilal M. Kadakia
For Whom Self

GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY

This Gift settlement deed is made and executed at Secunderabad on this 19th day of November, 2009 by

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

IN FAVOUR OF

1. Shri Rajesh J. Kadakia, S/o. Late Shri Jayanthilal Kadakia, aged about 54 years, R/o. #910, South Elcamino, Real Samclemante, California - 92672, USA.
2. Shri Sharad J Kadaia, S/o. Late Shri Jayanthilal Kadakia, aged about 50 years, R/o. #14252, Culver Drive, A-358, Irvine, California - 92604, USA.

Hereinafter jointly referred to as the DONEES and severally as DONEE No. 1 & DONEE No. 2 respectively.

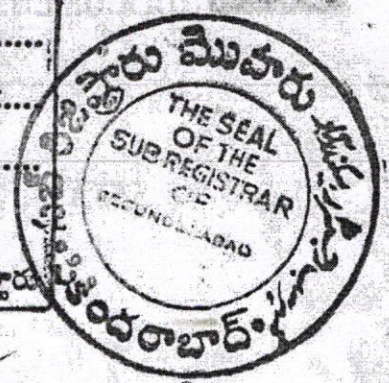
The terms DONOR and DONEES shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

కొకిల బే. జ. కడక్కియా

AS
1997

1735

సంఖ్య 1717/2009
 దస్తవీజుల మొదట కాగితముల సంఖ్య 11
 కాగితము పన్ను సర్దుబాటు
 సబ్-రిజిస్ట్రార్



2009 సంవత్సరము నవంబర్ నెల 19 తేది 1931 శా.శ.
 చిక్కిన హాసం 28 తేది పగలు 12 వరకు 1
 గంతుల మధ్య: కె.వి. కృష్ణారావు, రిజిస్ట్రార్ వద్దనున్న పూర్వము 1908 లోని
 సెక్షన్ 32 కింద నమోదు చేయబడిన పతాకము
 వలిమొదలలో నున్న దాఖలు చేప రుసుము రూ. 1000
 చలానుద్వారా చెల్లించినట్లు
 వ్రాసియున్నట్లు ఒప్పుకున్నది
 ఎడమ బొటన వ్రేలు

కొకిలబాబు శ. కృష్ణారావు

Name: Kokilababu S. K.
 S/o.W/o.D/o: Late Jayachandrababu
 OCC: Housewife
 R/o: S-2-23 3rd floor

Gokul Building,
 Distillery Road, Sec.

విరూపాక్షం
 1. ముద్ర

Name: Suresh P. Bhatt
 S/o.W/o.D/o: Popatlal H. Bhatt
 OCC: Private Service
 R/o: H. 301 Mayflower Park
 Mallapur Hyderabad

2. ముద్ర

Name: K. Prabhakar Reddy
 S/o.W/o.D/o: K. Padma Reddy
 OCC: Teacher
 R/o: S-6-18 13th red floor
 Soham mansion, M. G. Road, Sec Bad.

WHEREAS:

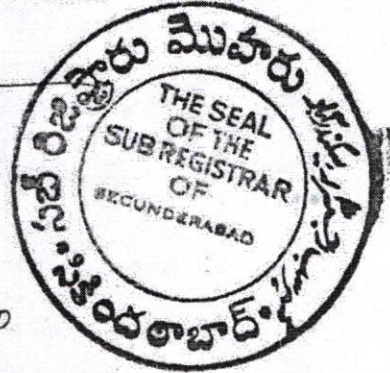
- A. The **DONOR** along with her late husband had purchased total land admeasuring about 1,770 sq yds along with a house thereon situated at Begumpet, Secunderabad in the year 1997. The conveyance deed for the said land was registered in two parts. The sale deed for the first portion was registered in favour of the **DONOR** bearing municipal no. 1-10-178/3/2, admeasuring 885 sq yds vide document bearing no. 1446 dated 6.5.1997 registered at the Sub Registrar Vallabh Nagar, Hyderabad. The sale deed for the second portion was registered in favour of late Shri Jayanthilal M Kadakia bearing municipal no. 1-10-178/3/1, admeasuring 885 sq yds vide document bearing no. 1740 dated 6.5.1997, registered at the Sub Registrar Vallabh Nagar, Hyderabad.
- B. After the death of late Shri Jayanthilal M Kadakia on 02.01.2004, the **DONEES** herein became the absolute owners of the portion of land belonging to Late Shri Jayanthilal M Kadakia referred to above along with a portion of the said house by virtue of will dated 10.08.2003 of Late Shri Jayanthilal M Kadakia. Accordingly, the **DONOR** and **DONEES** jointly are the absolute owners of land admeasuring about 1,770 sq yds along with a house thereon.
- C. The **DONOR** is absolute owner of land admeasuring about 885 sq yds along with a portion of the house admeasuring about 400 sft thereon bearing municipal no. 1-10-178/3/2, situated at Begumpet, Secunderabad - 500016, hereinafter the said land with a portion of the house thereon is referred to as Scheduled Premises and more fully described in the schedule here under and the plans enclosed herewith.
- D. The **DONOR** out of natural love and affection is desirous of gifting in favor of the **DONEE No. 1** and **DONEE No. 2** who are the natural sons of the **DONOR** the entire Scheduled Premises equally. The description of the property gifted herein is given more particularly in the schedule below and the plan enclosed herewith.
- E. The **DONOR** is desirous of recording the gift settlement into writing

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS UNDER

1. That the **DONOR** hereby out of natural love and affection towards **DONEE No. 1** and **DONEE No. 2** transfers and conveys to the respective **DONEES** equally by way of gift the entire Scheduled Premises bearing Municipal No. 1-10-178/3/2, consisting of a portion of the house admeasuring about 400 sft and land admeasuring about 885 sq yds. situated at Begumpet Main Road, Secunderabad.

515/101-1.8.555/21.

స పుస్తకము 1717/2009
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 11
 ఈ కాగితము పేపర్ నంబర్ 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 stampRs. 223350
(u/s 41 of I.S. Act 1929)
3. In the shape of stampRs.
(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 stampRs.
2. In the shape of stampRs.

III. Registration Fee:

1. In the shape of stampRs. 1000
2. In the shape of stampRs.

IV. User Charges:

1. In the shape of stampRs. 100
2. In the shape of cashRs.

Total Rs. 224550

409087
 Vide Challan No.

Dated: 19-11-09

SUBREGISTRAR
 SECUNDERABAD

Rs. 223350 towards Stamp Duty including Transfer Duty U/s 41 of I. S. Act and Rs. towards Registration Fee on the chargeable value of Rs. 22345000 were paid by the party through SBH Receipt Number 409087 dated 19.11.09 at Kavaunguda Branch.

SUB-REGISTRAR
 SECUNDERABAD

2. That the **DONEE No. 1 and DONEE No. 2** shall enjoy Scheduled Premises equally without any let or hindrance from the **DONOR** or anybody claiming through her.
3. That the **DONOR** hereby declares and assures the **DONEE No. 1 and DONEE No. 2** that she has not alienated the Scheduled Premises in any manner whatsoever and that she is entitled to gift the said Scheduled Premises.
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
6. The **DONOR** and **DONEES** shall do all such acts, things and deeds that are required for effecting this gift settlement deed more fully.
7. The market value of the Scheduled Premises is Rs. 2,23,45,000/- 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. 2,24,100/- paid by way of pay order no. 409082, dated 19.11.09 drawn on SBH, Kavadiguda Branch, Secunderabad.

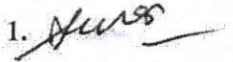
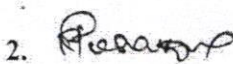
SCHEDULE OF THE PREMISES

Land admeasuring about 885 sq yds along with a portion of the house admeasuring about 400 sft thereon, bearing municipal no. 1-10-178/3/2, situated at Begumpet, Secunderabad, more fully described and marked in red in the plan annexed hereto and bounded on the:

NORTH BY	: Neighbours Property
SOUTH BY	: Land belonging to Donees and balance portion of house
EAST BY	: Neighbours Property and Nala.
WEST BY	: Property belonging to DONOR / DONEES

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. 

5-15/11-09. 26.555/211.
(Kokilaben J. Kadakia)
DONOR

స పుస్తకము: 1717/2009

దస్తవేజుల మొత్తం: 11

ఈ తాగిరము: 3

సబ్-రిజిస్ట్రారు

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1717 of 2009
 (193/ SE) of Book I and
 assigned the Identification Number
 1606 I-1735/2009 for Scanning.

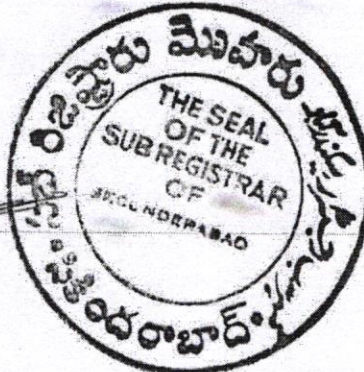
Date: 19-11-2009 Registering Officer

CERTIFICATE

The document been scanned
 with the Identification

No-1606 I-1717 of 2009

Signature of Registering of Officer



ANNEXTURE-1-A

1. Description of the Building : All that a portion of house bearing MCH No.1-10-178/3/2, situated at Begumpet, Secunderabad.
- (a) Nature of the roof : R. C. C.
- (b) Type of Structure : Framed Structure
2. Age of the Building : 5 years
3. Total Extent of Site : 885 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 400 Sft
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 2,23,45,000/-

Date: 19.11.2009

Signature of the Executants

శ్రీనివాస.జ.కె.కె.కె.కె.కె.

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: 19.11.2009

Signature of the Executants

శ్రీనివాస.జ.కె.కె.కె.కె.కె.

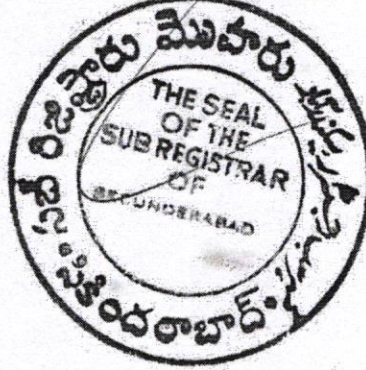
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వ పుస్తకము **1717/2000**

దస్తావేజుల పేరు **11**

ఈ కారితము **4**

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN FOR GIFT SETTLEMENT DEED SHOWING THE LAND ALONG WITH A PORTION
OF THE HOUSE BEARING MCH.NO.1-10-178/3/2 SITUATED AT BEGUMPET SECUNDERABAD-500016.

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

DONEES: 1. SRI.RAJESH.J.KADAKIA 2. SRI.SHARAD.J.KADAKIA S/O.LATE.SRI.JAYANTILAL KADAKIA

REFERENCE:

SCALE:

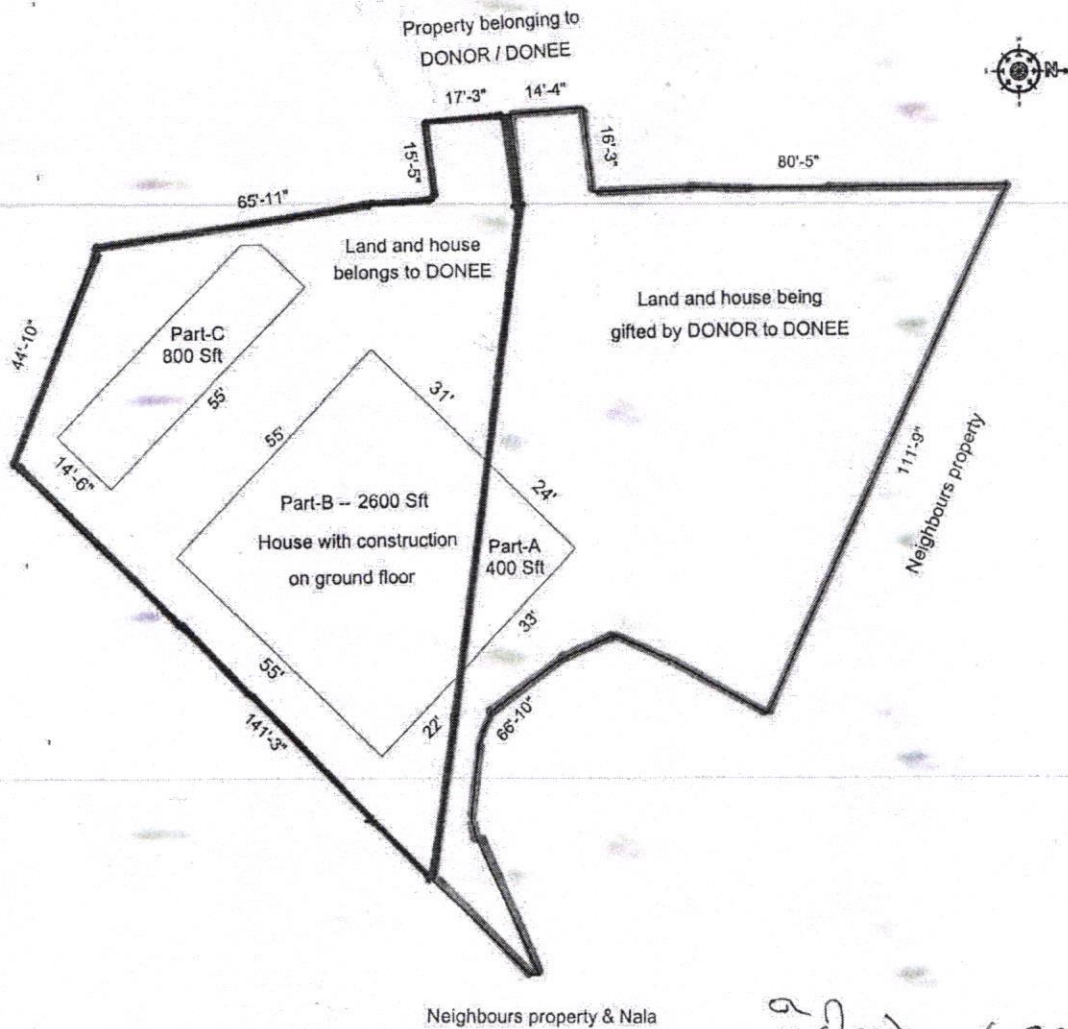
INCL:

EXCL:

TOTAL LAND AREA:

885 SQ.YDS.

TOTAL CONSTRUCTED AREA: 400 SFT ON GROUND FLOOR



WITNESS:

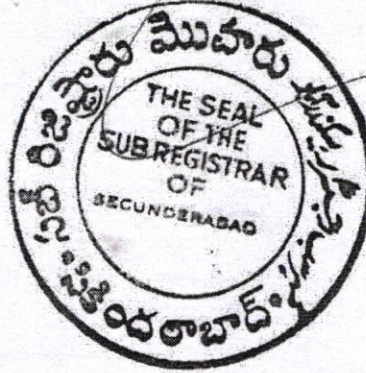
1. *[Signature]*

2. *[Signature]*

[Signature of Donor]

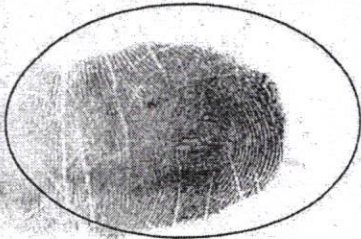
SIGN. OF THE DONOR

స ప్తము 1717/2009
దస్తావేజుల పేరు
ఈ కారితము
సబ్-రిజిస్ట్రారు



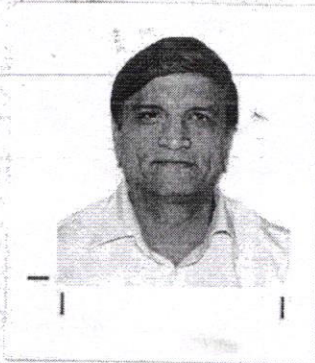
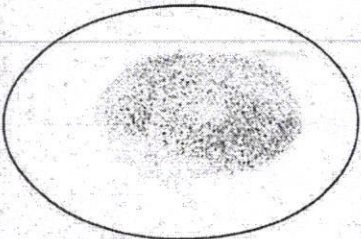
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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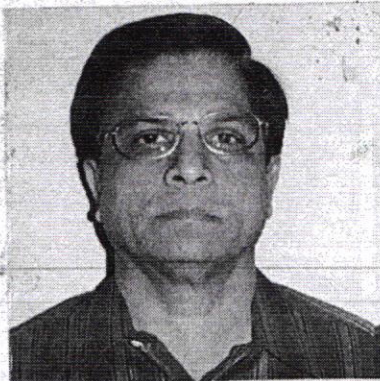
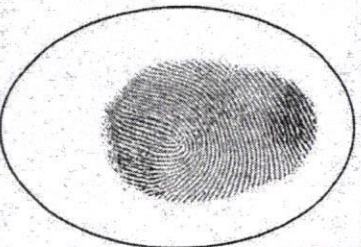
DONOR:

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



DONEE NO. I:

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



DONEE NO. II:

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

SIGNATURE OF WITNESSES:

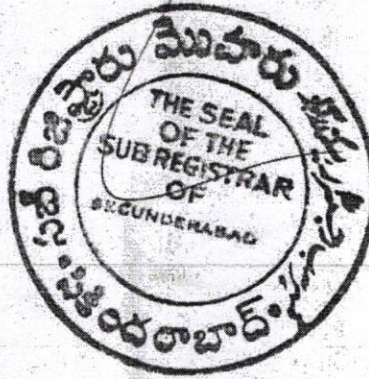
1.

2. Aditi Kadakia

SIGNATURE OF THE DONOR

SIGNATURE(S) OF DONEE(S)

1
ప. పుస్తకము నెం. 1717/2009
దస్తావేజుల సం. 11
ఈ కాగితము నం. 6
సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFAPK3198L

नाम /NAME
KOKILABEN JAYANTILAL KADAKIA

पिता का नाम /FATHER'S NAME
MANILAL CHAGANLAL MODY

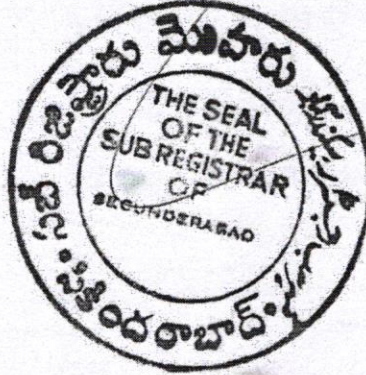
जन्म तिथि /DATE OF BIRTH
08-08-1934

हस्ताक्षर /SIGNATURE
कोकिलबाेन.र.कडकीया

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

कोकिलबाेन.र.कडकीया,

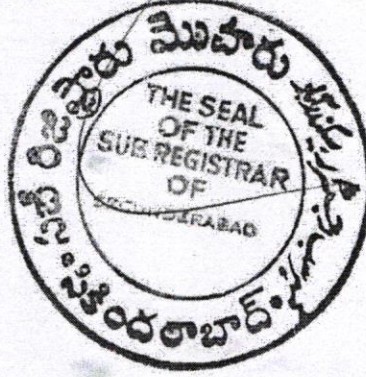
స. ప్లాన్ నంబర్: 1717/2009
దస్తావేజుల వెంటనే పంపించుటకు
ఈ కాగితము: 7
సబ్-రిజిస్ట్రారు



P<USAKADAKIA<<RAJESH<JAYANTILAL<<<<<<<<<<<<
4614929867USA5501214M1904220232820780<080534

[Handwritten signature]

స. పుస్తకము: 1717/2009
దస్తావేజుల వెబ్సైటు నెంబర్: 11
ఈ కాగితము పేరు: 8
సబ్-రిజిస్ట్రారు





Sheridan, Idaho

PASSPORT
PASSEPORT
PASAPORTE

UNITED STATES OF AMERICA

P - - - - - USA

451402119

KADAKIA

SHARAD JAYANTILAL

UNITED STATES OF AMERICA

Date of birth: _____ Date of marriage: _____ Place of birth: _____

25 Aug 1959

Page 1 of 1

INDIA

1940

01 Oct 2008

Date of report: 1994/04/04

30 Sep 2018

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

SEE PAGE 27

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Guinness / Auto 12 / Actura 12

United States

Department of State

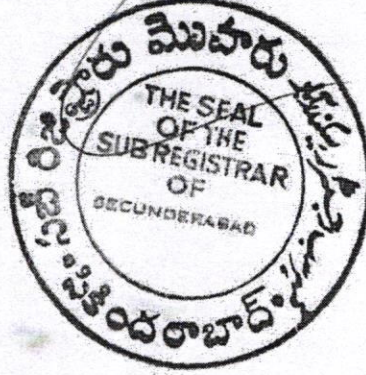
15

#UFGWADAKIAKASHABADCLAYANTILAL<<<<<<<<<<<<<<<

4514021193USA5908259M1809303501928119<685456

928119<685456
Shardmal

ప పుస్తకము **1717/2009**
 దస్తావేజుల మొదలు **11**
 ఈ కాగితము చదువ నిన్ను **9**
 సబ్-రిజిస్ట్రారు





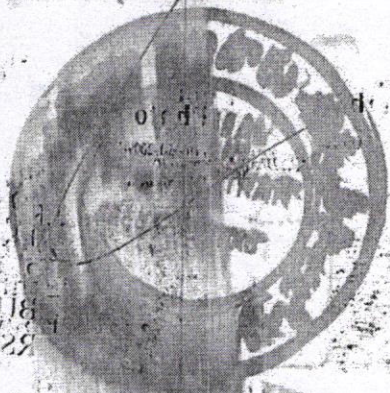
09.11.2009 11:44

717/1990

దస్తావేజుల మొదటి కాపీ (First Copy of Documents)

చట్టపరమము చేయబడినది (Notarized)

1990-11-17



జిల్లా కలెక్టర్, నెల్లూరు
DISTRICT COLLECTOR, NELLORE

పునరుద్ధరణ

కాపీలు మరియు ఫోటోలు
Copies and Photos

చేయబడినది
Notarized

విజ్ఞాపన
Notice

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

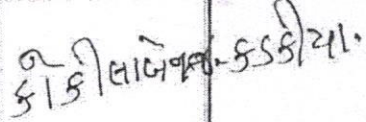
C.S.No./Year: 001735/2009 of SRO: 1606(SECUNDERABAD)

Presentant Name(Capacity): KOKULABEN

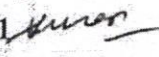
J.KADAKIA(EX)

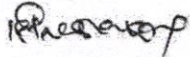
Report Date: 19/11/2009 12:57:12

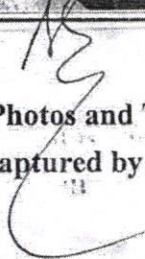
This report prints the Photos and FPs taken on 19/11/2009 12:56:49

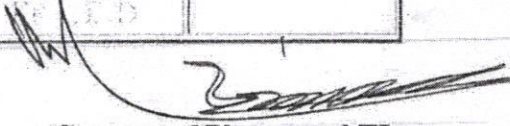
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(DR) KOKULABEN J.KADAKIA H NO.5-2- 223,GOKUL BUILDING,DISTILLERY RSECUNDERABAD	

Identified by

Witness 1 

Witness 2 

Photos and TIs
captured by me 

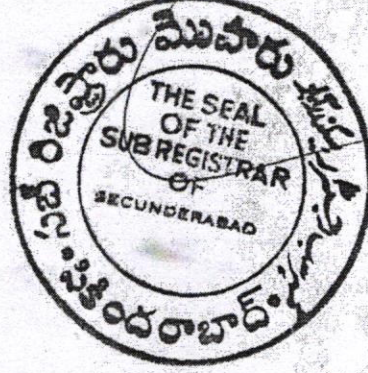
Capture of Photos and TIs
done in my presence 

స పుస్తకము: 1717/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య: 11

ఈ కాగితము వరుస సంఖ్య: 11

సబ్-రిజిస్ట్రారు



11/5/2009 నామోది 12/5