

DOCUMENT NO: 1716/2009 OF BOOK-I

S.R.O. SECUNDERABAD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

To: Mr. N. B. Reddy
Lovey's Saley
Kodak

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947858

22267 17/11/2009
Sd. No. 22267 Date 17/11/2009
Sold to Kokilaben J. Kadakia
S/o. Late Shri Jayanthilal M. Kadakia
For Whom

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

5

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

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.

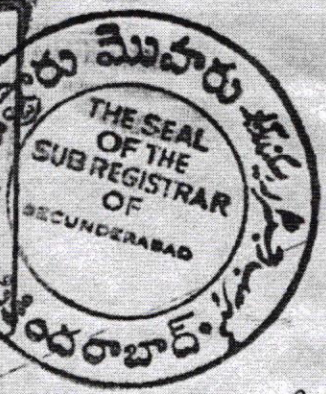
శ్రీ శ్రీ రాజేష్.జ. కడక్కియా.

AC
1996

CS
1734

వెంట్రీ కౌంటర్
VC-1
సబ్-రెజిస్ట్రార్

సంఖ్య 1716/2009
సబ్-రెజిస్ట్రార్ కార్యాలయములో
ఈ కారితము వరుస సంఖ్య 1



2009 సంవత్సరము, ఏప్రిల్ నెల 19 తేది 1931
వెంట్రీ నెంబర్ 28 తది పగలు 12 మరియు 1

కొకిలెన్ శ. కె. కె. కె. కె.

రెంటు మధ్య సెక్టర్ కార్పొరేషన్ సబ్-రెజిస్ట్రార్ కార్యాలయములో
శ్రీ K. S. K. K. K. రిజిస్ట్రేషన్ చట్టము 1908 లోని

సెక్షన్ 32 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు
వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ 1000

చలానుద్వారా చెల్లించినారు.
ప్రాసేయించినట్లు ఒప్పాకున్నది
మాను బోధన ప్రేమ

కొకిలెన్ శ. కె. కె. కె. కె.

Name Kokila Len J. Kado
S/o. W/o. D/o Late Jayankal K
OCC House wife
R/o 5-2-223, Gola
3rd floor, Di Miller
Road, Sec'bad - 00

విరూపిందిక

1. K. S. K. K. K.

Name Suresh P. Khat
S/o. W/o. D/o Popalal H. Khat
OCC Private Service
R/o H-101 Mayflower Park
Mallapur Hyderabad

2. K. S. K. K. K.

Name K. Prabhakar Reddy
S/o. W/o. D/o K. Padma Reddy
OCC Service
R/o 5-4-124, 2nd floor
Soham nagar, m. G. Road, Sec'bad

2009 వ సంవత్సరం ఏప్రిల్ నెల 19 వ తేది సబ్-రెజిస్ట్రార్

WHEREAS

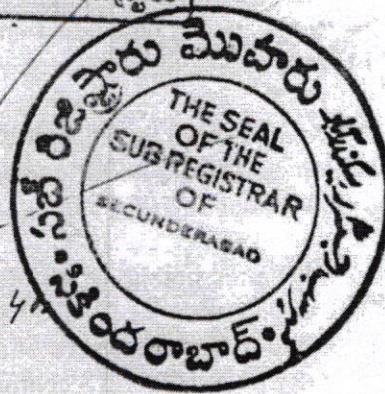
- A. The DONOR became the absolute owner of all the land admeasuring 4,089 sq yds and superstructures thereon bearing Municipal no. 1-10-176, Begumpet, Secunderabad having purchased it by an absolute Sale Deed dated 27th February 1963 executed by Smt. Buland Akter Begum and Kushro Mahboob Ali Khan and registered as document no. 287 of 1963 at the office of the Sub- Registrar, Secunderabad and ever since the date of purchase she is in peaceful possession and enjoyment of the same.
- B. Over a period of time, the DONOR has surrendered land for road widening to the Government/local authorities and as on date the balance land area in her possession is about 3,310 sq yds.
- C. The DONOR after obtaining all necessary sanctions and approvals from the Municipal Corporation of Hyderabad and other authorities has constructed a building on the balance land area of about 3,310 sq yds left after road widening, known as GREENS TOWERS comprising of two basements admeasuring about 40,250 sft and five upper floors admeasuring about 78,000 sft. This building bearing municipal no. 1-10-176, Begumpet, known as GREENS TOWERS together with land area of 3,310 sq yds is hereinafter referred to as "SCHEDULED PREMISES" and is more fully described in the schedule hereunder and the plans enclosed herewith.
- D. The DONOR out of natural love and affection is desirous of gifting in favour of the DONEE No. 1 & DONEE No. 2, who are the natural sons of the DONOR, the entire Scheduled Premises equally known as GREENS TOWERS together with land.
- 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 & DONEE no. 2 transfers and conveys to the respective DONEES, equally, by way of gift, the entire Scheduled Premises bearing Municipal no. 1-10-176, Begumpet known as GREENS TOWERS comprising of two basements admeasuring about 40,250 sft and five upper floors admeasuring about 78,000 sft together with land area of 3,310 sq yds.
2. That the DONEE No. 1 and DONEE No. 2 shall equally enjoy the Scheduled Premises without any let or hindrance from the DONOR or anybody claiming through her.
3. That the DONOR hereby declares and assures 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.

સુકીલાબેન. જ. કુડકીયા.

స పుస్తకము. 1716/2009
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18
 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.: 218400
(u/s 41 of I.S. Act 1309)
3. In the shape of cash.....Rs.:
4. Adjustment of Stamp Duty.....Rs.:

II. Transfer Duty:

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

III. Registration Fee:

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

IV. User Charge:

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

Total Rs: 2119600

409074
 Vide Challan No.
 Dated: 17.11.09

SUBREGISTRAR
 SECUNDERABAD

Rs. 2118400 towards
 Stamp Duty including Transfer Duty U/s. 41 of I. S. Act
 and Rs.
 towards Registration fee on the chargeable value of
 Rs. 21,18,50,000. were paid by the party
 through SBH Receipt Number 409074
 dated 12.11.09 at Madhavaguda Branch.

SUB-REGISTRAR
 SECUNDERABAD

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 expenses of the 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. 21,18,50,000/- 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. 21,19,500/- paid by way of pay order no. 409074, dated 17.11.2009 drawn on SBH, Kavadiguda Branch, Secunderabad.

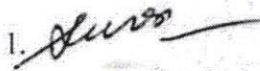
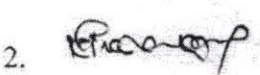
SCHEDULE OF THE PROPERTY

All the portion of the building known as GREENS TOWERS consisting of two basements admeasuring about 40,250 sft (20,250 sft on lower basement and 20,000 sft on the upper basement) with five upper floors admeasuring 78,000 sft (13,320 sft on the ground floor, 13,500 sft on the first floor, 16,980 sft on the second floor, 16,980 sft on the third floor and 17,220 sft on the fourth floor) along with land admeasuring about 3,310 sq yds bearing Municipal No. 1-10-176, Begumpet, Secunderabad which is more particularly described and shown in detail in the plans annexed hereto and bounded by:

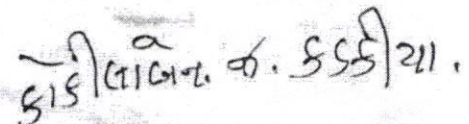
North by: Neighbours Property
South by: Common Passage and Neighbours Property
East by: Property belonging to the DONOR and DONEES
West by: Begumpet Main Road

IN WITNESS WHEREOF THE DONOR has set her hands to this gift settlement deed of immovable property with free will and consent on the day, month and year mentioned above.

WITNESSES:

1. 
2. 




(Kokilaben J Kadakia)
Donor

2

వ పుస్తకము No. 1716/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18

ఈ కాగితము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రారు

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1716 of 2009
(193/SE) of Book I and
assigned the Identification Number
1606 I - 1234 2009 for Scanning.

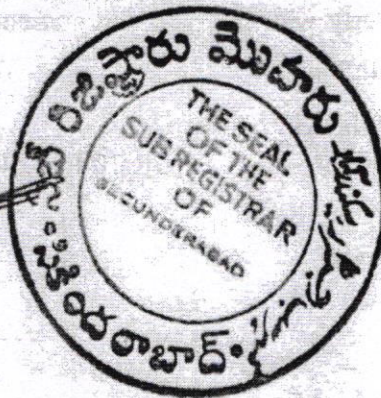
Date: 17-11-2009 Registering Officer

CERTIFICATE

The document been scanned
with the Identification

No-1606...I-1716...of 2009

Signature of Registering of Officer



ANNEXTURE-1-A

1. Description of the Building : All the portion of the building bearing MCH No. 1-10-176, in the building known as "Greens Towers", situated at Begumpet Main Road, Secunderabad - 500 016.
- (a) Nature of the roof : R. C. C.
(Lower Basement + Upper Basement & G + 4)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 5 years
3. Total Extent of Site : 3310 sq. yds.
4. Built up area Particulars:
- (a) In the Lower Basement Area : 20,250 Sft
- (b) In the Upper Basement Area : 20,000 Sft
- Total Basement Area : 40,250 Sft**
- (i) In the Ground Floor : 13,320 Sft
- (ii) In the First Floor : 13,500 Sft
- (iii) In the Second Floor : 16,980 Sft
- (iv) In the Third Floor : 16,980 Sft
- (v) In the Fourth Floor : 17,220 Sft
- Total Built up area : 78,000 Sft**
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 21,18,50,000/-

Date: 18.11.2009

કુશીલાબેન. જ. કડકીયા.

Signature of the Executants

C E R T I F I C A T E

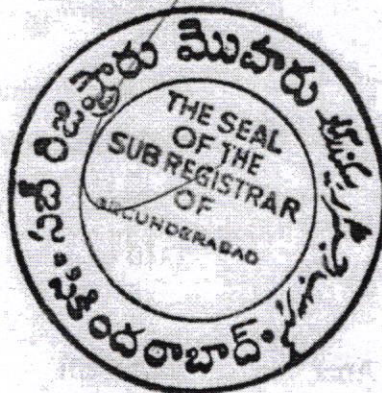
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

કુશીલાબેન. જ. કડકીયા.

Date: 18.11.2009

Signature of the Executants

ద పుస్తకము 1716/2009
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18
 ఈ కాగితము వరుస సంఖ్య 1
 సబ్-రిజిస్ట్రారు



REGISTRATION PLAN FOR GIFT SETTLEMENT DEED SHOWING THE BUILDING KNOWN AS
GREENS TOWERS BEARING MCH.NO.1-10-176 SITUATED AT BEGUMPET MAIN ROAD,
SECUNDERABAD-500 016.

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:

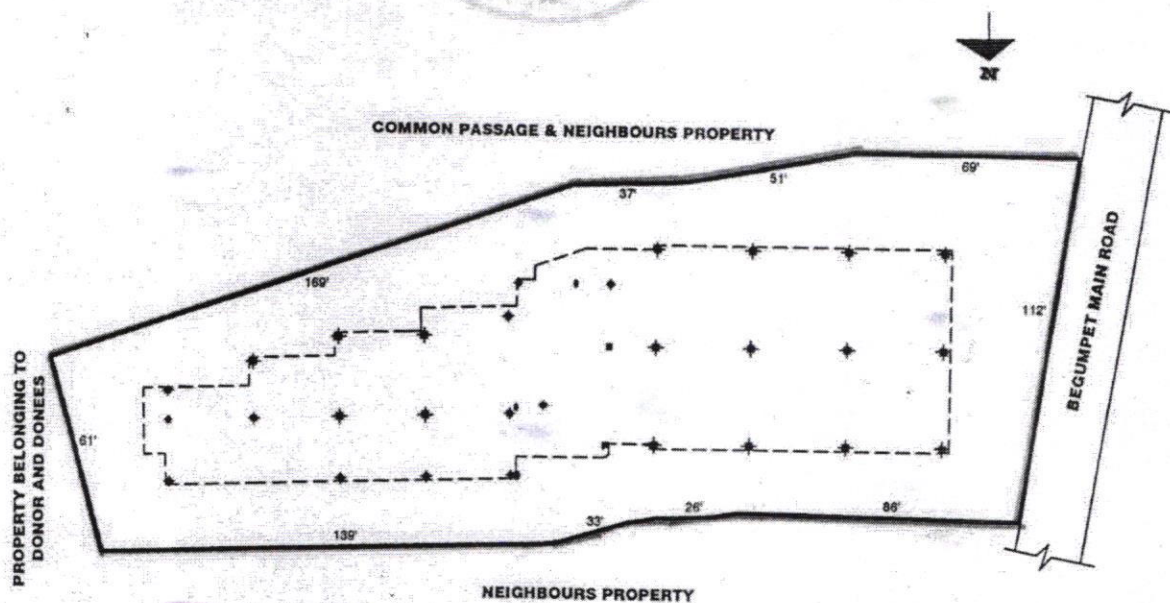
INCL: ☐

EXCL: ☐

TOTAL LAND AREA: 3310 SQ.YDS. OR 2768.59 SQ. MTRS.

TOTAL CONSTRUCTED AREA: TWO BASEMENTS ADMEASURING ABOUT 40,250 SFT (20,250 SFT ON THE LOWER BASEMENT AND 20,000 SFT ON THE UPPER BASEMENT) WITH FIVE UPPER FLOORS ADMEASURING 78,000 SFT (13,320 SFT ON THE GROUND FLOOR, 13,500 SFT ON THE FIRST FLOOR, 16,980 SFT ON THE SECOND FLOOR, 16,980 SFT ON THE THIRD FLOOR AND 17,220 SFT ON THE FOURTH FLOOR)

PLAN-1 SITE PLAN



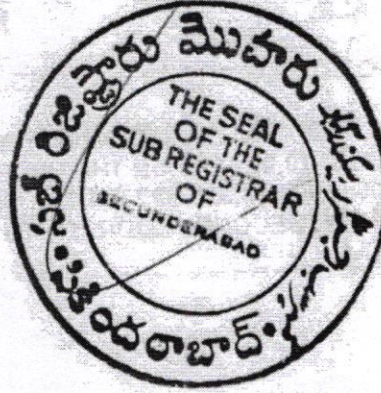
WITNESSES:

1.

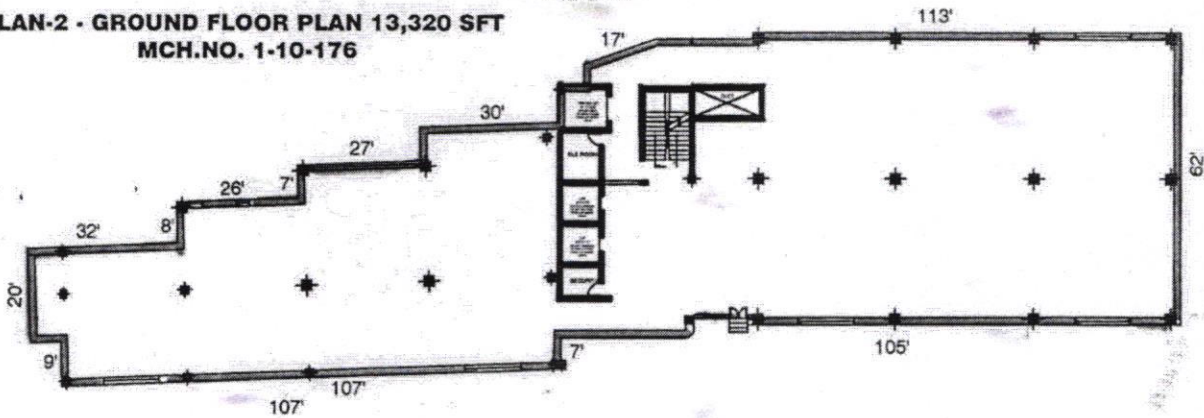
2.

SIGN. OF THE DONOR

ప పుస్తకము 1716/2009
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18
 ఈ కాగితము వరుస సంఖ్య 5
 నబ్-రిజిస్ట్రారు



PLAN-2 - GROUND FLOOR PLAN 13,320 SFT
MCH.NO. 1-10-176



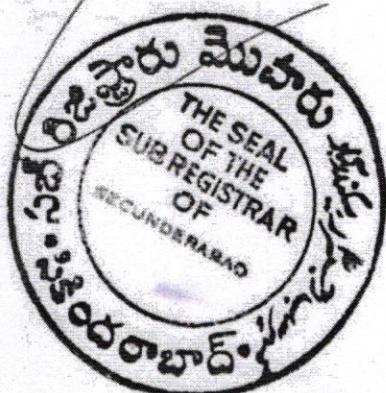
WITNESS:

1. *[Signature]*
2. *[Signature]*

કોઈ લાલિન.જ.કસીયા

SIG.OF THE DONOR

ప పుస్తకము నంబర్ 1.7.16/2009
 దస్తావేజుల మొత్తం కి విలువైన నంబర్ 18
 ఈ కాగితము వలన నంబర్ 6
 సబ్-రిజిస్ట్రారు



PLAN-3 - FIRST FLOOR PLAN 13,500 SFT
MCH.NO. 1-10-176/4 (A)

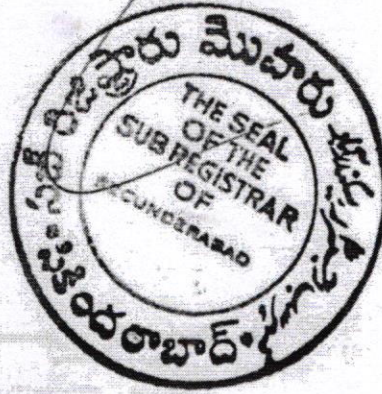
28' 6' 33' 9' 26' 27' 8' 29' 10' 11' 18' 4' 104' 123' 62' 116' 9'

PLAN-3 - FIRST FLOOR PLAN 13,500 SFT
MCH.NO. 1-10-176/4 (A)

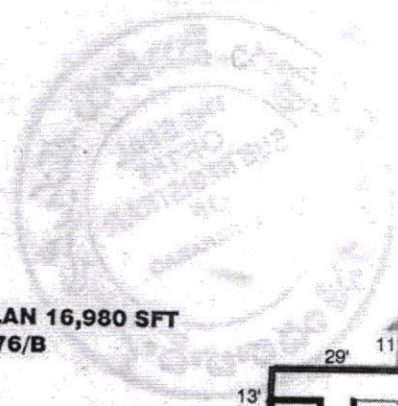
1. शुद्ध
2. अपर्याप्त

SIG.OF THE DONOR

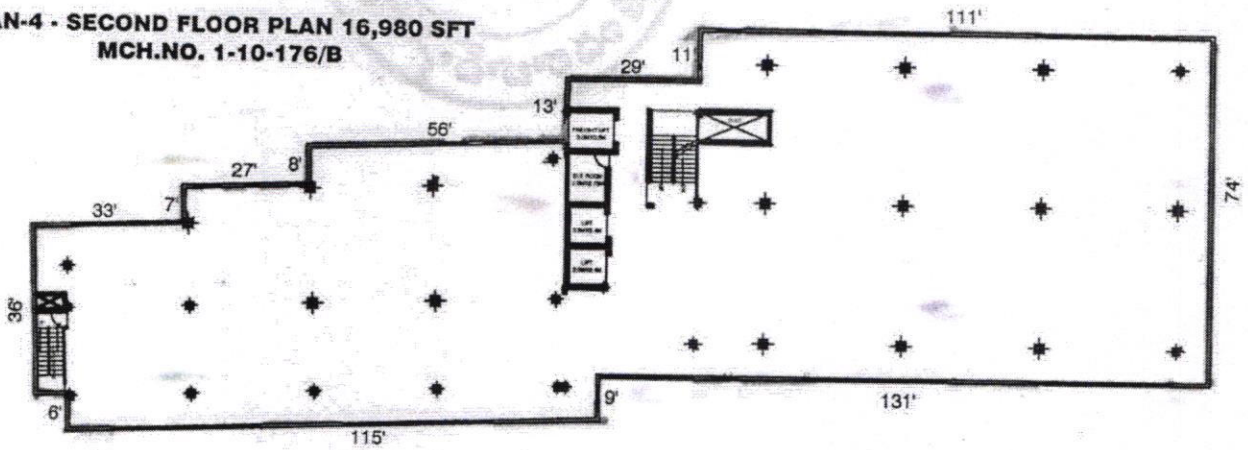
వ పుస్తకము 1716/2009
దస్తవీజుల మొత్తం 18
ఈ కాగితము వరుస నంబరు 7
సబ్-రిజిస్ట్రారు



100810176/B



PLAN-4 • SECOND FLOOR PLAN 16,980 SFT
MCH.NO. 1-10-176/B



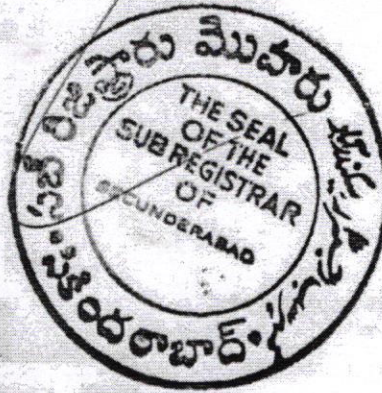
WITNESS:

1. *[Signature]*
2. *[Signature]*

[Signature]

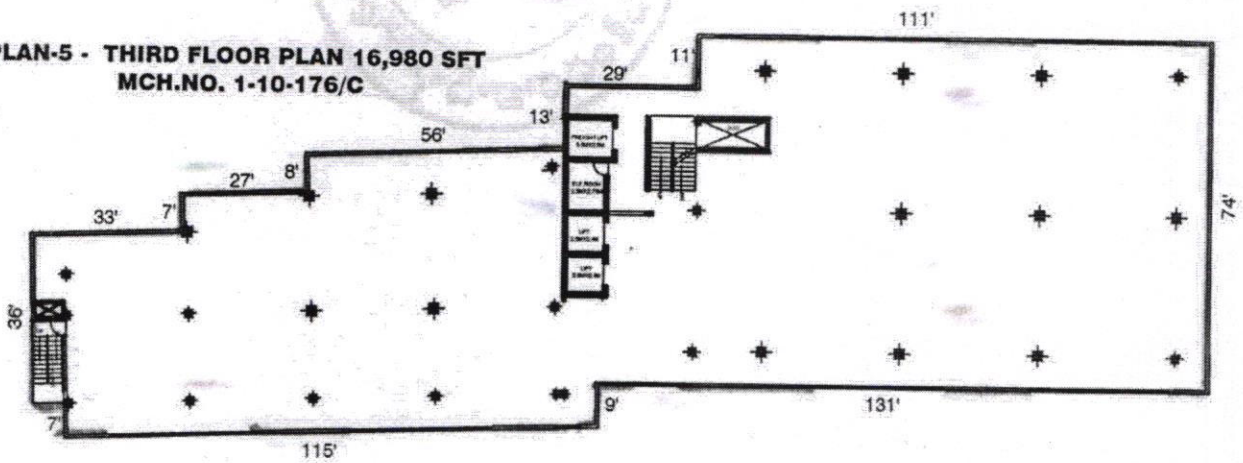
SIG.OF THE DONOR

ప పుస్తకము: 1.7.16.2009
 దస్తావేజుల మొత్తం పరిశీలన సంఖ్య: 18
 ఈ కాగితము పరుస సంఖ్య: 8
 సబ్-రిజిస్ట్రారు



రిజిస్ట్రారు
 సెకండరాబాద్

**PLAN-5 - THIRD FLOOR PLAN 16,980 SFT
MCH.NO. 1-10-176/C**



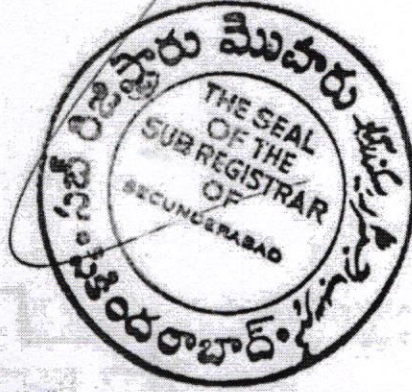
WITNESS:

1. *[Signature]*
2. *[Signature]*

[Signature]

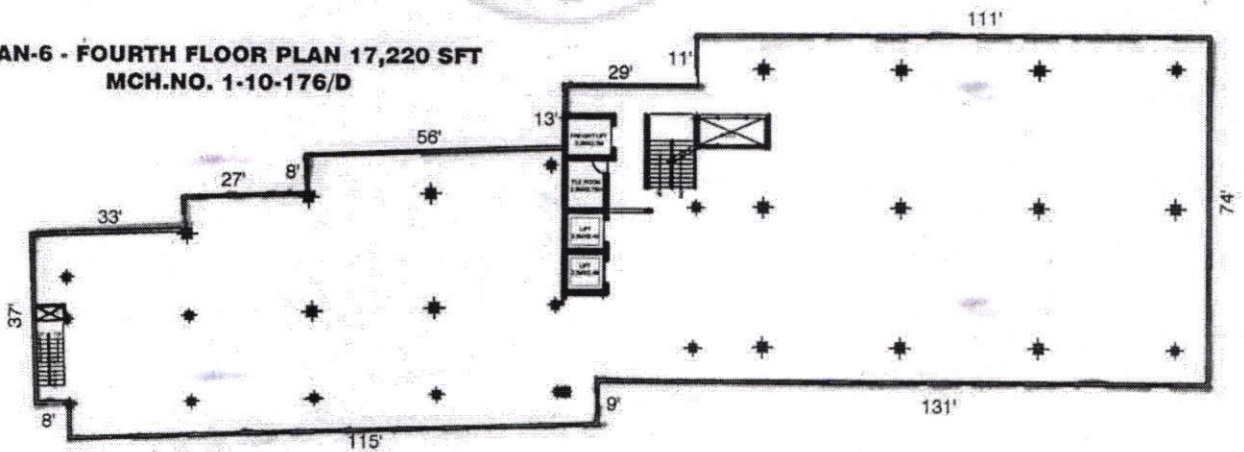
SIG. OF THE DONOR

ప పుస్తకము: 1716/2009
 దస్తావేజుల మొత్తం క నికముల సంఖ్య: 18
 ఈ కారితము వరుస సంఖ్య: 9
 సబ్-రిజిస్ట్రారు





PLAN-6 - FOURTH FLOOR PLAN 17,220 SFT
MCH.NO. 1-10-176/D



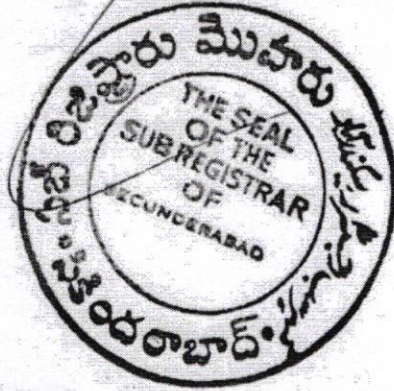
WITNESS:

1. *[Signature]*
2. *[Signature]*

[Handwritten signature in Hindi]

SIG.OF THE DONOR

ప పుస్తకము 1716/2000
దస్తావేజుల వెంట్రాపు కాలము 18
ఈ కారితము పుస్తకము 10
సబ్-రిజిస్ట్రారు

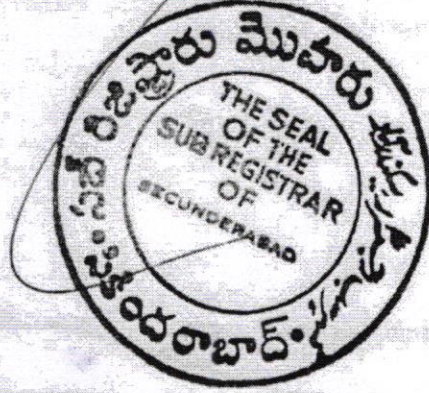


[illegible][illegible]

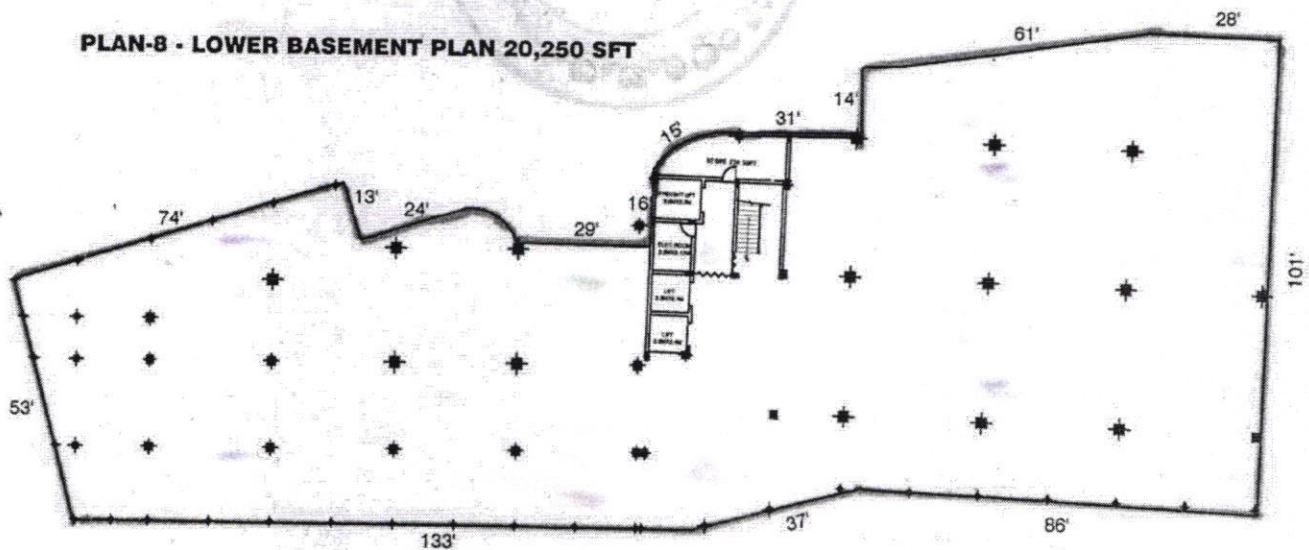
1. James
2. Preparago

SIG.OF THE DONOR

1
వ పుస్తకము నంబర్ 1716/2009
దస్తావేజుల నెంబర్ 18
ఈ కారితము నంబర్ 11
సబ్-రిజిస్ట్రారు



PLAN-8 - LOWER BASEMENT PLAN 20,250 SFT



WITNESS:

1. *[Signature]*
2. *[Signature]*

डा. की. ला. जे. न. क. ड. ड. की. वा.

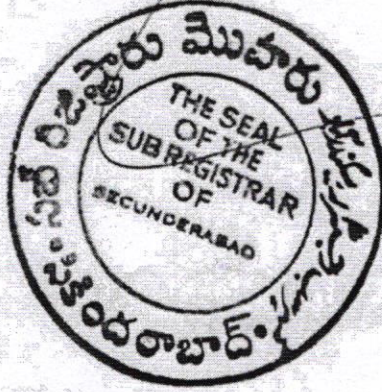
SIG. OF THE DONOR

ప పుస్తకము 1716/2009

దస్తావేజుల సంఖ్య 18

ఈ కాగితము పేరు 12

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:

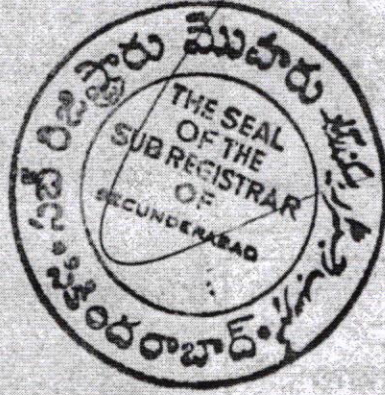
1. *[Signature]*
2. Aditi Kadakia
[Signature]

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SIGNATURE OF THE DONOR

[Signature]
SIGNATURE(S) OF DONEE(S)
[Signature]

ప పుస్తకము 1716/2009
 దస్తావేజుల మొత్తం 18
 ఈ కాగితము వరుస నంబరు 13
 సబ్-రిజిస్ట్రారు



900313151

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFAPK3198L

नाम / NAME
KOKILABEN JAYANTILAL KADAKIA

पिता का नाम / FATHER'S NAME
MANILAL CHAGANLAL MODY

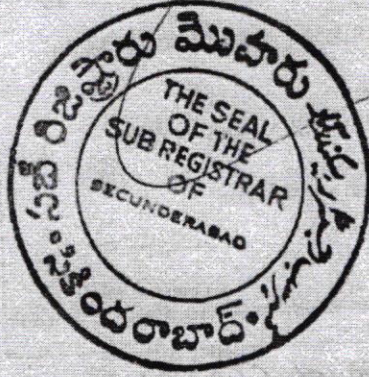
जन्म तिथि / DATE OF BIRTH
08-08-1934

हस्ताक्षर / SIGNATURE
कोकिलबाेन.ज.कडकीया

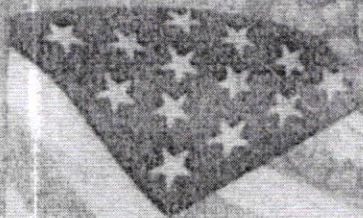
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

कोकिलबाेन.ज.कडकीया.

1) ద పుస్తకము 1716/2009
 దస్తావేజుల మొత్తం కాగితము 18
 ఈ కాగితము వరుస సంఖ్య 14
 సబ్-రిజిస్ట్రారు



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SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

PASSPORT
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UNITED STATES OF AMERICA

Product Type / Type: Other / Code: Support No. / No. da Produto / Mo. de Produto
P USA 461492986

Domenico / Leon Ligabue

KADAKIA

Green Homes / Pensions / Homes

RAJESH JAYANTILAL

Nationality / Nationalité / Nationalität

UNITED STATES OF AMERICA

Date of birth / Date de naissance / Eeg ha die jaaar en de daag

21 Jan 1955

Place of birth / Lieu de naissance / Lugar de nacimiento

INDIA

Date of issue / Date de délivrance / fecha de emisión: _____

23 Apr 2009

Date of expiration / Date of expiration / Fecha de caducidad:

22 Apr 2019

Endorsements • Mentions Specialties • Awards • ...

SEE PAGE 27

ter / Sow / Sed

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Alarcon / Audette / Alarcon

United States

Department of State

USA

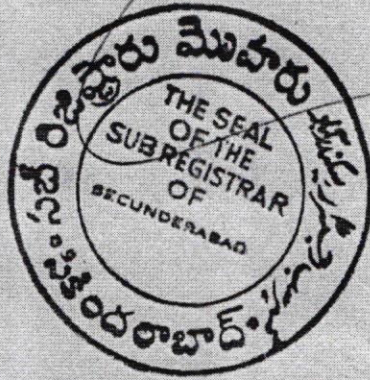


P<USAKADAKIA<<RAJESH<JAYANTILAL<<<<<<<<<<<<
4614929867USA5501214M1904220232820780<080534

Soph. F. [unclear]

వ పుస్తకము: 1716/2009
 ధస్తావేజుల మొత్తం కాగితముల సంఖ్య: 18
 ఈ కాగితము వరుస సంఖ్య: 15

నట్-రిజిస్ట్రారు

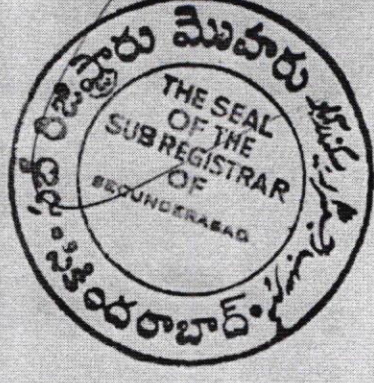


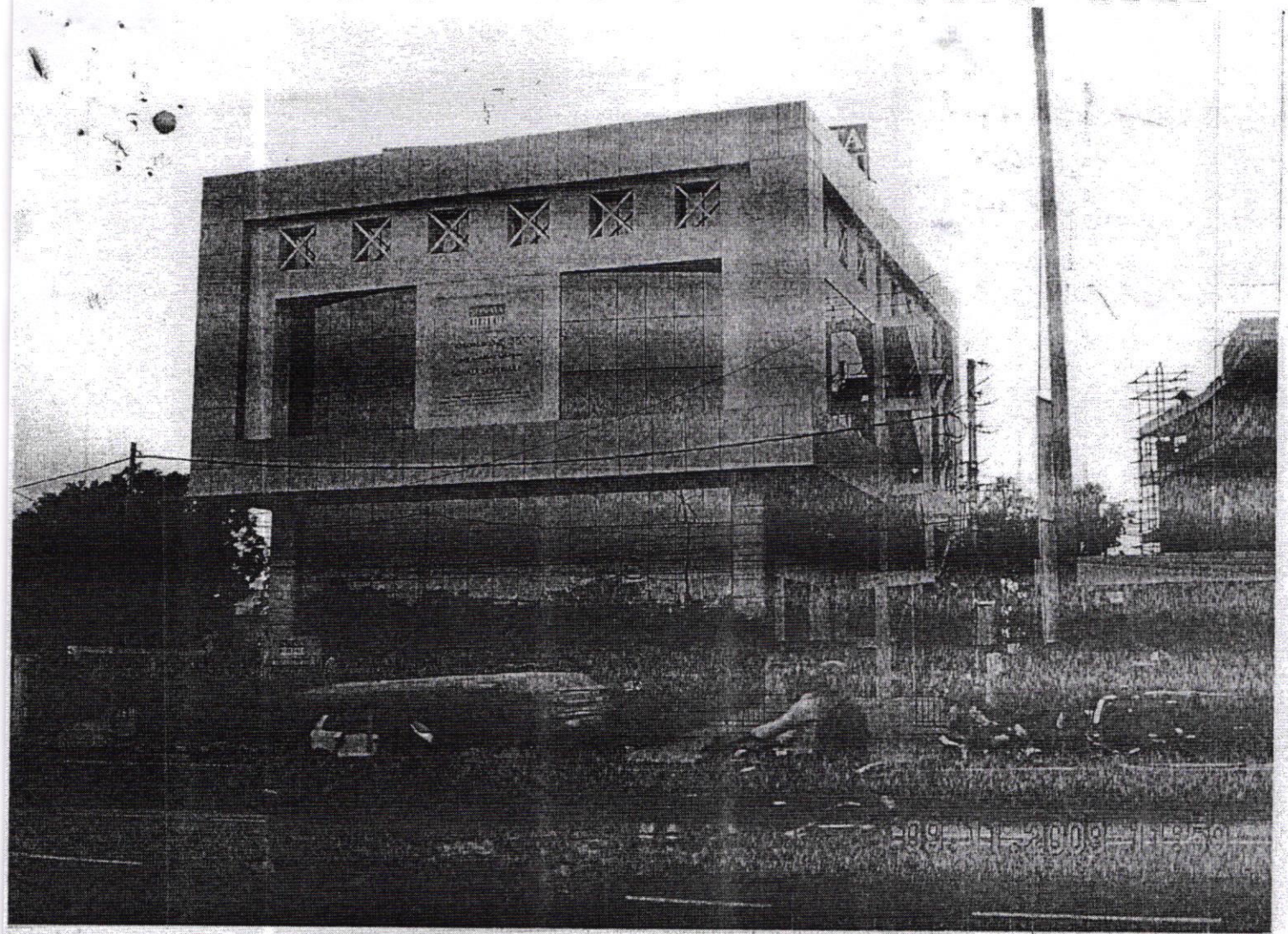
ప పుస్తకమునం. 1.7.16/20.09

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18

ఈ కాగితము వరుస సంఖ్య 16

నబ్-రిజిస్ట్రారు





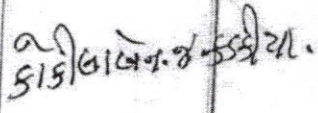
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Photographs and FingerPrints As per Section 32A of Registration Act 1908

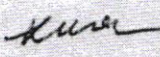
C.S.No./Year: 001734/2009 of SRO: 1606(SECUNDERABAD)
Presentant Name(Capacity): KOKOLABEN
J.KADAKIA(EX)

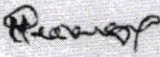
Report Date: 19/11/2009 12:56:31

This report prints the Photos and FPs taken on 19/11/2009 12:56:02

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
3			(DR) KOKOLABEN J.KADAKIA H NO.5-2- 223 GOKUL BUILDING, DISTILLERY R SECUNDERABAD	

Identified by

Witness 1 

Witness 2 

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence



ఆంధ్ర ప్రదేశ్ రాష్ట్రం	
18	సాంకేతికత
18	సాంకేతికత
17/16/2009	