

SCANNED

DOCUMENT NO: 17 16 / 2009 OF BOOK-1

S.R.O. SECUNDERABAD



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 947858

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

K. SRINIVAS
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.

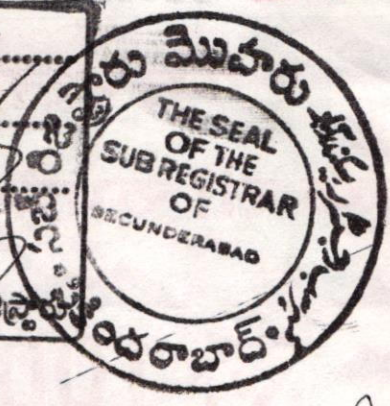
The terms DONOR and DONEES shall mean and include wherever the context may so require their heirs, legal representatives, executors, administrators, successors in interest and assigns.

కొకిలబెన్ జి. కడకియా.

AC
1996
CS
1734

పంపిణీ కార్యాలయం
VC-1
1908

సంఖ్య: 1716/2009
 పట్టాదేజాల మొత్తం కారితముల సంఖ్య: 10
 ఈ కారితము వరుస సంఖ్య: 1



2009 సంవత్సరము నవంబర్ నెల 19 తేది 1931
 పేరిట: మానం 28 తేది పగలు 12 మరియు 1

కొత్తగిరి జ. క్షకీలి

దంతుల మధ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ K. S. కేశవం రిజిస్ట్రేషన్ చట్టము 1908 లోని
 సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ 1000
 చలానుద్వారా చెల్లించినారు.
 వాసియిచ్చినట్లు ఒప్పుకున్నది కొత్తగిరి జ. క్షకీలి.
 ఎదురు బొటన వేలు

Kokila Lenji Kadari
 Name.....
 S/o. W/o. D/o..... Late Jayanthi Kadari
 OCC..... Housewife
 R/o..... 5-2-223, Golden Road,
 3rd floor, Diwanji
 Road, Sec'bad - 003

విరూపిందిత
 1. Hure

Name: Suresh P. Khatt
 S/o. W/o. D/o: Papalal H. Khatt
 OCC: Invalk Service
 R/o: H-101 Mayflower Park
 Maligaon Hyderabad

2. గిరిజా

Name: K. Prabhakar Reddy
 S/o. W/o. D/o: K. Padma Reddy
 OCC: Scenic
 R/o: 5-4-1244, 2nd floor
 Saham nagar, M. G. Road, Sec'bad.

2009 వ సంవత్సరం నెల 19 వ తేది సబ్-రిజిస్ట్రారు
 1931 తేది సంఖ్య 1716 మానము 28 వ తేది

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.

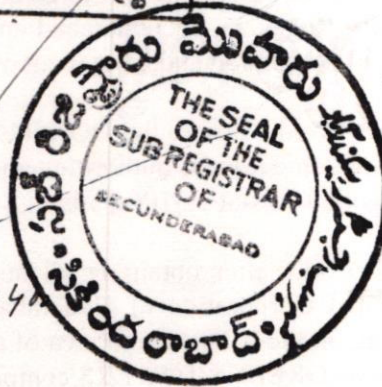
ଶ୍ରୀମତୀ. ବ. ଶ୍ରୀମତୀ.

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 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 challanRs.: ---
2. In the shape of cash.....Rs.: ---

III. Registration Fee:

1. In the shape of challanRs.: 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.: 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 Lavadiguda 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, Kavadiaguda Branch, Secunderabad.

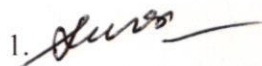
SCHEDULE OF THE PROPERTY

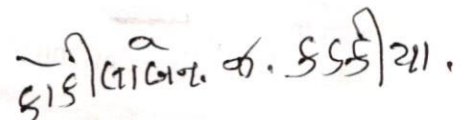
All the portion of the building known as GREENS TOWERS consisting of two basements admeasuring about 40,250 sft (20,250 sft on lower basement and 20,000 sft on the upper basement) with five upper floors admeasuring 78,000 sft (13,320 sft on the ground floor, 13,500 sft on the first floor, 16,980 sft 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 **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/S6) of Book **I** and
 assigned the Identification Number
1606 I - 1234 2009 for Scanning.

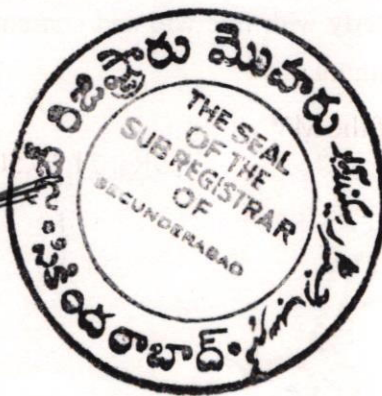
Date: **19-11-2009** Registering Officer

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/-

ક્રીલાભિન.જ.કસડીયા.

Date: 18.11.2009

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.

ક્રીલાભિન.જ.કસડીયા.

Date: 18.11.2009

Signature of the Executants

1

వ పుస్తకము... 1716/2009

దస్తావేజుల మొత్తం కాగితముల సంఖ్య... 18

ఈ కాగితము వరుస సంఖ్య...

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:

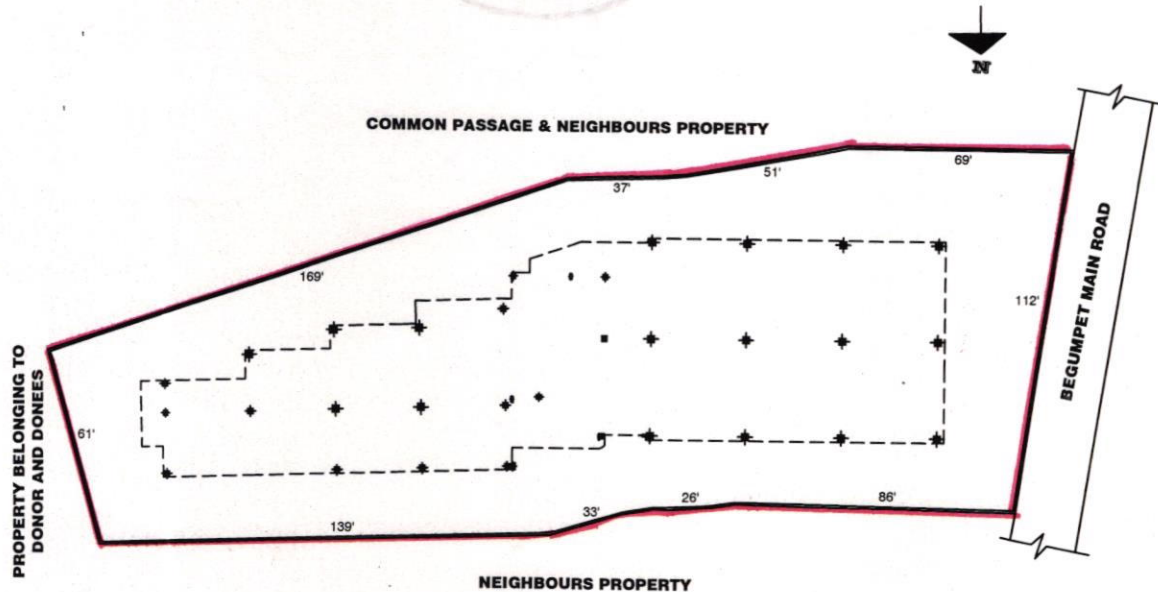
INCL: ☐

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



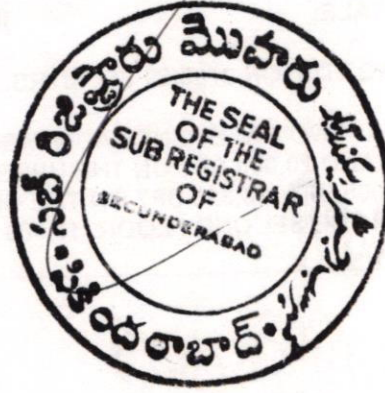
WITNESSES:

1.

2.

SIGN. OF THE DONOR

న పుస్తకము 1716/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 5
సబ్-రిజిస్ట్రారు



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

20'

32'

8'

26'

7'

30'

17'

113'

62'

105'

7'

107'

9'

MEN

WOMEN

JAN

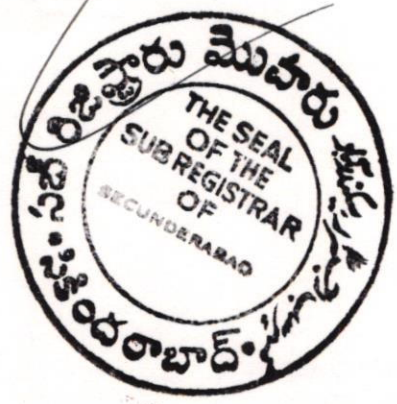
SECURITY

FILE ROOM

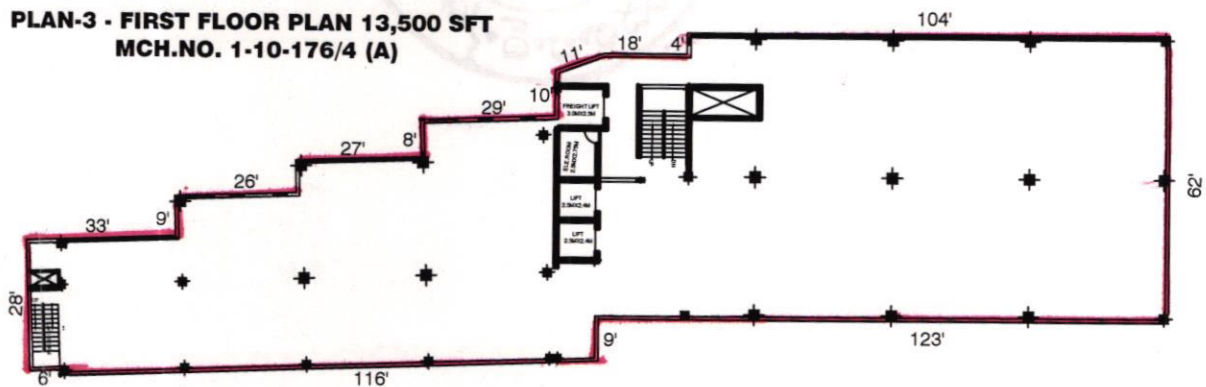
WITNESS:
1. *[Signature]*
2. *[Signature]*

SIG.OF THE DONOR

వ పుస్తకము నంబర్ 1.7.16/2009
దస్తావేజుల మొత్తం కి నిబంధించిన సంఖ్య 18
ఈ కాగితము వారు సంఖ్య 6
సబ్-రిజిస్ట్రారు



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



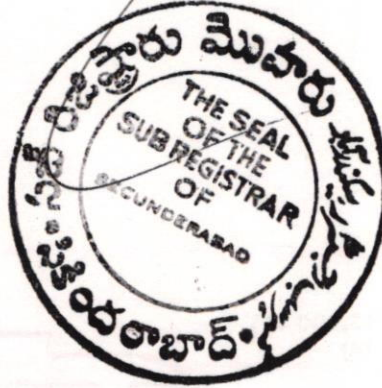
કચ્છીલાલે ન. જ. કચ્છીયા.

WITNESS:

- 1.
- 2.

SIG.OF THE DONOR

వ పుస్తకము 1716/2009
 దస్తావేజుల మొత్తం క గిరిమాల సంఖ్య 18
 ఈ కాగితము వరుస సంఖ్య 7
 సబ్-రిజిస్ట్రారు



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

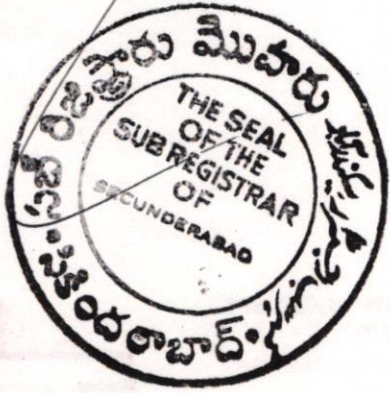
The plan shows a large rectangular area with a total area of 16,980 SFT. The overall dimensions are 111' by 74'. The layout includes a main hall, a staircase, a lift shaft, and several rooms. The dimensions for the various sections are as follows:

- Overall dimensions: 111' (width) x 74' (depth).
- Top section: 11' (width) x 29' (depth).
- Left section: 33' (width) x 7' (depth).
- Bottom section: 115' (width) x 9' (depth).
- Right section: 131' (width) x 74' (depth).
- Central section: 56' (width) x 13' (depth).
- Staircase: 7' (width) x 8' (depth).
- Lift shaft: 13' (width) x 13' (depth).
- Rooms: 13' (width) x 13' (depth), 13' (width) x 13' (depth), 13' (width) x 13' (depth), 13' (width) x 13' (depth).

1. *John*
2. *Robert*

SIG.OF THE DONOR

వ పుస్తకము నెం. 1.7.16. / 20.09.....
దస్తావేజుల మొత్తం రూ. గిరిమూల సంఖ్య 18.....
ఈ కాగితము వరుస సంఖ్య 8.....
సబ్-రిజిస్ట్రారు



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

Dimensions: 111', 131', 115', 74', 9', 11', 29', 13', 56', 8', 27', 33', 7', 7'.

Rooms and Features:

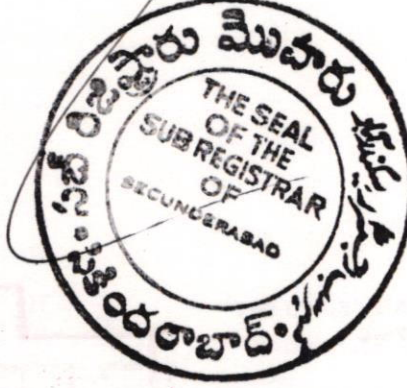
- Freight Lift (2,000 LB)
- Elev. Room (2,000 LB)
- Lift (2,000 LB)
- Lift (2,000 LB)
- Staircase
- Exit

1. *[Signature]*

2. *[Signature]*

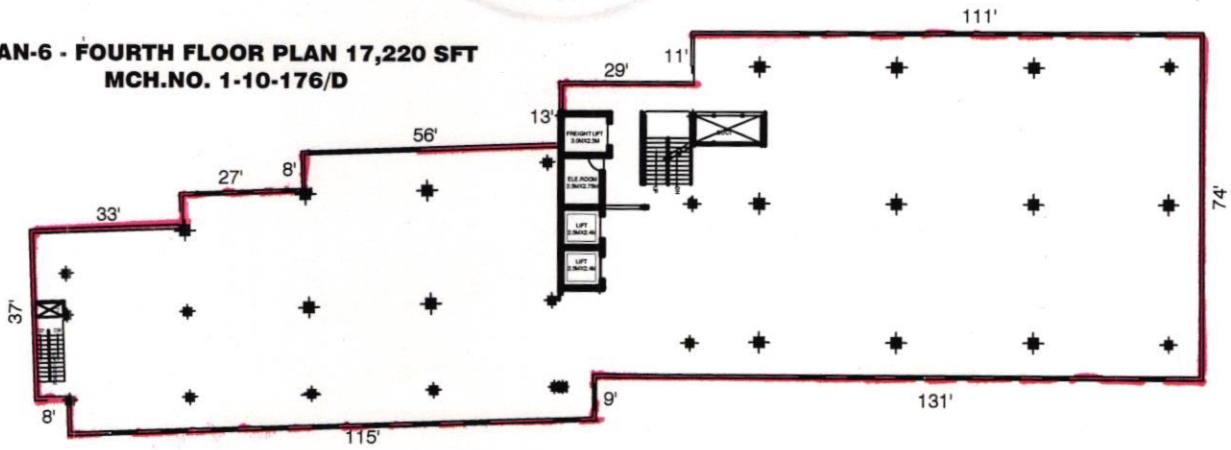
SIG.OF THE DONOR

స. పుస్తకము: 1716/2009
దస్తావేజుల మొత్తం 3 గిట్టులు సంఖ్య: 18
ఈ కాగితము వరుస సంఖ్య: 9
సబ్-రిజిస్ట్రారు





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



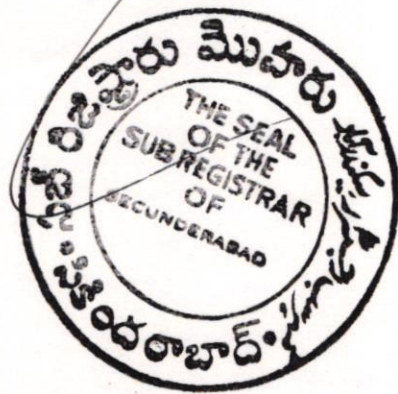
WITNESS:

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

[Handwritten signature in Devanagari script]

SIG.OF THE DONOR

ప పుస్తకము 1716/2009
దస్తావేజుల పేరున : 18
ఈ కాగితము వలన : 10
సబ్-రిజిస్ట్రారు

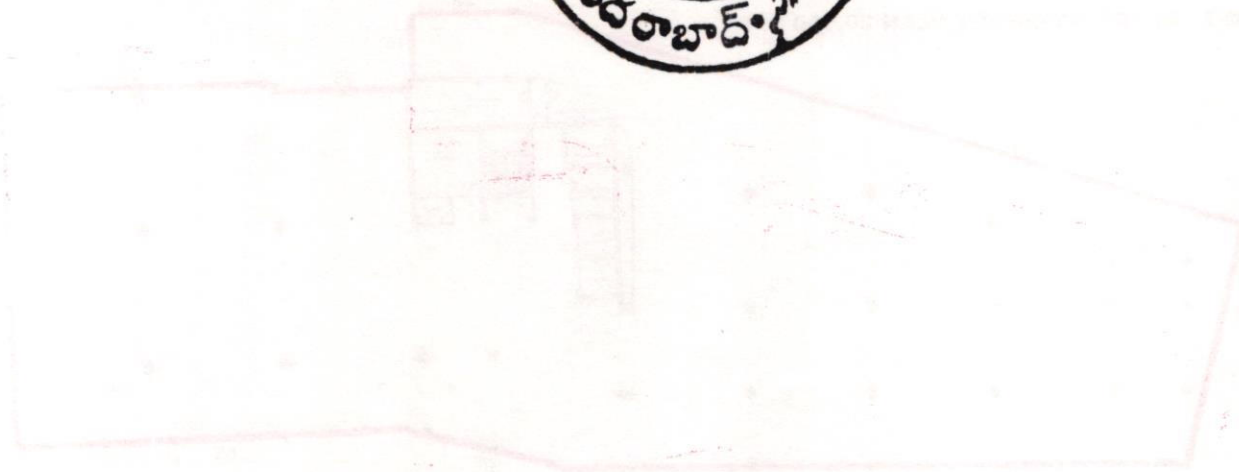
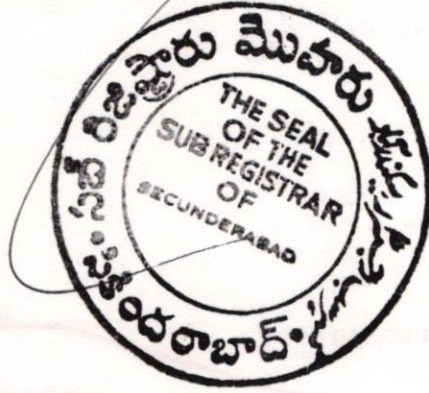


N 20,000 SFT

22
5/5/6/6-7. 8. 555/24.

SIG.OF THE DONOR

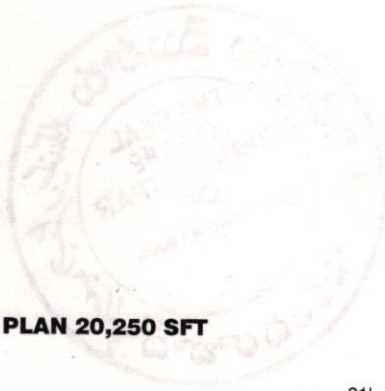
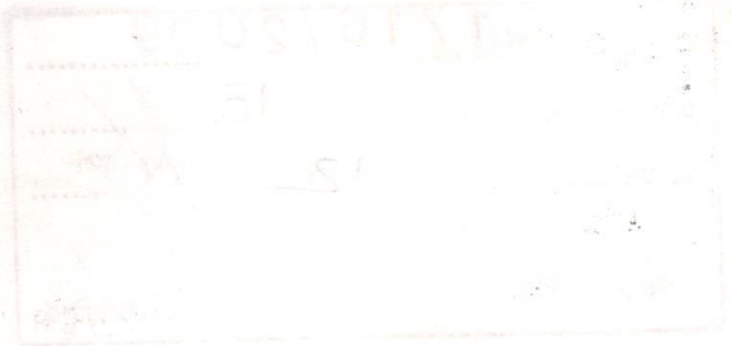
1
న పుస్తకము No. 1.716/2009
దస్తావేజుల నెంబరు 18
ఈ కాగితము వలె 11
సబ్-రిజిస్ట్రారు



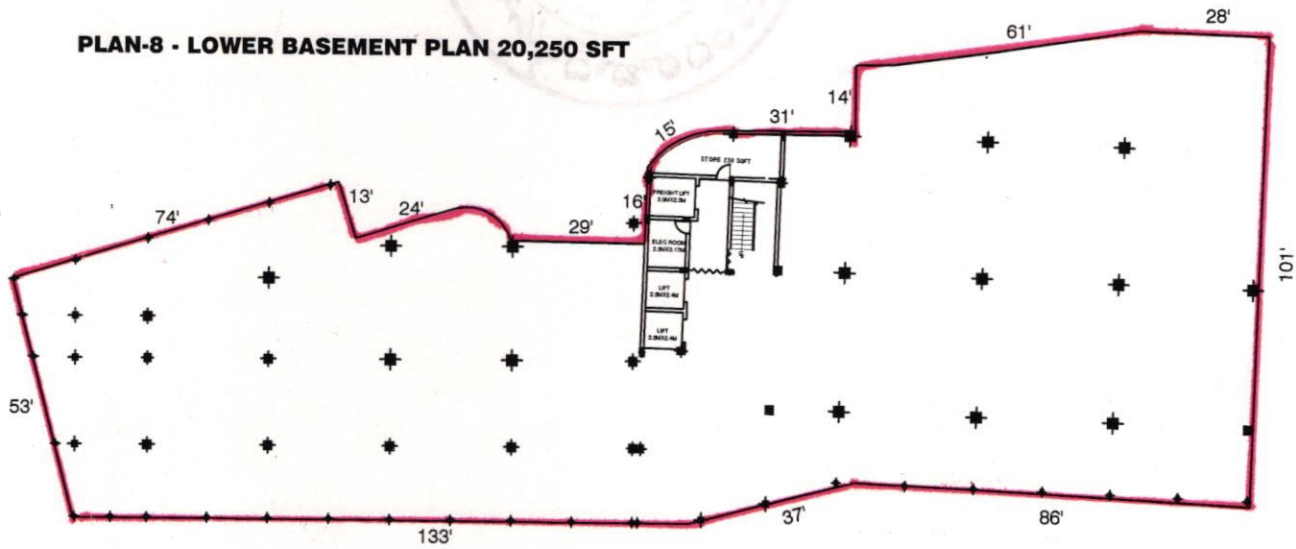
11/11/2009 నానా

సెకండరాబాద్

11/11/2009



PLAN-8 - LOWER BASEMENT PLAN 20,250 SFT



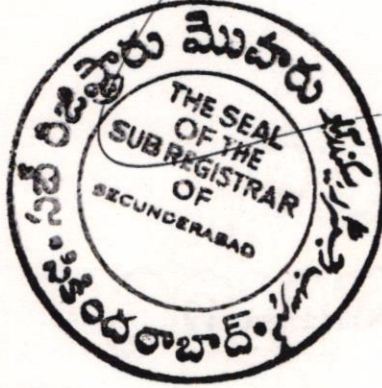
WITNESS:

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

रुकी साजन. व. कसकीवा.

SIG.OF THE DONOR

ప పుస్తకము... 1716/2009
 దస్తావేజుల మొత్తం కాగితము... 18
 ఈ కాగితము వరుస సంఖ్య... 12
 సబ్-రిజిస్ట్రారు



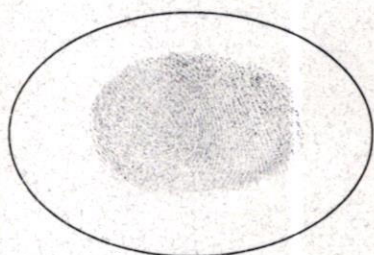
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



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

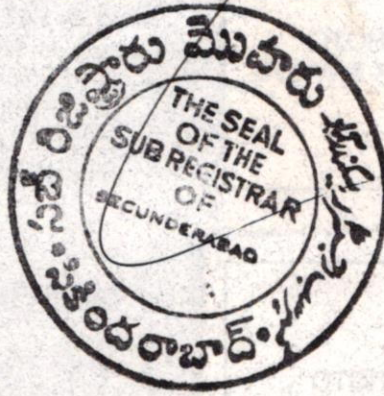
કોકિલાબેન જી. કડકીયા.

SIGNATURE OF THE DONOR

I II

SIGNATURE(S) OF DONEE(S)

ద పుస్తకము 1716/2000
దస్తావేజుల మొత్తం 18
ఈ కాగితము వరుస నంబు 13
సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFAPK3198L

नाम /NAME
KOKILABEN JAYANTILAL KADAKIA

पिता का नाम /FATHER'S NAME
MANILAL CHAGANLAL MODY

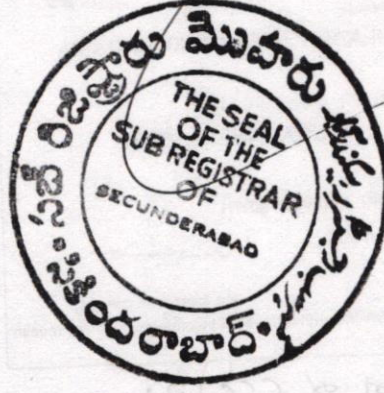
जन्म तिथि /DATE OF BIRTH
08-08-1934

हस्ताक्षर /SIGNATURE
कोकिला बेन. ज. कडकिया

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

कोकिला बेन. ज. कडकिया

1
వ పుస్తకము 1716/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 14
సబ్ రిజిస్ట్రారు



17/12/2009

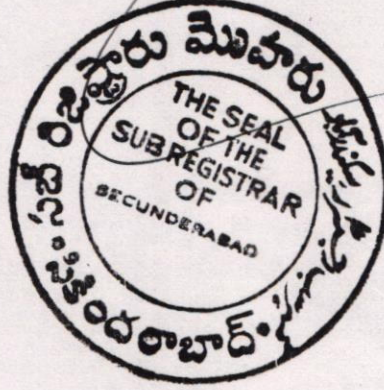
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USA

P<USAKADAKIA<<RAJESH<JAYANTILAL<<<<<<<<<<<<
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~~Joseph P. ...~~

1
వ పుస్తకము: 17.16/2009
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 15
సబ్-రిజిస్ట్రారు



Of the United States,

*In Order to form a more perfect Union,
establish Justice, insure domestic Tranquility,
provide for the common defense,
promote the general Welfare, and secure
the Blessings of Liberty to ourselves
and our Posterity, do ordain and establish this
Constitution for the United States of America.*

SIGNATURE OF BEARER / SIGNATURE DELL'UTENTE / FÖRMANDEG NUDÖR

PASSPORT
PASSPORT
PASAPORTE

UNITED STATES OF AMERICA

5

USA

451402119

KADAKIA

Given Names / Prénoms / Nombres

SHARAD JAYANTILAL

Nationality / Nacionalidade

UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento

25 Aug 1959

Place of Birth / Lieu de naissance / Lugar de nacimiento

INDIA

Date of issue / Date de délivrance / Fecha de expedición

01 Oct 2008

Date of expiration / Date d'expiration / Fecha de caducidad

30 Sep 2018

Encore servents / Meritoni Spéciales / Aniciaciones

SEE PAGE 27

Sex / Sexe / Sexo

3

Authority / Autorité / Autoridad

United States

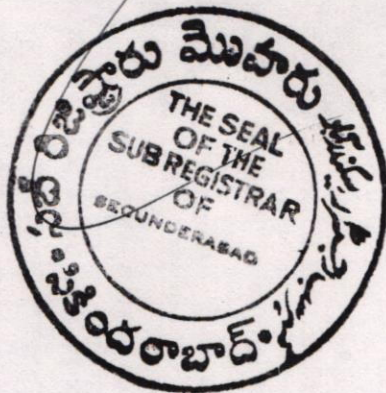
Department of State

[illegible]

4514021193USA5908259M1809303501928119<685456

928119<685456
David L. Marshall

వ పుస్తకమునకు 17.16/20.09.....
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 18.....
 ఈ కాగితము వరుస సంఖ్య 16.....
 నబ్-రిజిస్ట్రారు



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

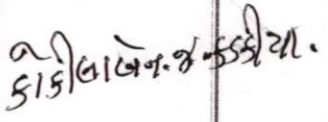
C.S.No./Year: 001734/2009 of SRO: 1606(SECUNDERABAD)

Presentant Name(Capacity): KOKOLABEN

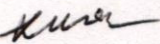
J.KADAKIA(EX)

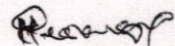
Report Date: 19/11/2009 12:56:31

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 RSECUNDERABAD	

Identified by

Witness 1 

Witness 2 

Photos and TIs

captured by me

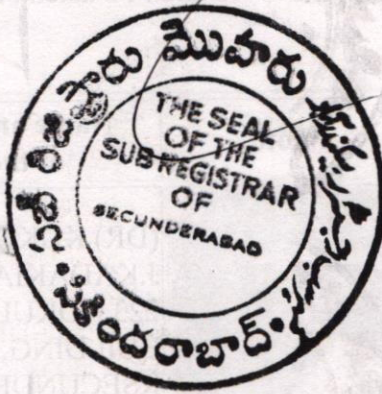
Capture of Photos and TIs
done in my presence
done in my presence

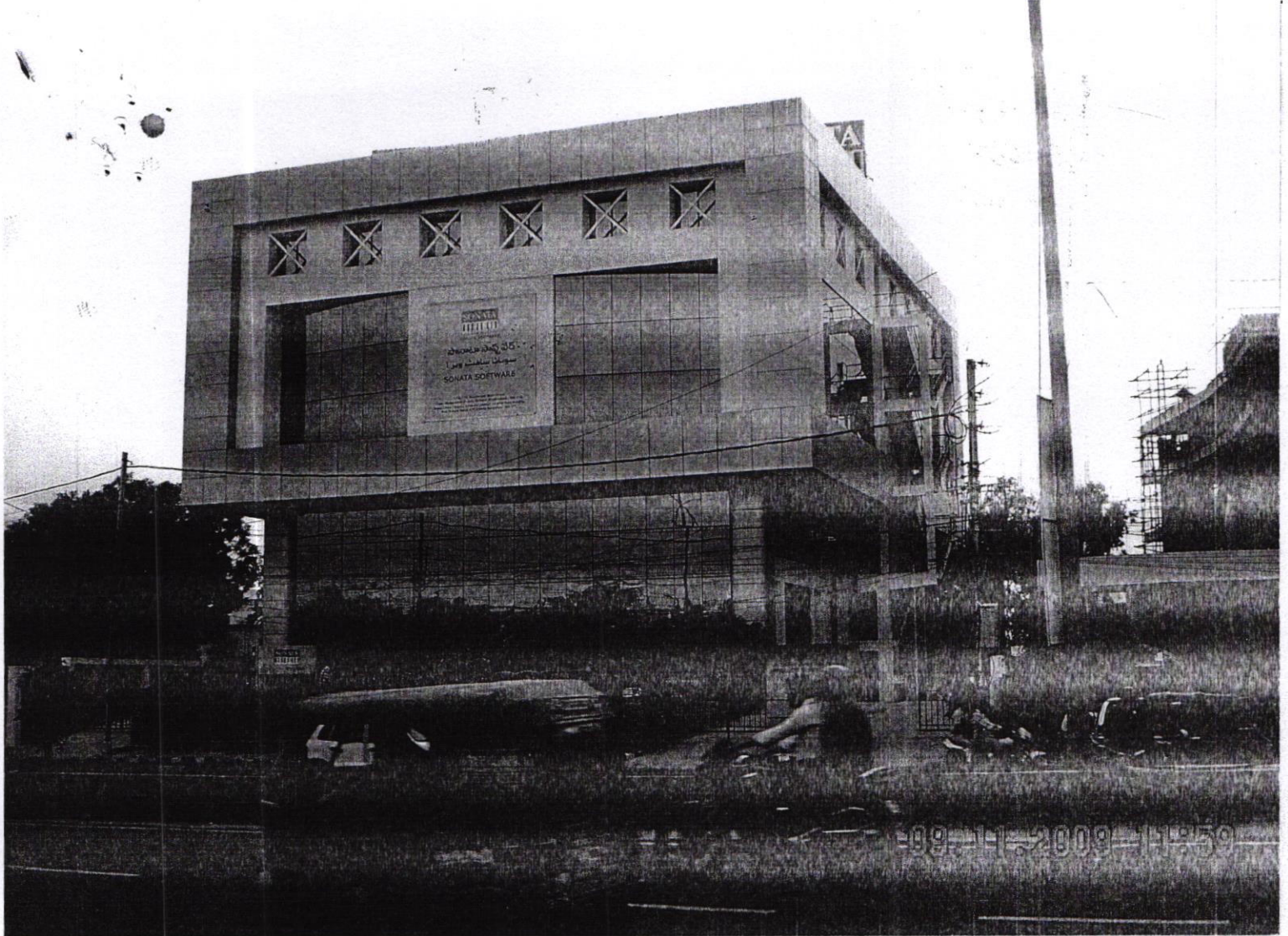
17/16/2009

దస్తావీజుల మొత్తం కాగితముల సంఖ్య. 18

ఈ కాగితము వరుస సంఖ్య. 18

సబ్-రిజిస్ట్రారు

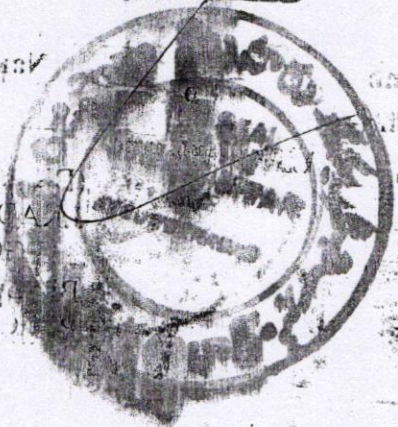




1716
 81
 Report Date: 11/1/2009 12:50:31
 C.S. No. 00111111
 J.K. A.K.A.
 and 12-12-09

Name and Address
 of Party

(M. A.B.N.)
 11/1/2009
 DISTRICT
 UNDER BAD



captured by me
 and the

done in my presence
 (Signature of Photos and T)