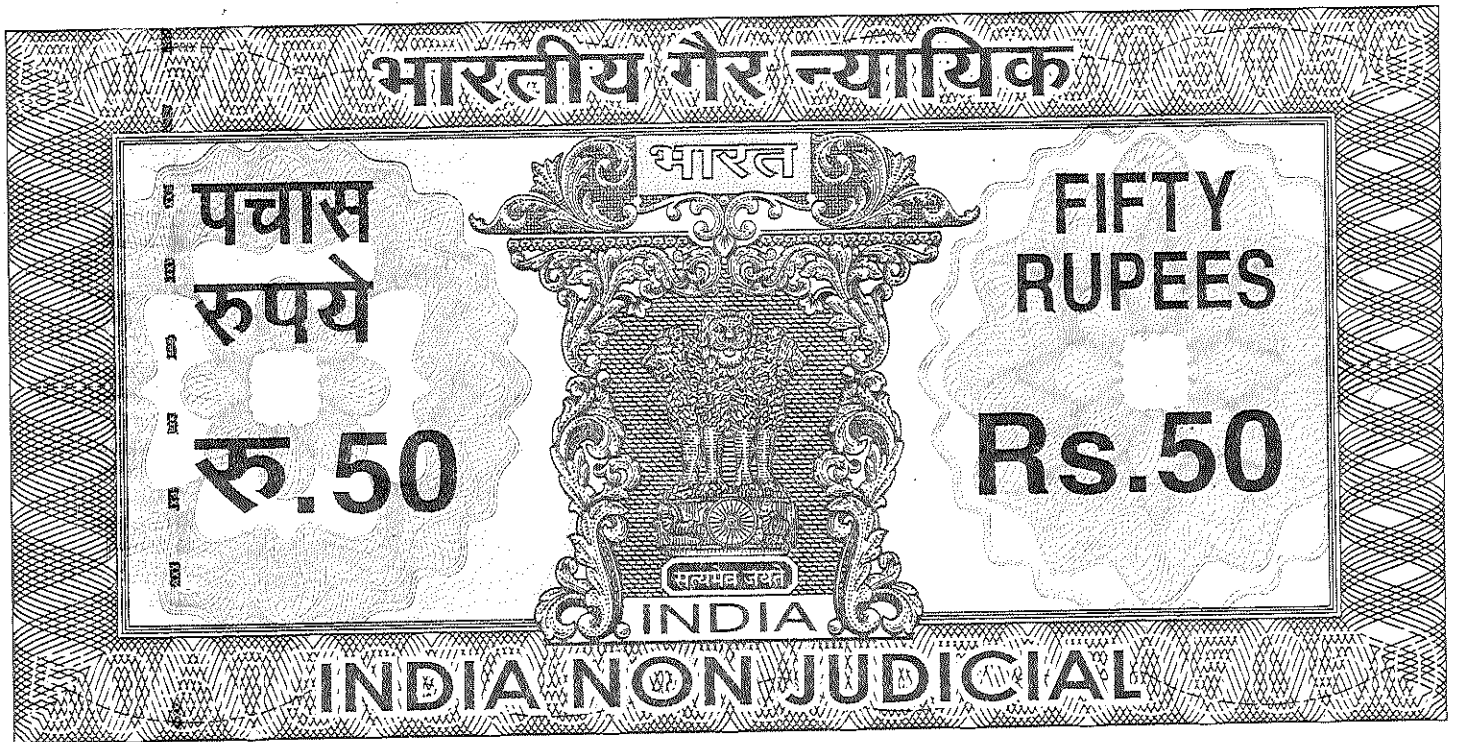


CC 330/16

CC 288/16



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

W 457695

Date: 16/05/2016, 02:12 PM

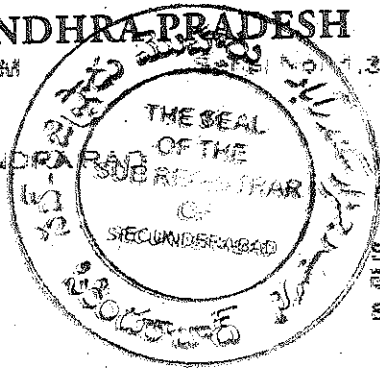
1,355

Denomination: 50

Purchased By:  
L. RAMACHARYULU

S/O LATE L. RAGHAVENDRA RAO  
S/O HYD

For Whom  
S/O S/O



Sub Registrar  
Ex. Officio Stamp Vendor  
S/O, Secunderabad

COPY OF DOCT NO 1347 / 2005 OF BOOK-I

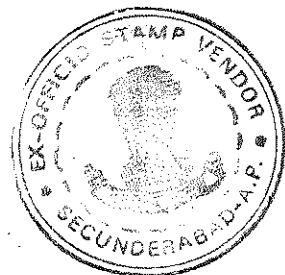
COPY Prepared } (Reader)

By } (Examiner)

OFFICE OF THE SUB-REGISTRAR  
SECUNDERABAD

PHOTO COPY

SUB REGISTRAR  
SECUNDERABAD



11/11/52



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

06AA 467400

Date : 17-08-2005 Serial No : 7,792

Denomination : 100

Purchased By :

For Whom :

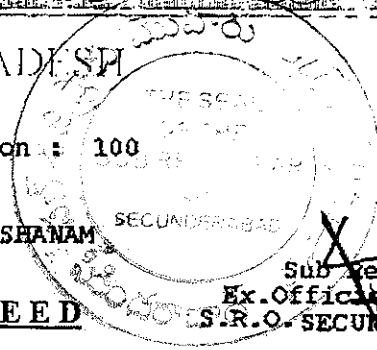
M. PRABHAKAR REDDY

M/S.SAI PRAKASH SUDARSHANAM INDUSTRIES PVT LTD

M.O.K.P.REDDY

HYD

SALE DEED



Sub-Reg. Ex-Officio Stamp Vendor S.R.O. SECUNDERABAD

This **SALE DEED** is made and executed at Secunderabad on this the 18<sup>th</sup> day of August, 2005 by and between:

**M/S. GURUDEV SIDDHA PEETH**, a Public Trust, Registered under the Bombay Public Trust, Act 1950 vide PTR NO. A-484 (Thane) having its office at, Ganeshpuri, Bhiwandi Taluka, District Thane, Maharashtra State - 401 206, represented by its Trustee Shri Jayant Buty, son of Shri. Ganpatrao Buty, aged about 61 years, residing at Civil Lines, Nagpur., hereinafter called the **VENDOR** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said **VENDOR** but also all its Trustees, successors in Office/Trust)

AND

**SHRI. SATISH MODI**, Son of Late Manilal C. Modi, aged about 61 years, Occupation: Business, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 500 034, hereinafter called the **CONSENTING PARTY** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said **CONSENTING PARTY** but also his heirs, successors-in-interest, legal representatives, administrators and assignees etc.).

IN FAVOUR OF

**M/S. SAI PRAKASH SUDARSHANAM INDUSTRIES PVT. LTD.**, having its registered office at 5-4-427/434, Nampally Station Road, Hyderabad - 500 001, represented by its Managing Director, Mr. S. Narahari, Son of Late S. Ramuloo, aged about 60 years, Occupation: Business, hereinafter called the **PURCHASER** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said **PURCHASER** but also their heirs, executors, administrators, successors and assignees).

**TRUSTEE**

Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, Maharashtra

*Satish Modi*

PHOTO COPY

OFFICE OF THE SUB-REGISTRAR  
SECUNDERABAD

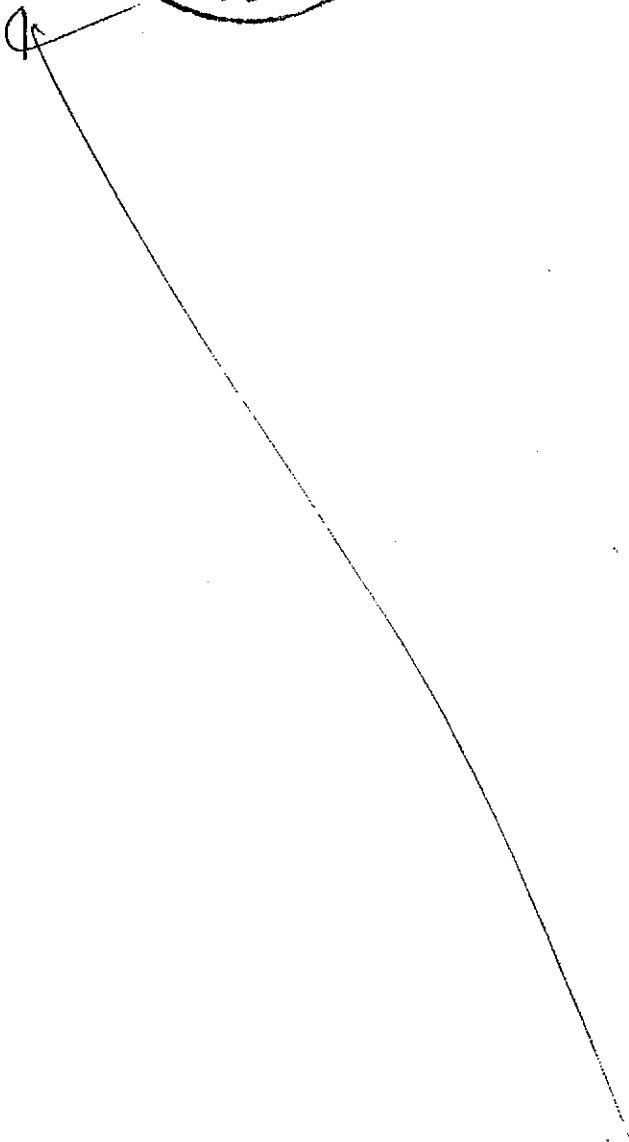
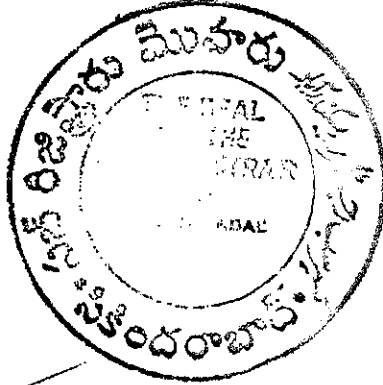
SUB REGISTRAR  
SECUNDERABAD

A/1639  
S/1436

దస్తావేజు నంబరు 1347 1005  
వస్తువు కు సంబంధించిన కాగితము  
దస్తావేజు నంబరు 9  
ఈ కాగితము పునరుద్ధరించబడినది

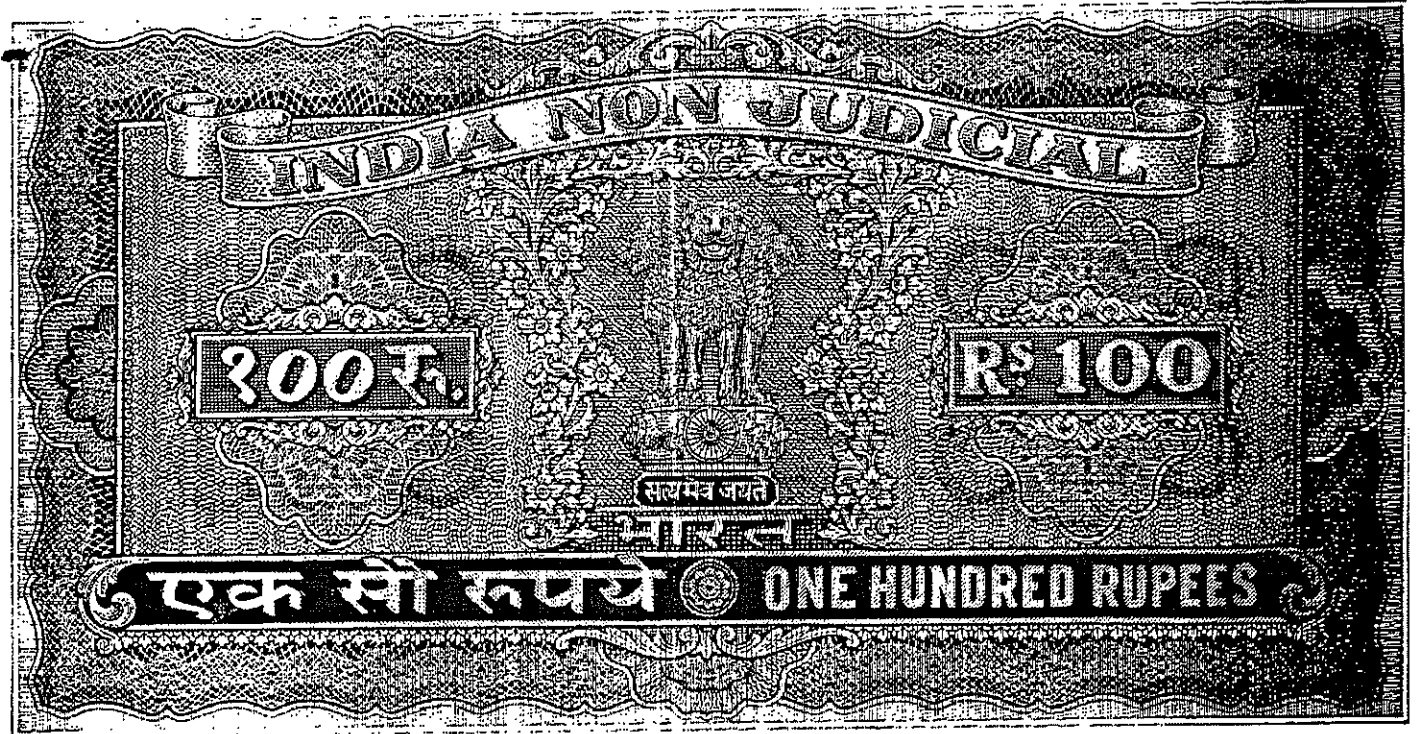


మహారాజా



4

PHOTOCOPY  
SUB REGISTRAR  
SECUNDERABAD



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467401

Date : 17-08-2005 Serial No : 7,790 Denomination : 100

Purchased By :  
K.PRABHAKAR REDDY

For Whom :  
M/S.SAI PRAKASH SUDARSHANAM  
INDUSTRIES PVT LTD  
HYD

S/O.K.P.REDDY  
HYD

Sub  
Ex.Offic  
S.R.O. SECT

WHEREAS

- A. The **VENDOR** is the sole, absolute and exclusive owner of land admeasuring about 2,331 sq. yds. along with about 5,340 sft. of A. C. Sheds, bearing Municipal No. 5-4-187/3 & 4/8 situated at Karbala Maidan, M. G. Road, Secunderabad- 500 003 more fully described in the Schedule annexed hereto and is shown in red in the enclosed plan, hereinafter referred to as **SCHEDULED PROPERTY**.
- B. The **CONSENTING PARTY** had executed a deed of settlement of immovable property for charitable purposes in respect of about 2,331 sq. yds. of land along with constructions thereon bearing Municipal No. 5-4-187/3 & 4/8 situated at Karbala Maidan, M. G. Road, Secunderabad- 500 003 in favour of Shree Gurudev Siddha Peetha (formerly known as Shree Gurudev Ashram) the **VENDOR** herein, by virtue of the Gift Settlement Deed dated 16.10.1971 and Registered as Document No. 1929 of 1971, Book-I, Volume No. 228, Pages 488 to 491 at Office of the Sub-Registrar, Secunderabad.
- C. The **VENDOR** owns several properties in the twin cities of Hyderabad and Secunderabad including the Scheduled Property.
- D. The **VENDOR** (formerly known as Shree Gurudev Ashram) was registered as a Public Trust in the year 1962 vide PTR No. A-484 (Thane) under the Bombay Public Trust Act 1950. Thereafter the name of the trust was changed from Shree Gurudev Ashram to its present name "Gurudev Siddha Peeth". The aims and objectives of the **VENDOR** trust include promotion of universal brotherhood, removal of all pains and attainment of supreme bliss. For the purpose of attaining its aims and objects and for meeting the running expenses of the said Ashram, the **VENDOR** intended and agreed to alienate all its immovable properties in the twin cities of Hyderabad/Secunderabad to the **CONSENTING PARTY** and to convey and transfer the same to him and/or his nominee/nominees.

*[Signature]*  
TRUSTEE

Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Ehiwandi,  
Dist. Thane, Maharashtra.

*Sai Prakash*

PHOTOCOPY

*[Signature]*  
SUB REGISTRAR  
SECUNDERABAD

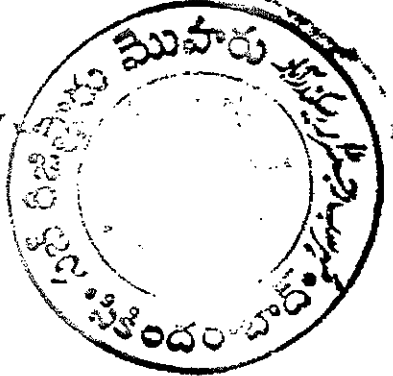
వ్యావహారిక సంఖ్య 1347/1000

సంవత్సరము 1 1927 శా.శ. సం.

పూర్వవేతనము 9

కాగితము వినియోగము 2

పద రిజిస్ట్రార్



2005 సంవత్సరము నెల 10 తేది 1927 శా.శ.

ప్రతిపక్షము 272 ప. తోటి గ్రామము 12 నుండు

గంటల మధ్య నిలింపునకు వచ్చిన అతనిని కారాగృహములో  
శ్రీ Jayanti Buty Sanyal కు నిలింపున చట్టము 1986 తోని

సెక్షన్ 32 అనుసరించి నిలింపునకు వచ్చిన గ్రామము నుండు  
తెలిముద్రలతో సహా చాఖలా చేసిన రుసుము రూ. 14,911.600/-

చలానుబ్యాహు చిల్లించినారు  
వాసియిచ్చినట్లు బహుకున్నది  
వదమ బొటన వేలు

NAME JAYANT  
OCC. LAWYER R/O. R.T. Road CIVIL LINES  
NAGPUR (MADRAS  
46000)  
Satsish modi

వదమ బొటన వేలు

NAME Satsish modi  
OCC. Business R/O. Post No. 280, Road No. 15,  
Tubilee Hills, Hyderabad  
Late Manilal C. Modi

వదమ బొటన వేలు

NAME S. Narahani  
OCC. Business R/O. S-4-42/121 Stampally  
Station Road, Hyderabad  
Late S. Ramuloo,

విరూపింపింపి

Sohan Modi

NAME Soham modi  
OCC. Business R/O. Post No. 280, Road No. 25  
Tubilee Hills, Hyderabad  
Satsish modi

Six

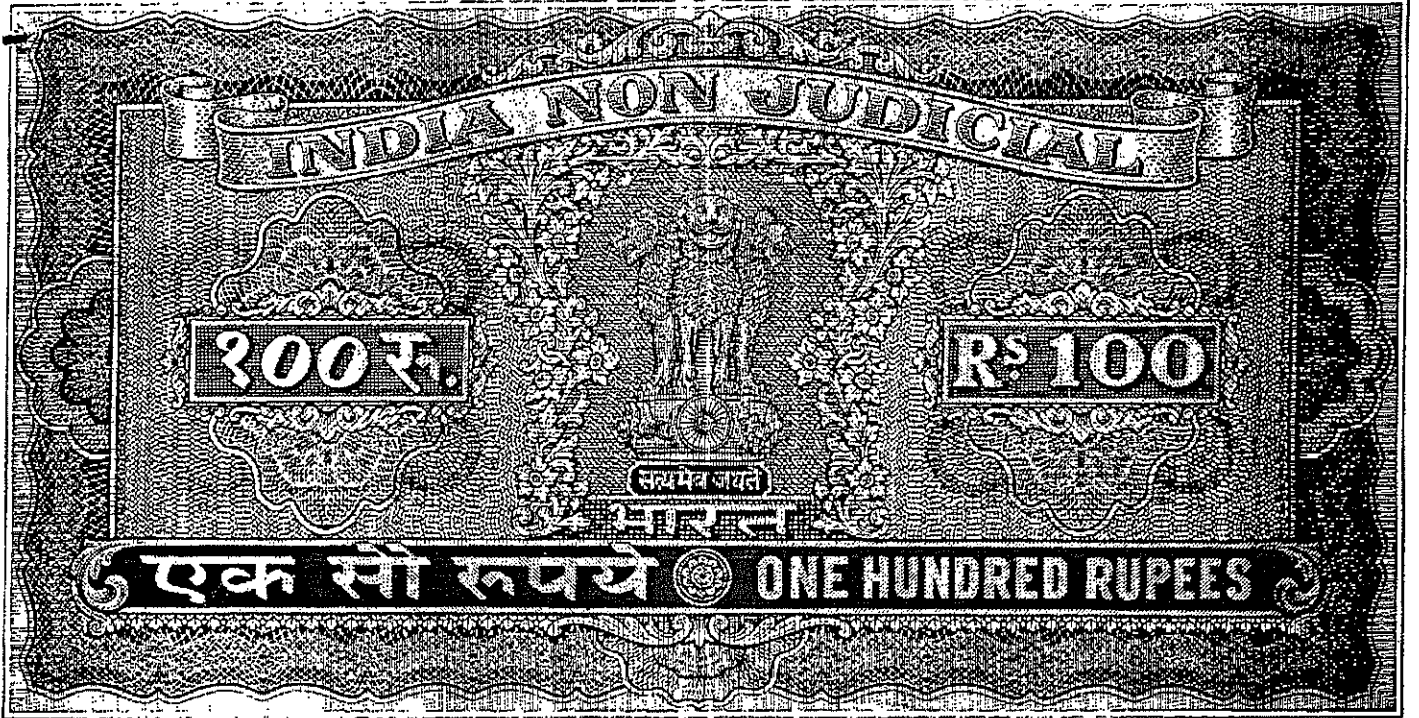
NAME S. N. Sanjeeva Kumar  
OCC. Business R/O. 16-2-209/A, Judges colony  
Malenpet, Hyde-36  
S. Narahani

2005 వ సంఖ్య అక్టోబరు 18 తేది 1927 శా.శ. సం.

ప్రతిపక్షము 272 ప. తోటి గ్రామము

PHOTOCOPY

SUB REGISTRAR  
HYDERABAD



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467402

Date : 17-00-2005

Serial No : 7,794

Denomination : 100

Purchased By :

K.PRABHAKAR REDDY

For Whom :

M/S.SAI PRAKASH SUDARSHANAM  
INDUSTRIES PVT LTD

HYD


S/O.K.P.REDDY

HYD

Ex. O. Vendor  
S.R.O.

- E. The **VENDOR** has obtained the necessary sanction from the Charity Commissioner Maharashtra State, Bombay vide Order No. J/4/181-91/477/12224/92 dated 30<sup>th</sup> June 1992 in respect of sale of the immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property as stated herein above.
- F. The **CONSENTING PARTY** has fulfilled all his financial obligations by the payments of the full consideration receivable by the **VENDOR** in respect of the sale of all the immovable properties and the **VENDOR** has expressed its willingness to execute deeds of conveyance for the transfer of the said immovable properties including the Scheduled Property herein in favour of the **CONSENTING PARTY** Shri Satish Modi or such person or persons as Shri Satish Modi may nominate.
- G. The **CONSENTING PARTY** has nominated the **PURCHASER** herein in respect of the Scheduled Property herein and requested the **VENDOR** to convey and transfer the same to and infavour of the **PURCHASER** herein.
- H. At the request of the **CONSENTING PARTY** and the **PURCHASER** herein the **VENDOR**, herein has agreed to execute this sale deed and convey the Scheduled Property in favor of the **PURCHASER**, being nominee of the **CONSENTING PARTY**.
- I. The **VENDOR** and **CONSENTING PARTY** have agreed to sell the Scheduled Property to the **PURCHASER** hereinabove mentioned for a consideration of 4,41,00,000/- (Rupees Four Crores Fourty One Lakhs Only) and the **PURCHASER** has agreed to purchase the same

*Satish Modi*

  
TRUSTEE  
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, Maharashtra.

PHOTOCOPY Page 3 of 6

SUB REGISTRAR  
SECUNDERABAD

పన్ను వేలు పరిమాణం 1347 1005  
 పన్ను ప్రకటన 1 2027 నా 9 నెల  
 పన్ను వేలు 9  
 కలిగిన పన్ను పరిమాణం 3

మం. రిజిస్ట్రార్  
 సెకండరాబాద్

Rs. 4178880-00 towards  
 Stamp Duty including Transfer Duty U/s 41 of L.S. Act

and Rs. \_\_\_\_\_ towards Registrar's fee and other payable fees of

Rs. 59,66,4,000/- were paid by the party  
 through SBH Receipt Number 497656 & 497660  
 dated 18/8/2005 at Kuvempu, Andhra Pradesh.

SUB-REGISTRAR  
 SECUNDERABAD

**CERTIFICATE OF REGISTRATION**

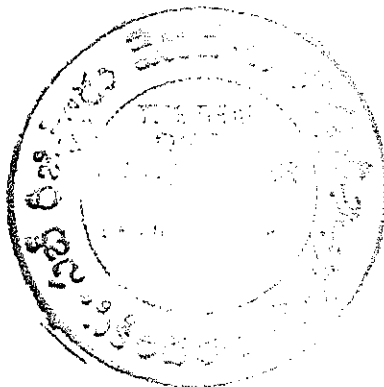
Registered as Document No: 1347

of 2005 (1927-05)

of Book \_\_\_\_\_ and assigned the  
 identification number 1505. 151436-2005

For Scanning.

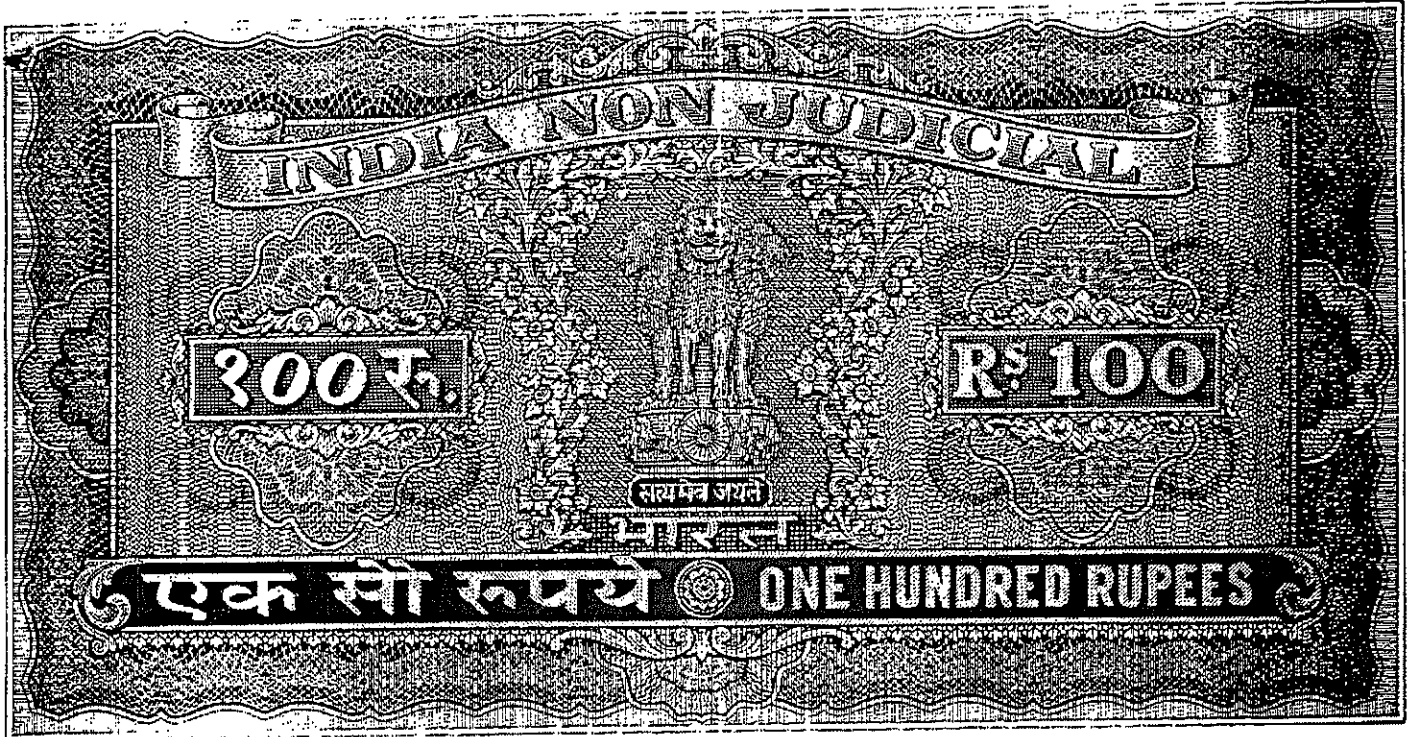
Date: 18/8/2005 - Registering Office.



PHOTOCOPY

SUB-REGISTRAR  
 SECUNDERABAD





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467403

Date : 17-08-2005 Serial No : 7,795 Denomination : 100

Purchased By :  
K.PRABHAKAR REDDYFor Whom :  
M/S.SAI PRAKASH SUDARSHANAM  
INDUSTRIES PVT LTDS/O.K.P.REDDY  
HYD

HYD

Sub  
Ex.Officio Stamp Vendor  
S.R.O. SECUNDERABAD**NOW THIS SALE DEED WITNESSETH:**

1. That in pursuance of the sanction given by the Charity Commissioner of Maharashtra and in consideration of the said sum of Rs. 4,41,00,000/- (Rupees Four Crores Forty One Lakh Only) paid by the PURCHASER to the CONSENTING PARTY in the manner given under, which is acknowledged and admitted by the VENDOR and the CONSENTING PARTY. The VENDOR hereby convey the Scheduled Property to the PURCHASER free from all encumbrances and to hold the same as absolute owner together with appurtenances, belonging hereto and all the estate like title, interest and claim whatsoever the VENDOR had in or to the Scheduled Property hereby conveyed on as is where is basis with boundaries, locations, extent etc., given in the Schedule below and in the enclosed plans.

Cheque / Pay order No	Date	Drawn on	Amount (Rs.)
097030	05.08.2005	SBH, Nampally Station Road Branch.	40,00,000
097037	13.08.2005	SBH, Nampally Station Road Branch.	1,10,00,000
710368	17.08.2005	SBH, Nampally Station Road Branch.	99,00,000
710369	17.08.2005	SBH, Nampally Station Road Branch.	99,00,000
710370	17.08.2005	SBH, Nampally Station Road Branch.	33,00,000
097045	18.08.2005	SBH, Nampally Station Road Branch.	20,00,000
097046	18.08.2005	SBH, Nampally Station Road Branch.	20,00,000
097047	18.08.2005	SBH, Nampally Station Road Branch.	20,00,000
		<b>Total Amount</b>	<b>4,41,00,000</b>

The above mentioned cheques are received by the VENDOR and CONSENTING PARTY subject to realization.

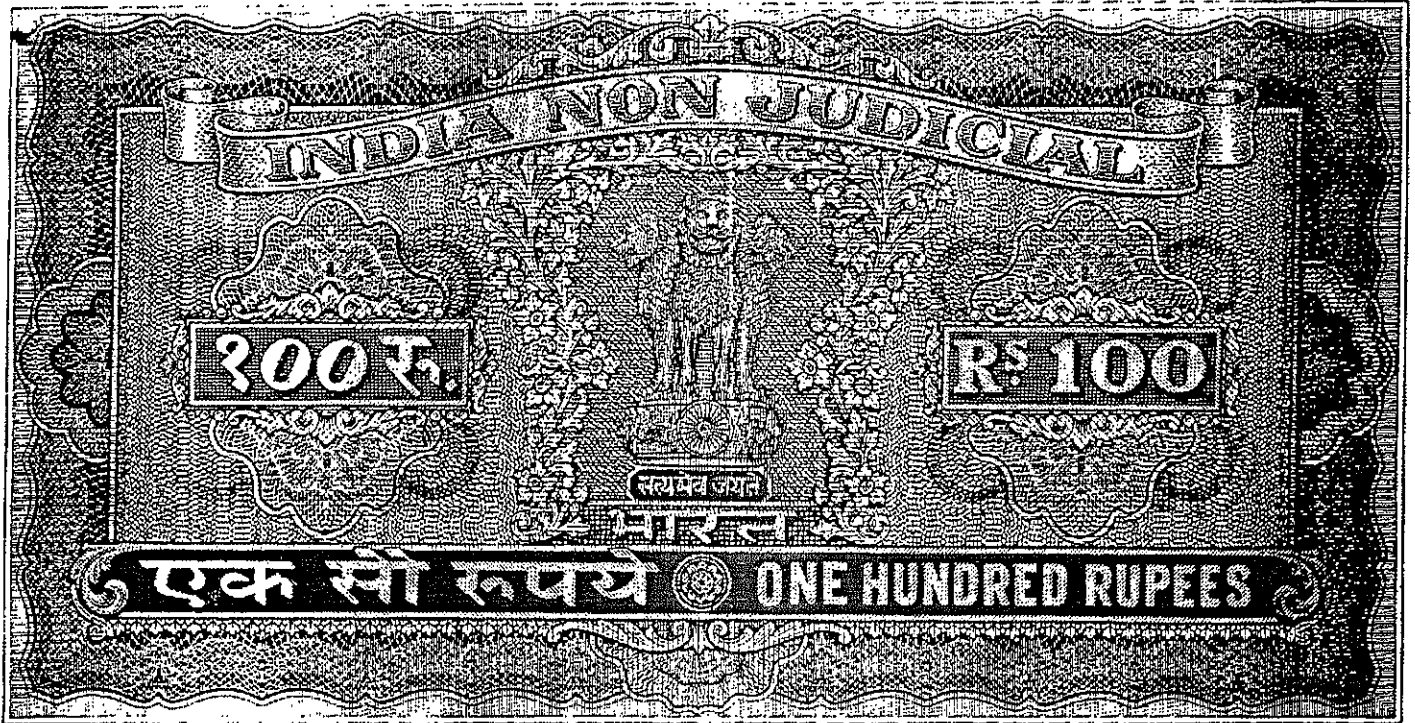
PHOTOCOPY

REGISTRAR  
SECUNDERABAD

*[Signature]*  
TRUSTEE  
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, Maharashtra.

*[Signature]*





ఆంధ్ర ప్రదేశ్ రాష్ట్ర ప్రభుత్వం ANDHRA PRADESH

06AA 467404

DATE : 17-08-2005 Serial No : 7,790 Denomination : 100

Purchased By :

For Whom :

K.PRABHAKAR REDDY

M/S.SAI PRAKASH SUDARSHANAM  
INDUSTRIES PVT LTD

S/O.K.P.REDDY  
HYD

HYD

Sub-Registrar  
Ex.Officer  
S.R.O. SECUNDERABAD

2. The **VENDOR** and the **CONSENTING PARTY** herein have delivered to the **PURCHASER**, possession of the Scheduled Property. Henceforth, the **VENDOR** and the **CONSENTING PARTY** shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the **PURCHASER** without any let or hindrance from the **VENDOR** or **CONSENTING PARTY** or any one claiming through them.

It is further covenanted by the **VENDOR / CONSENTING PARTY** and the **PURCHASER** as follows:

3. The **VENDOR** and the **CONSENTING PARTY** hereby declare that the Scheduled Property is free from all encumbrances and the **PURCHASER** shall hold the same as absolute owner together with appurtenances, belonging hereto.
4. The extent and title to the Scheduled Property has been accepted by the **PURCHASER**, who shall not raise any dispute of whatsoever nature thereto.
5. The **VENDOR / CONSENTING PARTY** and the **PURCHASER** shall continue to use the 20' wide passage towards the northern side of the Scheduled Property as a common passage. The **VENDOR / CONSENTING PARTY** shall permit the **PURCHASER** to use the existing 10' wide gate on the north-east side of the Scheduled Property.
6. The **VENDOR** and **CONSENTING PARTY** have delivered all copies of title deeds, link documents, tax receipts, etc., to the **PURCHASER** on this date.
7. No suits legal proceedings are pending in any Court or Government Departments or authorities and functionaries involving or in relation to the Scheduled Property.

  
TRUSTEE

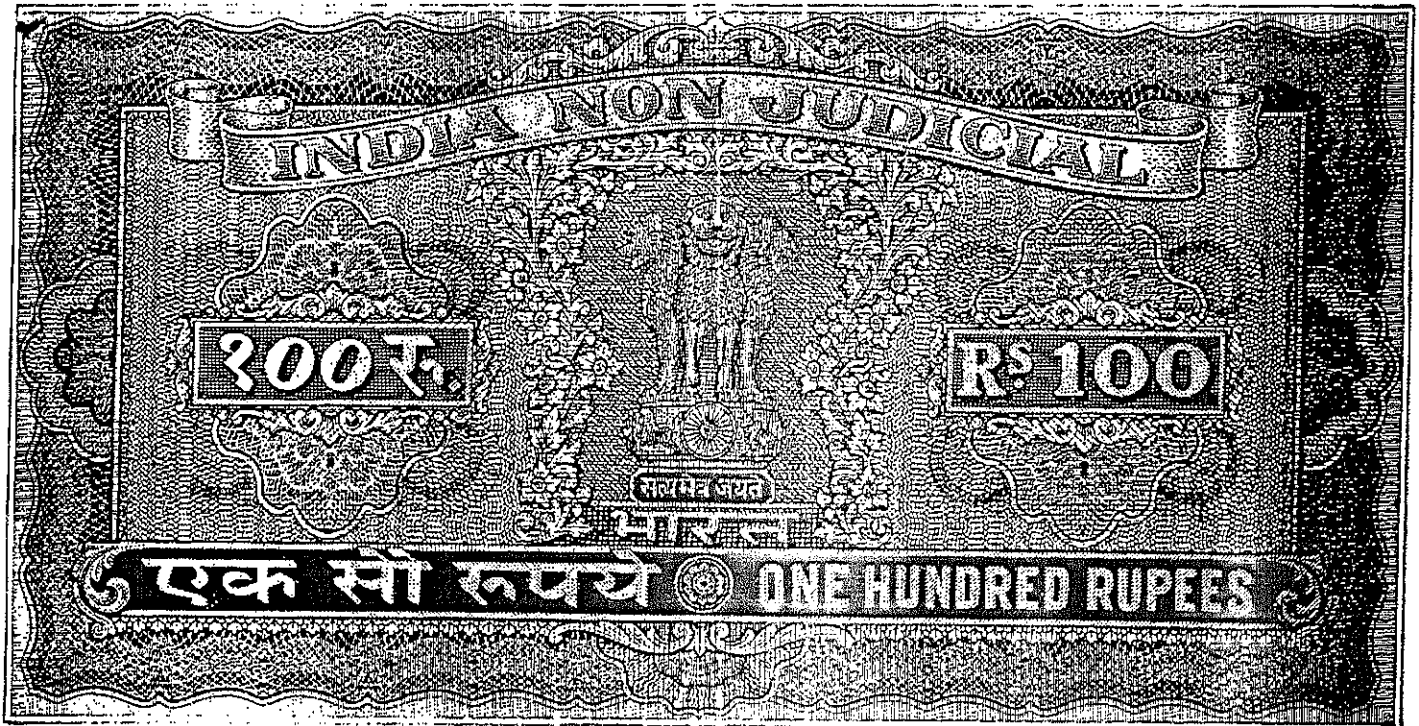
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Ehiwandi,  
Dist. Thane, Maharashtra.

*Satish Prakash*

PHOTO COPY

905  
SECUNDERABAD





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467399

Date : 17-08-2005 Serial No : 7,791 Denomination : 100

Purchased By :  
K. PRABHAKAR REDDY

S/O. K. P. REDDY  
HYD

For Whom :

M/S. SAI PRAKASH SUDARSHANAM  
INDUSTRIES PVT LTD  
HYD

Sub  
Ex. Offic  
S.R.O. SEC

8. The **VENDOR** and **CONSENTING PARTY** hereby declare, covenant and agree with the **PURCHASER** that they shall execute and do all such acts, things and deeds as maybe necessary to more effectually assure the **PURCHASER** with respect to the title and assist the **PURCHASER** in getting mutation effected in Municipal Records or Government Authorities at the expense of the **PURCHASER**.

9. The market value of the Scheduled Property is Rs. 5,96,64,000/-. Stamp duty and Registration amount of Rs. 56,63,875/- is paid by way of challan No. 497658, dated 18.08.05, drawn on SBH, Karadiguda Branch, Sec'bad. & Rs. 6705/- Paid vide Challan no. 497660 dt- 18/08/05; SBH, Karadiguda Branch.  
**DESCRIPTION OF THE SCHEDULED PROPERTY**

All that land admeasuring about 2,331 Sq. Yds. along with about 5,340 sft. of A. C. Shed bearing Municipal No. 5-4-187/3 & 4/8 situated at Karbala Maidan, M. G. Road, Secunderabad - 500 003 and more clearly shown in the plan annexed hereto, marked in red and bounded by:

North by	20' Common Private Passage and neighbours buildings known as Patel Trade World & Nest Restaurant
South by	Building known as S. M. Modi Commercial Complex
East by	Building known as Soham Mansion
West by	Necklace Road

In witness whereof the **VENDOR** and **CONSENTING PARTY** have set their respective hands on this indenture of sale on the day, month and year first above written in the presence of the following witness:

WITNESSES:

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

(S.N. Sanjeev Kumar)

*[Signature]*  
TRUSTEE VENDOR  
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, maharashtra

*[Signature]*  
CONSENTING PARTY

*[Signature]*  
PURCHASER

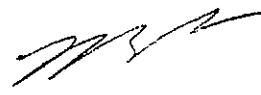
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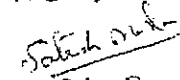


ANNEXTURE-1-A

1. Description of the Building : All that land admeasuring about 2231 Sq. Yds. Bearing Municipal No. 5-4-187/3 & 4/8, situated at Karbala Maidan, M. G. Road, Secunderabad - 500 003
- (a) Nature of the roof : A. C. Sheet
- (b) Type of Structure :
2. Age of the Building :
3. Total Extent of Site : 2331 Sq. Yds.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 5340 sft A. C. Shed
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : 5,96,64,000/-

Date: 18/08/2005

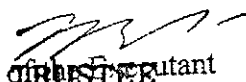
1.   
**TRUSTEE**  
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, Maharashtra.

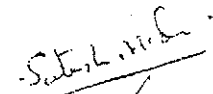

2.   
Signature of the Executant

CERTIFICATE

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

Date: 18/08/2005

1.   
Signature of Trustee  
**TRUSTEE**  
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, Maharashtra.

2.   


PHOTOCOPY

  
SUB REGISTRAR  
SECUNDERABAD





**REGISTRATION PLAN SHOWING FOR SALE DEED IN** MUNICIPAL NO. 5-4-187/3 & 4/8

**Situated at** KARBAL MAIDAN, M. G. ROAD, SECUNDERABAD-500 003

**VENDOR:** M/S. GURUDEV SIDDHA PEETH, REPRESENTED BY ITS TRUSTEE

SRI. JAYANT BUTY, SON OF SRI. GANPATRAO BUTY

**CONSENTING PARTY:** SRI. SATISH MODI, SON OF LATE MANICAL C. MODI

**VENDEE:** M/S. SAI PRAKASH SUDARSHANAM INDUSTRIES PVT. LTD., REP. BY ITS

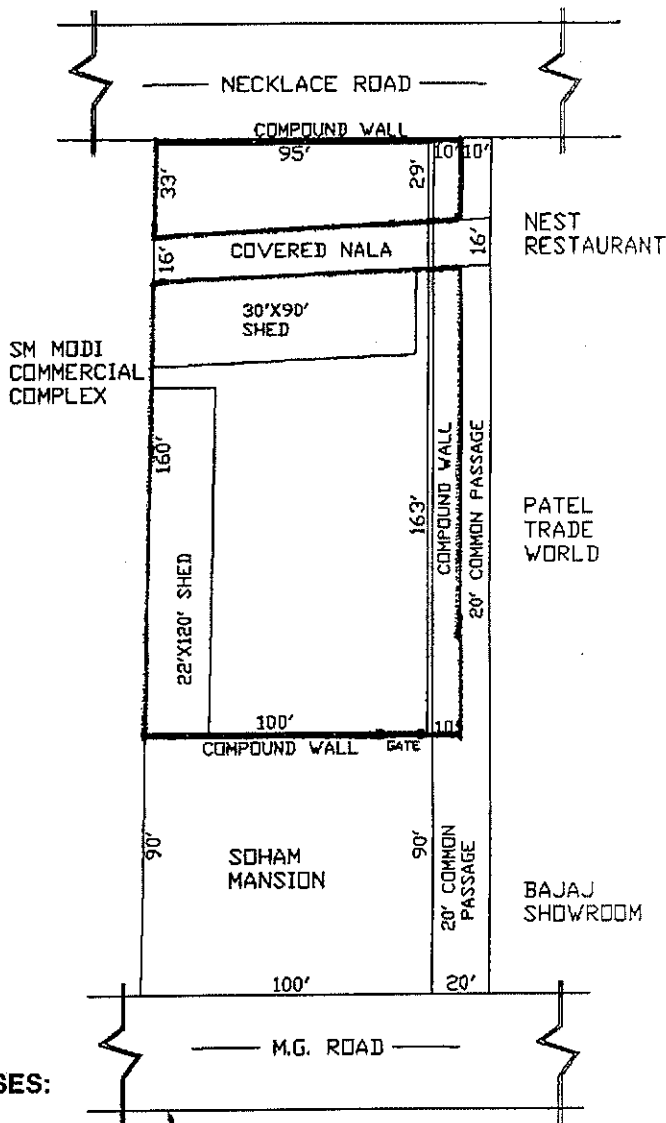
MANAGING DIRECTOR SRI. S. NARAHARI, SON OF LATE S. RAMULOO

**REFERENCE:**  
**AREA:** 2,331

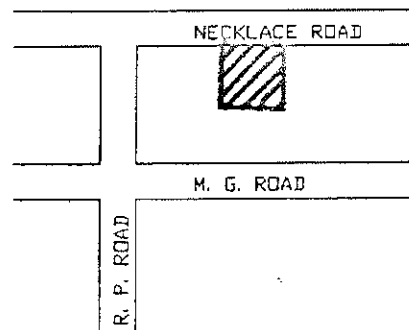
**SCALE:** NOT TO SCALE  
**SQ. YDS. OR**

**INCL:**   
**SQ. MTRS.**

**EXCL:**



LOCATION PLAN



1.

**TRUSTEE**  
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, Maharashtra.

2.

**SIG. OF THE VENDOR**

**SIG. OF THE VENDEE**

**WITNESSES:**

- 1.
- 2.

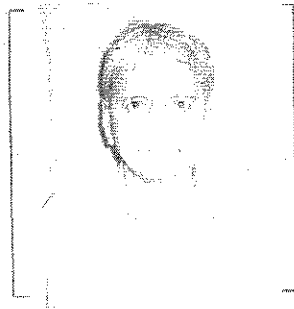
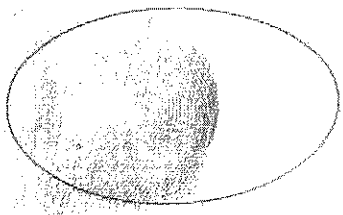
PHOTO COPY

SUB REGISTRAR  
SECUNDERABAD

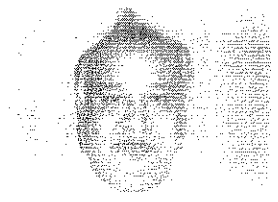
పాఠశాల  
ESEA  
ETRE  
పాఠశాల  
పాఠశాల

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

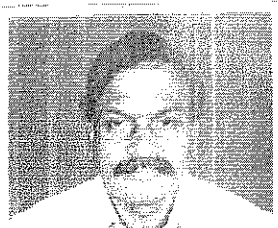
SL. NO.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
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**VENDORS:**  
M/S. GURUDEV SIDDHA PEETH,  
HAVING ITS OFFICE AT GANESHPUR,  
BHIWANDI TALUKA, DIST. THANE,  
MAHARASTRA STATE - 401 206, REP  
BY ITS TRUSTEE SRI. JAYANT BUTY,  
S/O SRI. GANPATRAO BUTY.



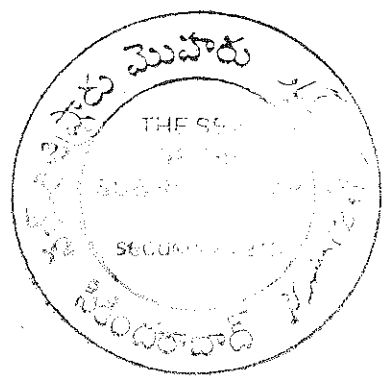
**CONSENTING PARTY:**  
SRI SATISH MODI, S/O LATE MANICAL  
C. MODI, R/O. PLOT NO. 280, ROAD NO.  
25, JUBILEE HILLS, HYDERABAD -  
500 034.



**PURCHASER:**  
MIS. SAI PRAKASH SUDARSHANAM  
INDUSTRIES PVT. LTD., HAVING ITS  
OFFICE AT 5-4-427/434, NAMPALLY  
STATION ROAD, HYDERABAD - 500 001,  
REP. BY ITS MANAGING DIRECTOR SRI.  
S. NARAHARI, S/O LATE S. RAMULOO.

SIGNATURE OF WITNESSES

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



*[Signature]*  
TRUSTEE  
Gurudev Siddha Peeth,  
Ganeshpur Tal. Bhiwandi,  
Dist. Thane, Maharashtra.  
*[Signature]*  
SIGNATURE OF EXECUTANTS  
*[Signature]*  
SIGNATURE OF THE PURCHASER

PHOTO COPY

OFFICE OF THE SUB-REGISTRAR  
SECUNDERABAD

*[Signature]*  
SUB-REGISTRAR  
SECUNDERABAD

