

190/98



S.No. 2334 Date 06/06/1998 Rs. 25,000/-
Sold to P. Solomon s/o. P. Krupa Natnam, Sec 13ad
For whom SHRI M. C. MODI EDUCATIONAL TRUST,
SECUNDERABAD.

00DD 479837

M. Raoinder
Sub-Registrar
Ex-Officio Stamp Vendor
S. R. O. Secunderabad.

SALE DEED

This Sale Deed made at Secunderabad on this the 6th day of June 1998 by:

Shree Gurudev Siddha Peeth a Public Charitable Trust registered under the 'Bombay Public Trust Act , 1950 vide P.T.R No. A - 484 (Thane), having its office at Ganeshpuri, Dist: Thane, Maharashtra represented by its Honorary Secretary and Constituted Attorney Shri. Shirish Thakkar S/o. Shri. Pranjiwandas Thakkar hereinafter referred as "VENDOR"

(which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors- in- office/ trust) of them of the one part.

Shri. Satish Modi S/o. Late Shri. Manilal C. Modi aged 53 years Occupation: Business, residing at Plot No.1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter called the "CONSENTING PARTY"

Satish Modi
S. M.

Shirish Thakkar

Satish Modi

(Shirish Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH,



S.No. 2335 Date 06/06/1998 Rs. 25,000/-
Sold to P. Solomon s/o. P. Kalya Rednam, Sec-abad
For whom SHRI M. C. MODI EDUCATIONAL TRUST,
Secunderabad.

00DD 479838

M. Rasinder
Sub-Registrar
Ex-Officio Stamp Vendor
S. R. O. Secunderabad.

-2-

(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, executors, administrators and assignees, etc.,) of the second part

IN FAVOUR OF

Shri M.C. Modi Educational Trust, a registered Public Charitable Trust having its office at 5-4-187/ 3 & 4, M. G. Road, Secunderabad - 500 003, represented by its trustee Shri Pramod Modi S/o. Late. Shri Manilal C. Modi hereinafter called the "**PURCHASER**",

(which expression unless repugnant or inconsistent with the subject or context shall mean and include its Trustees, Successors -in- office/Trust) of the third part.

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Satish Moh.

(Shirish Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH,



S.No. 2336 Date 06/06/1998 Rs. 25000/-
Sold to P. Solomon s/o P. Krupa Rednam, Sec'bad
For whom SHRI M.C. MODI EDUCATIONAL TRUST
Secunderabad

00DD 479839
[Signature]
Sub-Registrar
Ex-Officio Stamp Vendor
S. R. O. Secunderabad.

-3-

WHEREAS:

The **VENDOR** is the sole, absolute and exclusive owner of a portion forming part of the RCC building known as "Soham Mansion" admeasuring about 4580 sft on the second floor, 2665 sft on the first floor, and 525 sft parking area on the basement floor together with undivided share in land admeasuring 381 sq yards equivalent to 318 sq mts and bearing MCH No. 5-4-187/ 3 & 4, situated at M.G. Road, Secunderabad - 500 003, which is more fully described in the schedule annexed hereto and shown in red in the enclosed plan, herein after referred to as **schedule property**.

Whereas the Schedule Property formed part of a bigger property purchased by the said **CONSENTING PARTY** from his predecessor in the title through Sale Deed dated 18-05-1964 registered as document No.929/1964 of Book No-I, Volume - 79 before the Sub- Registrar, Secunderabad and Sale Deed dated 19-09-1969 registered as Document No.2375/69 of Book-I, Volume 254, before the Sub - Registrar, Secunderabad.

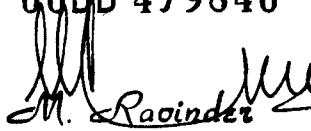
SB
[Signature]

S M
Satish maha

(Shirish Thakkar)
Hony. Secretary
GURUDEV SIDDHA PLETH,



C.No. 2337 Date 06/06/1998 Rs. 25000/-
 Sold to P. Solomon Sp. P. Koupa Natnam, Sec 'bad.
 For whom SHRI M. C. MODI EDUCATIONAL TRUST
 SECUNDERABAD

QDD 479840

 M. Ravinder
 Sub-Registrar
 Ex-Officio Stamp Vendor
 S. R. O. Secunderabad.

-4-

Whereas the said **CONSENTING PARTY** had executed a deed of settlement of immovable property for charitable purpose in respect of the schedule property in favour of Shree Gurudev Ashram having its registered office at Gavdevi, Ganeshpuri, Dist Thane, Maharashtra State, through Gift Settlement Deed dated 07-05-1977, registered as Document No. 756 of 1977 of Book I, Volume No. 372 at Office of the Sub- Registrar, Secunderabad executed by Shri. Satish Chandra Modi.

AND WHEREAS the **VENDOR** (Shree Gurudev Ashram) is the Public Charitable and Religious Trust registered as PTR No. A -484 (Thane) and whereas the **VENDOR** submitted an application under section 50A(3) of the Bombay Public Trust Act 1950 to modify the scheme settled in application No. 47/1976 before the Deputy Charity Commissioner, Maharashtra State, Bombay and for amalgamation of two existing Trusts at Ganeshpuri, namely Shree Gurudev Ashram PTR No. A-484(Thane), & Shree Mukteshwari Trust at Bombay, registered as Public Trusts, which was disposed of by an order dated 30-06-1976. Thereafter, the name of the trust was changed from Shree Gurudev Ashram and the trust has been named and designated

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(Shirish Thakkar)
 Hony. Secretary
 GURUDEV SIDDHA PEETH,

as GURUDEV SIDDHA PEETH, registered No. A-484, (Thane). The aim of the Ashram is to promote the sense of brotherhood and build "**PARASPARA DEVO BHAVA**" and for the purpose of attaining the above object and to meet the running expenses of the said Ashram, intended and agreed to alienate its immovable properties at Hyderabad and Secunderabad in favour of the **CONSENTING PARTY** and or his nominee/nominees here in under an agreement dated 29th June 1991.

AND WHEREAS the **VENDOR** has obtained necessary permission from Charity Commissioner, Maharashtra State, Bombay vide order No. J/4/181-91/12225/92 dated 30th June 1992 in respect of sale of immovable properties of the Trust (Ashram) at Hyderabad and Secunderabad including the **SCHEDULE PROPERTY** to the **CONSENTING PARTY** under an agreement dated 29/06/1991 referred to above.

AND WHEREAS the **VENDOR** obtained N.O.C u/s. 269 UL of I. T .Act 1961 vide order No. AA/Hyd/7(16)9/91-92 dated 30-9-1991 in respect of Agreement dated 29/06/1991.

By an Agreement of Sale dated 29th March 1995 **VENDOR** and **CONSENTING PARTY** had agreed to sell and the **PURCHASER** had agreed to purchase the schedule property for a total consideration of **Rs. 35,76,020/-** (Rupees Thirty Five Lakhs Seventy Six Thousand And Twenty Only) which is inclusive of taking over a liability of **CONSENTING PARTY** to refund deposits of Rs. 1,76,020/- (Rupees One Lakh Seventy Six Thousand and Twenty Only) received from various tenants which are mentioned in the above referred Sale Agreement dated 29th March 1995.

AND WHEREAS the Appropriate Authority under the Income Tax Act, 1961 has issued N O C for transfer of the Schedule Property under an Agreement of Sale dated 29th March 1995 referred to above vide order No.AA/Hyd/4(4)7/95-96 u/s.269 UL dated 28-6-1995.

AND WHEREAS the schedule property is tenanted by various tenants.

AND WHEREAS at the request of the **PURCHASER** herein the **VENDOR** herein have agreed to complete the sale and convey the schedule property in favour of the **PURCHASER** being nominee of the **CONSENTING PARTY**.

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(English Text)
Hony. Secretary
GURUDEV SIDDHA PEETH,

NOW THIS SALE DEED WITNESSETH:

1. In pursuance of the sanction given by the Charity Commissioner of Maharashtra and in consideration of the said sum of **Rs. 35,76,020/-** (Rupees Thirty Five Lakhs Seventy Six Thousand And Twenty Only) which is inclusive of liability taken over by the **PURCHASER** in respect of re-payment of deposits of Rs. 1,76,020/- (Rupees One Lakh Seventy Six Thousand And Twenty Only) received from the various tenants the **PURCHASER** has paid a sum of Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only) to the **CONSENTING PARTY** (the receipt whereof the **VENDOR** and **CONSENTING PARTY** hereby admit, accept and acknowledge). The **CONSENTING PARTY** has also given a credit for a sum of Rs. 1,76,020/- (Rupees One Lakh Seventy Six Thousand and Twenty Only) towards liability for repayment of deposits to various tenants taken over by the **PURCHASER** which are mentioned in the Sale Agreement dated 29th March 1995. Thus the **PURCHASER** has paid the entire sale consideration of Rs. 35,76,020/- (Rupees Thirty Five Lakhs Seventy Six Thousand and Twenty only) in the manner above said and which is acknowledged and admitted by the **VENDOR** and the **CONSENTING PARTY**.
2. The **VENDOR** hereby transfer and convey the **Schedule Property** described 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 **Schedule Property** hereby conveyed.
3. The **VENDOR** and the **CONSENTING PARTY** herein has delivered to the **PURCHASER**, symbolic possession of the **SCHEDULE PROPERTY** by attornment of tenants. Hence forth, the **VENDOR** and **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** of any one claiming through them.

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

1. The **VENDOR** and the **CONSENTING PARTY** hereby declares that the Schedule Property is free from all encumbrances and the **PURCHASER** shall hold the same as absolute owner together with appurtenances, belonging hereto.

S R
(Shirish)
Hony. Secretary

GURUDEV SIDDHA

S M
x Satish Mali

2. The title to the said property has been accepted by the **PURCHASER**, who shall not raise any dispute thereto.
3. The **VENDOR** and **CONSENTING PARTY** has delivered all copies of title deeds, link documents, tax receipts, etc., to the **PURCHASER** on this date.
4. No Suits legal proceedings are pending in any Court or Government Departments or authorities and functionaries involving or in relation to the **SCHEDULE PROPERTY**.
5. The **SCHEDULE PROPERTY** is not being an open land, does not require any permission or sanction from the Urban Land Ceiling Authority.
6. 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 may be 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**.

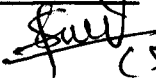
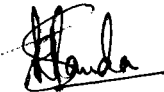
SCHEDULE OF PROPERTY HEREBY AGREED TO BE CONVEYED.


All the Portions forming part of the R.C.C. Building admeasuring about 4580 Sft. on the 2nd Floor, 2665 Sft. on the 1st Floor and 525 Sft. of parking area on the basement floor together with undivided share in land of 381 Sq. Yards equivalent to 318 Sq. Meters, known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M.G. Road, Secunderabad - 500 003, bounded by:

NORTH BY:	20' Wide Passage
SOUTH BY:	Neighbour's Building
EAST BY:	M. G. Road
WEST BY:	Open Land

IN WITNESS WHEREOF THE **VENDOR** AND **CONSENTING PARTY** have signed this SALE DEED on the day, month and the year first aforementioned.

WITNESSES:

1.  (S. AMBER)
2.  (P. Solomon)

(Shirish Thakker)
Hony. Secretary

VENDOR
GURUDEV SIDDHA PETH.

S.M. 
CONSENTING PARTY

ANNEXURE 1-A

All the portions being Part of the RCC Bldg. comprising about 4580 Sqft on 2 floor, 2665 Sqft on 1st floor & 525 Sqft of Pelling area on the basement with UDS of land of 381 Sq. Yds [378 Sq. Yds known as Solam Mansion, MCR No. S-4-187/3 & 4, MG Road, Sec 'B' of

1. Description of Building

(a) Nature of Roof

(b) Type of Structure

2) Age of the Building

3) Total extent of site

4) Building area of Site (with breakup Floorwise)

Cellar parking area

In the Ground Floor

In the 1st Floor

In the 2nd Floor

In the 3rd Floor

5) Annual Rental Value

6) Municipal Taxes per Annum

7) Party's own estimate of market value of the Building

Rs. 1,50,000/-

35,76,000/-

Date: 6.6.98

(Shri. Sh. Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH,
GURUDEV SIDDHA PEETH,

SR
Signature of the Executant.

CERTIFICATE

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

(Shri. Sh. Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH,

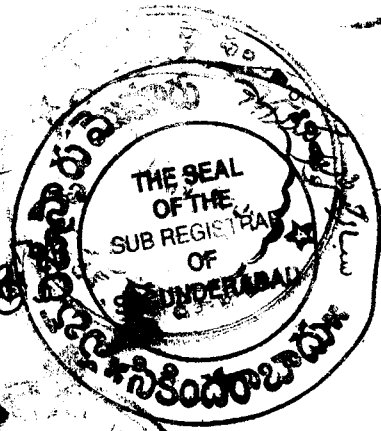
SR
Signature of the Executant.

For M.C. Modi Educational Trust

Signature of the Claimant.

దస్తావేజు సంఖ్య..... 1144/88
 వస్తుకము..... I..... 1920 క.శ. సం
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 9.....
 ఈ కాగితము విషయ సంఖ్య..... +.....

సబ్ రిజిస్ట్రార్



1998వ సంవత్సరము..... నెల 6 తేది 1920 క.శ. సం
 16..... వతేది పగలు..... 2..... మరియు..... 3..... గంటల మధ్య
 సికింద్రాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు
 రుసుము రూ..... 1982.71 = 00 చెల్లించినది.

వ్రాయించినట్లు ఒప్పకొన్నది
 ఎడమ చోటన వ్రాసినది

Shirish Thakkar
 Son of Pranjivandas Thakkar
 Age 53 years. Occ: Hon'y Secretary
 Gurudev Sadahe Peeth
 Res. of Gurudev Sadahe Peeth, Amanapur
 P.H. 401206



Satish Mohi

S/o Maridul C. Mohi, Builder, Aged 54 years
 R/o ¹⁰²⁵ Jubilee Hills, Hyd'bad.

ఎడమ చోటన వ్రాసినది

ఎర్రపించినది

S. AMEER (S. AMEER) S/o S.M. Mohi, occ: Po-Service No 2-3-151,
 Rangafel Pet, Sec 1 bank.

S. Solomon S/o P. Kuparatnam, occ: Private Service, No. 54-187/24
 M.G. Road, Sec underated - 500 003.

1998వ సంవత్సరము నెల 6 వ తేది సబ్ రిజిస్ట్రార్
 1920వ క.శ. మాసం 16 వ తేది
 రిజిస్ట్రార్

దస్తావేజు సంఖ్య 1144/89
 వస్తుకము 1920 వ. క. పం
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 9
 ఈ కాగితము ముస సంఖ్య 2

నా రిజిస్ట్రార్



**OFFICE OF THE SUB-REGISTRAR
 SECUNDERABAD.**
 Endorsement Under Section 42 of Act II of 1898

No. 90 of 199 Date 6-6-1998

I here by certify that the proper official stamp duty of Rs. 188000 (Rupees One Lakh Eighty Eight Thousand only) has been levied in respect of this instrument from Sri. Srish Thakkar & Co. Panajiwandas Thakkar on the basis of the agreed Market value/ consideration of Rs. 3600000 being higher than the consideration/agreed Market value.

[Signature]
 Sub-Registrar,
 SECUNDERABAD.
 and Collector U/S 41 & 42 of
 Date 6/6/98 INDIAN STAMP ACT, 1898

**OFFICE OF THE SUB-REGISTRAR
 SECUNDERABAD.**
 Endorsement Under Section 42 of Act II of 1898

No. 90 of 1998 Date 21-8-1998

I here by certify that the proper official stamp duty of Rs. 667845 (Rupees DSD= 395760, DTPT= 247350, DRF= 24735) Six Lakh plus seven Thousand Eight hundred and Fifty Five has been levied in respect of this instrument from Sri. Srish Thakkar on the basis of the agreed Market value/ consideration of Rs. 8547000 being higher than the consideration/agreed Market value.

[Signature]
 Sub-Registrar,
 SECUNDERABAD.
 and Collector U/S 41 & 42 of
 Date 21/8/98 INDIAN STAMP ACT, 1898

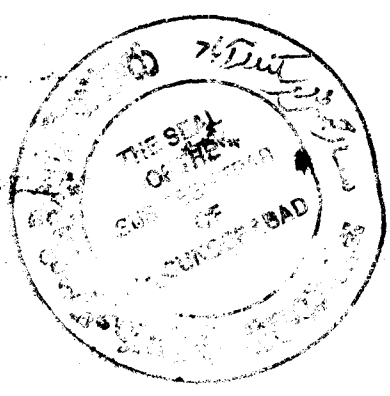
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 ఈకాగితము వయస సంఖ్య 3

సబ్ రిజిస్ట్రార్



1. చార్జీలు 37.50... ఎ ఎల్యూండ్... నంబర్ 267
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 రిజిస్టరు చేయబడినది. 1999 సం|| No. V. 1000 నెంబర్
 క్లెయిమ్ వ తేది 1921 క.శ. డిసెంబర్ నెంబర్ 9... వ తేది

సబ్ రిజిస్ట్రార్
 ముద్ర




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సబ్ రిజిస్ట్రార్

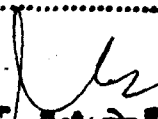


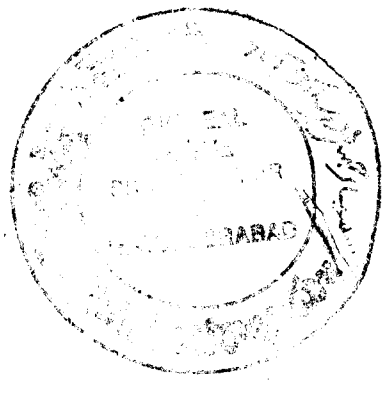
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ఈకాగితము వెలుగు సంఖ్య 5


సబ్ రజిస్ట్రార్




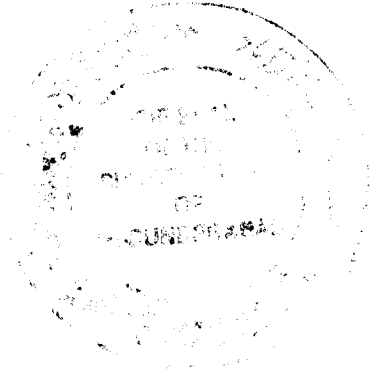
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వస్తువు కము I 1521/99.శ. నం.
దస్తావేజుల వెలుతురు కగితముల సంఖ్య 9
ఈ కగితము ముద్ర సంఖ్య 6


సబ్ రిజిస్ట్రార్



దస్తావేజుల సంఖ్య 1144/88
వస్తువుల వివరము
దస్తావేజుల మొత్తం సంఖ్య 9
ఈకాగితము వరుస సంఖ్య 7


సహ రిజిస్ట్రార్



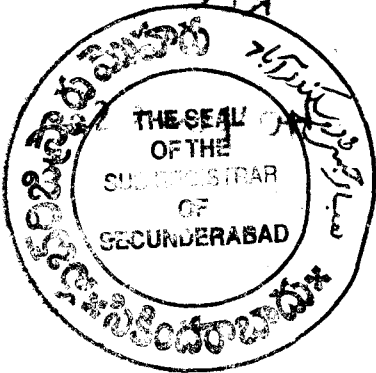
దస్తావేజు సంఖ్య 1144/88

వస్తువు కు R 192/5 కు

దస్తావేజుల మోతాదు తగిలముల సంఖ్య 9

తూకగితము వస్తు సంఖ్య 8

Handwritten notes and signatures in Telugu script, including the name 'మోతాదు' (Mothadu).



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