2000Rs.

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

SALE DEED

This Indenture made at Hyderabad 28th day of June 1994.

BETWEEN

1) GURUDEV SIDDHA PEETH, a Public Charitable Trust, registered under the Bombay Public Trust Act, 1950 VIDE PRT No.A 484 (THANE) with its Office at Ganeshpuri, Taluka Bhiwandai, Dist. Thane, Maharashtra State 401 206, represented by its Honorary Secretary and constituted attorney of the Trustees of the Trust. SHRI SHIRISH THAKKAR son of Pranjiwandas Thakkar hereinafter called "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its trustees, successors in office trust of them of the one part.

Contd..2.

2000Rs

INDIA NON JUDICIAL

२000 रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

(2)

A N D

SHRI SATISH MODI son of Shri Manilal C. Modi, Hindu aged 48 years, Occupation: Business, with his at premises No. 1-10-72/2/3, Begumpet, Hyderabad-500 016 and residing at the same address hereinafter called the "CONSENTING PARTY" (which expression unless repugnant or consistent 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.

Contd..3.

2000Rs

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

IN FAVOUR OF

1. SMT. G. L. RAMA DEVI W/o. G. Lakshmi Narayana aged about 40 years, residing at Gowra Nivas, Adoni, Kurnool District (A.P.) (hereinafter called the "VENDEE" which expressions shall unless repugnant to the context or meaning thereof be deemed to include his/her heirs and executors of the Third Part);

Contd..4.

2000Rs.

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

(4)

W H E R E A S :

(a) The Vendor owns several properties in the twin cities of Secunderabad and Hyderabad which interalia includes land admeasuring 502 Sq.yards, equivalent to 419.88 Sq.Mtrs. bearing Old No. 141 and New M.C.H. No. 1-8-169, forming part of the property known as 'LAKHPATH BUILDING', S.D. Road, Secunderabad by virtue of the settlement deed dated: 16.10.1971 and registered as Documents No. 1853/71 at Office of the Sub-Registrar, Secunderabad executed by Shri Pramod Chandra Modi.

Contd..5.

2000Rs

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

(b) AND WHEREAS the Vendor is the Public Charitable and Religious Trust registered under the Bombay Public Trust act 1950 vide registration No. A-484, (Thane) on 19-2-1962 and the aim of the Ashram is to promote the sense of brotherhood and build "PARASPARA DEVO BHAWA" and for the purpose of attaining the above subject 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 here in and who was also authorised to sell, alienate, enter into agreements to sell with 3rd parties.

Contd..6.

2000Rs.

INDIA NON JUDICIAL

२०००रु. Rs.2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

(c) AND WHEREAS the necessary permission from Charity Commissioner, Maharashtra State, Bombay is granted vide order No. J/4/181-91/477/12224/92 dated: 20-1-1992 and 30-6-1992 in respect of Sale of immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled property to the consenting party land/or his/her nominees.

(d) AND WHEREAS pursuant to the said agreement consenting party has constructed on Ground Floor R.C.C. semi-finished structure admeasuring about 3901.6 Sq.ft.

Contd...7.

2000Rs

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

(e) AND WHEREAS, the consenting party has nominated the Purchaser herein in respect of sale of scheduled property herein.

(f) AND WHEREAS at the request of the Purchaser herein the Vendors herein have agreed to complete the sale and convey the schedule property in favour of the Purchaser being nominee of the consenting party.

Contd..8.

2000Rs

INDIA NON JUDICIAL

२000रु. Rs.2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

No. A 10732 13-9-93

G. Aditya S/o G. Srinivas R/o Hyd.

E. L. Rama Devi W/o G. Laxminarayana R/o Hyd.

SUB-REGISTRAR (SUPT)
EX-OFFICIO STAMP VEND
STAMP COUNTER, E) G. HYD

NOW THIS INDENTURE WITNESSETH that in pursuance of the sanction given by the Charity Commissioner of Maharashtra and in consideration of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand only), of which, the Vendee has given a sum of Rs.2,00,000/- (Rupees Two Lakh only) by way of cheque No.(s) 0868744 & 0868745 dated: 12.09.1993 drawn on the Vysya Bank Limited, General Bazar Branch, Secunderabad in the name of consenting party Shri Satish Modi and the payment of which the Vendor and the consenting party do hereby admit and acknowledge. AND WHEREAS the Vendee has given a sum of Rs.1,50,000/- (Rupees one lakhs fifty thousand only) being the remaining balance of sale consideration vide Demand Draft No. 036859 dated: 8.7.1994 Drawn on the Vysya Bank Ltd., Adoni

Contd..9.

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

A 110753 17-8-99

G. Aditya S/o G. Srinivas R/o Hyd.

G. Rama Devi w/o G. Laxminarayana R/o Hyd.

SUB-REGISTRAR/SUB REGISTRAR
EX OFFICIO STAMP COUNTER, R.R. DIST

on the name of consenting party before the Sub-Registrar at the time of registration of this Sale Deed. Thus the Vendor and the consenting party has received from the Vendee the entire sale consideration of Rupees Three Lakhs Fifty Thousand only.

The Vendor hereby transfer and convey the property described 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 said property hereby conveyed and the Vendor and the Consenting Party has delivered vacant possession of the scheduled property to the Purchaser which the Purchaser shall hold and enjoy the same as absolute owner.

Contd..10.

2000Rs.

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

The Vendor and consenting party hereby covenants with the Purchaser as follows :-

(1) The said property shall be quietly entered into and upon by the Purchaser who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or Consenting party or any person/persons claiming through them.

(2) The Vendor and consenting party has given vacant possession of the said property to the Purchaser along with copies of the title deeds.

(3) The Vendor and consenting party undertakes and agree to produce the original title deeds at any reasonable request and cost of the Purchaser for inspection (or) in evidence.

Contd..11.

2000Rs.

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

A 10735 13-8-93

G. Aditya S/o G. Srinivas R/o Hyd

G. L. Rama Devi W/o G. Lakshminarayana R/o Hyd

SUB-REGISTRAR

(4) The Vendor and consenting party has paid all the taxes etc. payable on the scheduled property upto date and the Purchaser has to pay such taxes etc. payable hereafter.

(5) The property is free from all encumbrances, charges, mortgages prior assignment of sale or lease hold or court attachments and it is not subject to any other litigations.

(6) The Vendor and consenting party hereby agrees to cooperate with the Purchaser to mutate the said property in the name of the Purchaser in Municipal Records etc., and also for getting permission from Government and other Local Authorities.

Contd..12.

2000Rs.

INDIA NON JUDICIAL

२०००रु.

Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

A10736 13-8-93

Sri Aditya S/o G. Srinivas R/o Hyd

Sri Rama Devi W/o G. Laxminarayana R/o Hyd

(7) The Vendor and consenting party thus hereby further agrees with the Purchaser at all times thereafter and at the cost of the Purchaser to do and execute and cause to be done and executed all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Purchaser.

(8) The Vendor and consenting party does hereby agrees to save harmless and keep indemnified the Purchaser from or against all the losses caused damages and expenses which the Purchaser may sustain or incur by reason of any claims made by anybody to the said property in future.

Contd..13.

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

13-8-93

G. Aditya S/o G. Srinivas R/o Hyd

G.L. Rama W/o G. Lakshmi Narayana R/o Hyd.

STAMP COMMISSIONER, A. P.

SCHEDULED OF THE PROPERTY

All that premises bearing MCH No. 1-8-169 New forming Ground Floor of premises known as LIONS BHAVAN having semi-finished RCC Structures of about 1950.80 sq.ft. with proportionate share in land to the extent 48.65 Sq.mtrs., situated in LAKPHATH BUILDING compound together with a easementary rights, existing thereon situated at Prenderghast Road, S.D. Road, Secunderabad and more clearly shown in the plan annexed hereto with Red Colour and bounded by :

NORTH	:	L.I.C. Building
SOUTH	:	Property belonging to G. Lakshmi Narayana.
EAST	:	Common Passage
WEST	:	Property belonging to Kambate (Innovation Apartments).

Sahil mk

Contd..14.

2000Rs.

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

A 10738 13-8-93

Purchaser: G. Aditya S/o G. Srinivas R/o Hyd.

G. Rama Devi W/o G. Laxminarayana R/o Hyd.

(14)

IN WITNESS whereof the Vendor and Consenting Parties having set their hands on this Indenture of Sale on the day month and year first above written in the presence of the following witnesses.

WITNESSES :

1. G. KANAKORAO

2. Yagnesh Sachdev (YAGNESH SACHDEV)

1. VENDOR

Chairman Thakkar
Gen Secretary.
Sarodev Siddha Peeth

2. CONSENTING PARTY

Self drafted

ANNEXURE-IA

1.	Description of the Building	: Ground Floor Lakpath Buildings Rs. H No. 1-8-169, at Prenderghast Road, S.D. Road, Secunderabad.
	(a) Nature of Roof	: R.C.C.
	(b) Type of Structure	: Constructed on Pillars
2.	Age of the Building	:
3.	Total Extent of Site	: Undivided share of Land 58.2 Sq. Metes out of 502 Sq.Yards
4.	Built up Area Particulars (with break up floor-wise)	:
	Cellar, Parking Area	:
	In the Ground Floor	: 1950.80 Sft.,
	In the First Floor	:
	In the 2nd Floor	:
	In the 3rd Floor	:
5	Annual Rental Value	: Rs
6.	Municipal Taxes per Annum	: Rs.3,50,000/-
7.	Executant's estimate of the MV of the Building	:

Date : 28-7-1994.

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 : 28-7-1994.

Signature of the Executant

Signature of the Claimant

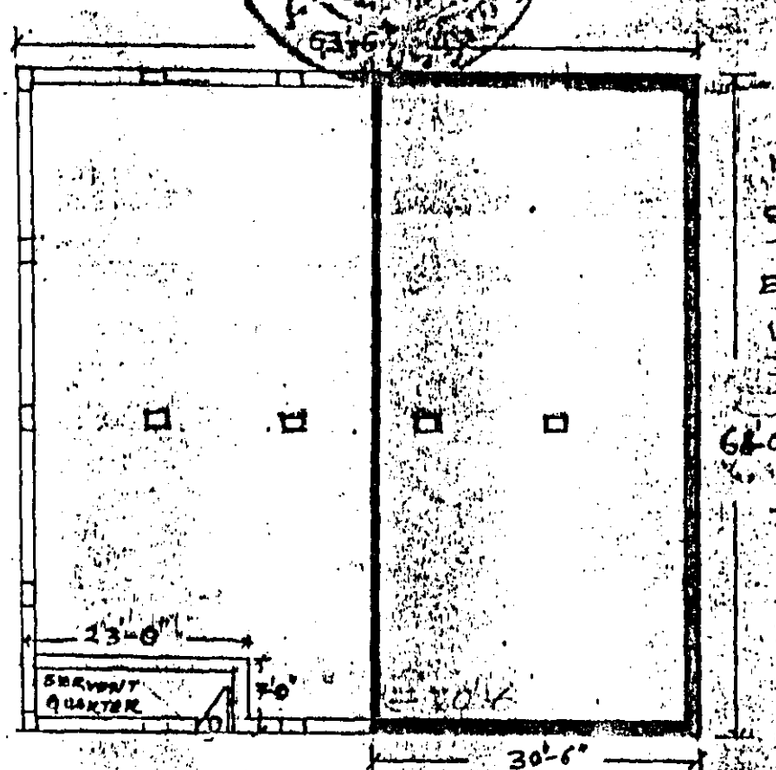
REGN. PLAN SHOWING BEARING M.C.H. No. 1-8-169
GROUND FLOOR SITUATED AT [illegible] PATH BUILDING
S.D. ROAD SEC BAD.

VENDOR :- GURUDEV SIDDHA PEETH.

CONSENTING PARTY :- SRI. SATISH MODI

VENDEE :- SMT. G.L. RAMADEVI

AREA :- 1950.80 SFT.



BOUNDRIES

NORTH :- L.I.C. BUILDING

SOUTH :- PROPERTY BELONGING TO SRI. G. LAXMINARAYANA

EAST :- COMMON PASSAGE

WEST :- INNOVATION APTS.

INCLUDED :-

EXCLUDED :-

N

WITNESSES

1. G. RAMADEVI

2. Yagnesh Sachdev
(YAGNESH SACHDEV)

SIGN. OF VENDOR

Satish Modi
SIGN. OF CONSENTING PAR

1 వ పుస్తకము 1994 .....వ సం. పు. 2363 వ నెం.

మొత్తము కాగితములు సంఖ్య ..... 16 .....

ఈ కాగితపూర్వపరుని సంఖ్య .....

1994 వసం ..... నెల ..... తేది

191 శాలివాహన శకం ..... మానము ..... తేది

పగలు ..... సమయము ..... గంటల మధ్య హుస్సేన్ నగర్ సబ్ రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసిన సమయము రుసుము రూపాయలు ..... చెల్లించినది.

నా సమక్షమున ఒప్పుకొన్నది

పేరు కొట్టివేయ

పేరు కొట్టివేయ వెళ్లు

SHIRISH S/o PRAFULLWARDAS THAKKAR
HON. SECRETARY, GANDHI STADIUM
PETH

Satish Modi
S/o Moni lal C. Modi, Builder
1-10-72/2/3, Begumpet Hyderabad-16

1) G. KANAKORAO
S/o G. SUBBARAO
A.C. Contact, Modi Builders
1-10-52/2/3, Begumpet Hyderabad.

3) Yogesh Sachdev

YAGNESH S/o Dwarkadas occ: Business
R/o 4-3-65/5/6, Sultan Bazar, Hyd

THE SEAL OF THE SUB REGISTRAR OF HALLI ARNAGAR TALUKA

ఈ పుస్తకము 1994.....వ సం. పుణ్యపు దస్తావేజు
మొత్తము కాగితముల సంఖ్య.....16.....
ఈ కాగితపూవరుసు సంఖ్య.....2.....

సబ్ రిజిస్ట్రార్

సర్టిఫికేట్ నెం. 1257 తారీఖు 31 మార్చి 62
పుస్తకంలో 1894 సం॥/1916 తా. సం॥ పు. 2363
సంవత్సరాలు గా భద్రపరచి వయ్యబడినది.
1894 సం॥ విభాగం నెం. 1 వ వరుస
1916 తా. సం॥ విభాగం నెం. 10 వ వరుస

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF VALLABHAGAR TALUKA

1వ పుస్తకము 1994......వ సం. పు 2363 దస్తావేజు
మొత్తము కాగితముల సంఖ్య...............16...............
ఈ కాగితపు వరుస సంఖ్య...............3...............

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF [illegible]

పుస్తకము నెంబరు 2363

పుటల సంఖ్య 16

ఈ డాక్యుమెంటుకు పేజీలు 4

THE SEAL OF THE SUB REGISTRAR OF VALLABHAGIRI TALUKA

THE SEAL OF THE SUB REGISTRAR OF VALIGONDA MANDAL

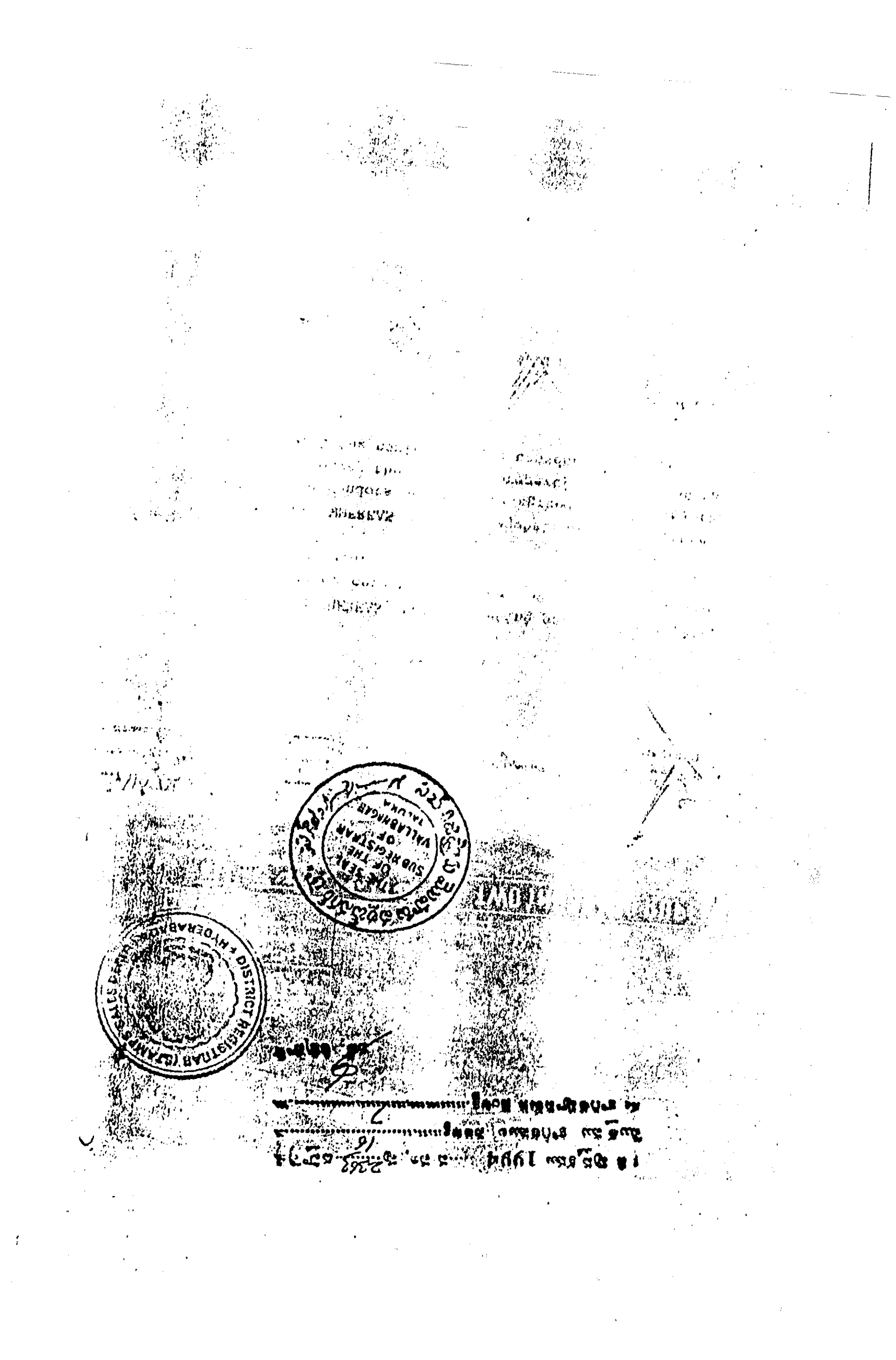
సంవత్సరము 19[illegible] నెల [illegible] 2363

మొత్తము కాగితము సంఖ్య 16

ఈ కాగితపావరుని సంఖ్య 6

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF VILLAENAGAR



1 సం. సంవత్సరము 1994 సం. నెల 2361 తారీఖు
మొత్తము రాగల రుసుము సంఖ్య 16
ఈ రాగితపూవరుసు సంఖ్య 8

సబ్ రిజిస్ట్రార్

DISTRICT REGISTRAR & STAMPS SALES TAX OFFICER HYDERABAD

THE SEAL OF THE SUB REGISTRAR OF VALLABHAGAR TALUKA

సం. సం. 1994 .....సం. నం. 236 పై నమోదు

మొత్తము రాగినవుల సంఖ్య.....16.....

ఈ రాగినపూవరుస సంఖ్య.....9.....

సబ్ రిజిస్ట్రార్

STAMPS SALES DEPOT HYDERABAD

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

ఈ పుస్తకము 1994 .....వ సం. ఫిబ్రవరి.....దస్తావేజు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపూవరుస సంఖ్య.....10.....

సబ్ రిజిస్ట్రార్

STAMPS SALE
HYDERABAD

THE SEAL OF THE SUB REGISTRAR OF VIKARABAD

1 వ పుస్తకము 1994 .....వ సం. పు. 2363 దస్తావేజు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపూపరుపు సంఖ్య.....11.....

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

(STAMP) HYDERABAD

1వ పుస్తకము 1994 .....వ సం. పు. 2363 పత్రాల
మొత్తము రాగితముల సంఖ్య..... 16
ఈ రాగితపూవరుస సంఖ్య..... 12

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

DISTRICT STAMPS SALE ★ HYDERABAD ★

1 వ పుస్తకము 1994 .....వ సం. పు 236 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితపూవరువ సంఖ్య 13

సబ్ రిజిస్ట్రార్

DISTRICT REGISTRAR (STAMPS SALES DEPOT) HYDERABAD

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

1 వ పుస్తకము 1994 .....వ సం. పు 283 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితపూవరుస సంఖ్య 14

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF VALIABNAGAR TALUKA

STAMPS SELLING DISTRICT HYDERABAD

పుస్తకము-1994 .....న సం. పుటలు సైదధ్యాపేజీ

మొత్తము కాగితముల సంఖ్య .....16.....

ఈ కాగితపూవరుస సంఖ్య .....75.....

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

THE SEAL OF THE SUBREGISTRAR OF VELLABHAGIR TALUKA