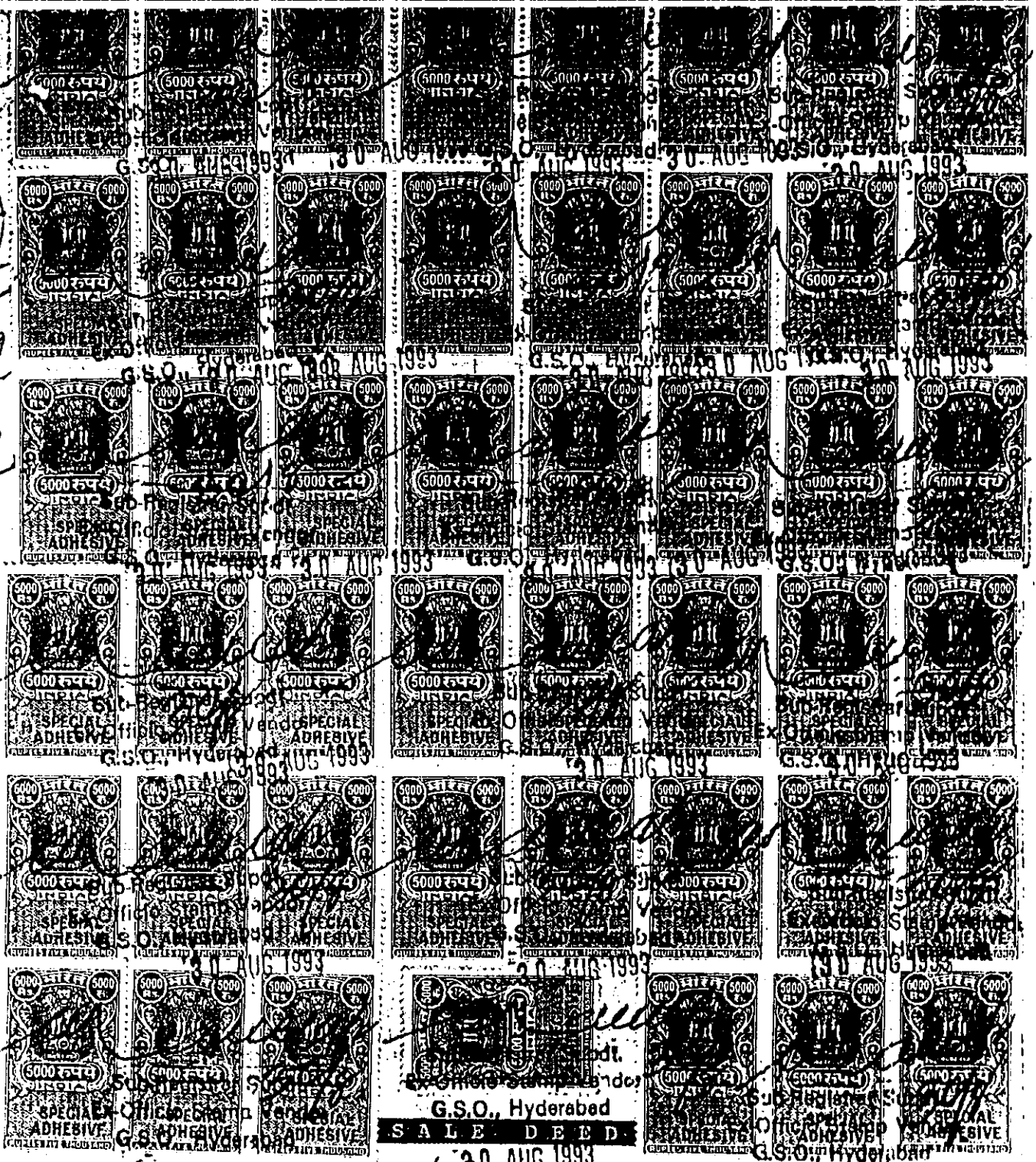


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G.S.O., Hyderabad
SALE DEED

30 AUG 1993
This SALE DEED executed at Secunderabad, on this the 30th day of August, 1993, by :

- GURUDEV SIDHAPPEETH a Public Charitable Trust registered under the Bombay Public Trust Act. with its office at Ganeshpuri, Talug Bhiwandi, District Thane, Maharashtra, represented by its Honourary Secretary and Constituted Attorney of the Trustees Shirish Thakkar Son of Pranjeevandas Thakkar, aged about 48 years, now come over to Secunderabad.
- SATISH MODI, son of Manilal C.Modi, aged about 49 years, Residing at 1-10-72/2/3, Begumpet, Hyderabad.

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Sub-Registrar Supdt.
Ex-Officio Stamp Vendor
G.S.O., Hyderabad
30 AUG 1993

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Satish modi.
Satish modi.

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anand
 30/8
 Sub-Registrar Supdt
 Ex-Officio Stamp Vendo.
 G.S.O. Hyderabad
 30 AUG 1993

3. Smt. GIRIJA BAI MODI CHARITABLE TRUST a Public Charitable Trust duly registered under A.P. Charitable and Hindu Religious Institutions and Endowments Act. represented by its Trustees SATISH MODI son of Manilal C. Modi, aged about 49 years, residing at 1-10-72/2/3, Begumpet, Hyderabad, Andhra Pradesh.

Hereinafter referred to as the 'VENDORS 1, 2 and 3' which term shall mean and include whenever the context may so require their respective heirs, executors, administrators, transferrers and their successors-in-interest :

1. *[Signature]*
 2. *Satish Modi*
 3. *Satish Modi*

Contd...3..



30 AUG 1993

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30 AUG 1993

IN FAVOUR OF

1. Mrs. A. LEELA W/o A.L.Sudershan, aged about 46 years, residing at 1-1-725/1/1 & 2, Gandhinagar, Hyderabad.
2. Mrs. A.SAVITHRI, W/o A.L.Bhoorathnam, aged about 44 years residing at 1-3-183/40/A/3 & 4, P&T Colony, Hyderabad.
3. Mrs. A.KRISHNAVENI W/o A.L.Rajashanker, aged about 38 years residing at 1-4-879/72/1, Gandhinagar, Hyderabad.
4. Mrs. A.VIJAYALAXMI W/o A.L.Dayanand, aged about 29 years, residing at 1-4-879/72/1, Gandhinagar, Hyderabad.

A N D

5. Mrs. A.SANGEETHA W/o A.L.Udayshanker, aged about 27 years, residing at 1-4-879/72/1, Gandhinagar, Hyderabad.

Hereinafter referred to as the 'PURCHASERS' which term shall mean and include whenever the context may so require their respective heirs, executors, administrators and assigns :

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Sub-Registrar Supdt.
Ex-Officio Stamp Vendor,
G.S.O., Hyderabad
30/8/93


1. *[Signature]*
2. *Satish malik*
3. *Satish m. li*

WITNESSETH AS FOLLOWS :

The Vendor No.1 is the owner of premises bearing No.141 (New No.169), situated at Prenderghat Road, Secunderabad, consisting of land admeasuring 966 Square Meters, and Superstructure thereon with builtup area of about 38,000 Square feet, consisting of ground floor plus three floors, hereinafter referred to as the 'SAID PROPERTY' more particularly described at the foot of this document and shown in detail in the Plan annexed hereto.

The Vendor No.1 acquired land, admeasuring 2275 Square Yards in premises bearing No.141 under a Deed of Settlement dated 16-10-1971 and registered as document No.1853, in Book I, Volume No.228, at pages 435 to 438, in the Office of the SubRegistrar, Secunderabad. The Vendor No.1 acquired a further area of 920 Square Yards under a Deed of Gift Settlement, dated 17-10-1974 and registered as Document No.1695 of 1974 in Book I Volume No.294, at pages 382 to 385 in the Office of the SubRegistrar, Secunderabad. Subsequently, the Vendor No.1 exchanged land, admeasuring 904 Square Yards from out of the property recited above with Vendor No.3 for an equivalent area of land i.e.904 Square Yards forming part of the same M.C.H. Number pursuant to Deed of exchange dated 14-07-1988. The said property is a part of land hereinabove recited and the structure referred to in the preceeding recited have been constructed on the said property. The Vendor No.1 has decided to sell its properties situated in Secunderabad for attaining the objects and meeting the expenses of the Institutions run by it.

By an Agreement of Sale, dated 29-6-1991 entered into by Vendors 1 and 2, the Vendor No.1 has agreed to sell and the Vendor No.2 has agreed to purchase several properties of Vendor No.1, situated at Secunderabad, including the aforesaid property. Under the terms and conditions of the said property, the Vendor No.1 has agreed to sell the property in favour of the Vendor No.2 or his nominee or nominess. The Vendor No.2 has nominated the purchasers herein as the persons in whose favour the property should be sold. The Vendor No.2 is also joining in the execution of this Sale Deed by way of abundant caution and at the request of the purchasers so that the rights if any he may have in the said property may also pass over to the Purchasers. Similarly, the Vendor No.3 is joining in the execution of this Sale Deed by way of abundant caution and at the request of the Purchasers.

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The Vendor No.1 has obtained sanction from Charity Commissioner, Maharashtra State for the sale of the said property by an order, dated 20-1-1992 bearing No.J/4/181-91/1478/92 and Order dated 30-6-1992 bearing No.J/4/181-91/12225/92 The Vendor No.1 has also obtained 'NO OBJECTION' Certificate from the appropriate authority Under Chapter-XXC of the Income-Tax Act. bearing No.AA/Hyd./7(16)/0/91-92 from the Income Tax Department, Bangalore.

The Vendors have agreed to sell and the Purchasers have agreed to purchase the said property for a sum of Rs.1,00,00,000/- (Rupees One Crore only).

KNOW ALL MEN BY THESE PRESENTS THAT
in pursuance of the said Agreement and in consideration of the said sum of Rs.1,00,00,000/- (Rupees One Crore only) paid in the following manner :

1. Rs.5,00,000/- (Rupees Five Lakhs only) paid by Demand Draft No.389148 dated 05-01-1993, drawn on Syndicate Bank, R.P.Road, Secunderabad, in favour of Vendor No.1.
2. Rs.5,00,000/- (Rupees Five Lakhs only) paid by Demand Draft No.389346 dated 23-01-1993, drawn on Syndicate Bank, R.P.Road, Secunderabad, in favour of Vendor No.1.
3. Rs.10,00,000/- (Rupees Ten Lakhs only) paid by Demand Draft No.389467 dated 04-02-1993, drawn on Syndicate Bank, R.P.Road, Secunderabad, in favour of Vendor No.1.
4. Rs.10,00,000/- (Rupees Ten Lakhs only) paid by Demand Draft No.389488, dated 06-02-1993, drawn on Syndicate Bank, R.P.Road, Secunderabad, in favour of Vendor No.1.

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5. Rs.7,00,000/- (Rupees Seven Lakhs only) paid by Demand Draft No.611398 dated 29-04-1993, drawn on Syndicate Bank, R.P.Road, Secunderabad in favour of Vendor No.1.
6. Rs.18,00,000/- (Rupees Eighteen Lakhs only) paid by Demand Draft No.611399 dated 29-04-1993, drawn on Syndicate Bank, R.P.Road, Secunderabad in favour of Gujarathi Pragathi Samaj as requested by Vendor No.2.
7. Rs.25,00,000/- (Rupees Twenty five lakhs only) paid by Demand Draft No.267376 dated 30-06-1993 drawn on State Bank of India, Secunderabad in favour of Vendor No.1.

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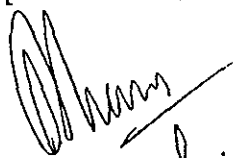
the balance of Rs.20,00,000/- (Rupees Twenty Lakhs only) paid this day before the Registering Officer, to the Vendor No.1 by Demand Draft No.016416 dated 30-8-1993 drawn on Syndicate Bank, R.P.Road, Secunderabad in favour of Vendor No.1, the receipt of which aggregate sum of Rs.1,00,00,000/- (Rupees One Crore only) and full and final discharge where for is hereby given by the Vendors to the Purchasers, the Vendors do hereby sell, transfer, convey unto the Purchasers absolutely the said property, namely Land admeasuring 966 Square Meters and superstructure thereon with built-up area of about 38,000 Square feet consisting of ground plus three floors, situated at Penderghast Road, Secunderabad forming part of premises No.141 (New No.169), more particularly described at the foot of this Document and shown in detail in the Plan annexed hereto.

HENCE FORWARD, the Vendors shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the Purchasers without any let or hindrance from the Vendors or anyone claiming through them.

It is further covenated by the Vendors and the Purchasers as follows :-


1. The Vendors have this day delivered the possession of the Schedule property, sold and conveyed to the Purchasers herein.
2. The Vendors have also handedover to the Purchaser the Certified copies of such title deeds and other papers in their custody relating to the Schedule property sold.
3. The Vendors hereby declare that the purchasers shall be the absolute owners and possessors of the Schedule Property and every part thereof to have and to hold the same absolutely and for ever and enjoy the same without interruption from the Vendor or any other person or persons claiming the whole or part of the Schedule Property and with such further covenants and indemnities which are hereby agreed to and assured to the purchasers.

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4. The Vendors hereby assures that they were, upto the date of the sale, the absolute and unencumbered owners in possession of the Schedule Property and every part thereof.
5. No right of easement of any kind are available to any other person or persons in respect of the use and enjoyment of the said land or any part thereof.
6. The Schedule property conveyed and sold has not been requisitioned or acquired by the State or Central Government or any other Public Authority nor has the Vendors surrendered the Schedule property to any authority whatsoever. The Vendors further assures that, they have not received any notice for acquisition, requisition or surrender by any Departmental authority.
7. No suits legal proceedings are pending in any Court or Government Departments or authorities and functionaries involving or in relation to the schedule property.
8. The Schedule property is absolutely free from all kinds of encumbrances, mortgages, leases, charges, claims and demands of any kind whatsoever, and all rates and taxes including Municipal Taxes, Cesses, Sur-charges, non-agricultural land tax, better and other levies in respect of the Schedule land have been paid upto the date of the sale. In the event of any encumbrances, taxes land revenue, levies, cesses, demands or other public charges being found due, the same will become forthwith payable by the Vendors to the Purchasers, together with all incidental costs and expenses in connection therewith.
9. If the Purchasers are deprived of their possession, enjoyment and/or ownership of the Schedule property or any part thereof by reason of any existing encumbrances, adverse claims or demands or superior or better title of any person or persons or by reason of any pending proceedings for acquisition, requisition or surrender of excess Urban land or if the Purchasers are put to any loss, costs or damages, in that behalf the Vendors shall make good to the Purchasers all such losses, costs and damages including any expenses, if any, together with all litigation expenses that may be incurred by the Purchasers to protect their title to and dominion over the said Schedule Property.
10. The Vendors assure, it has paid all the Water and Electricity Consumption charges in respect of the Schedule Property on the day of the sale and any charges payable upto the date of the sale for Water and Electricity shall be borne by the Vendors.
11. The Vendors agreed to attorn the Tenancy in respect of the said building in favour of the Purchasers herein.
12. The Vendors shall take due steps and sign all papers required for entering the names of the Purchasers in the records of the Municipal Corporation or other Departments at the desire and at the cost of the Purchasers and in reasonable time and support any application or applications filed by the purchasers for the said purpose.

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13. The Vendors do hereby undertake to take all steps and sign, execute and register or get signed, executed and registered further documents or deeds at the demand and cost of the Purchasers if they should be required to improve and perfect the Purchaser's title to and dominion over the Schedule property.
14. The Schedule property not being an open land, does not require any permission or sanction from the Urban Land Ceiling Authority.
15. The Vendors do hereby agree to the purchasers using as a right all the 38' wide internal road for ingress and egress so as to have access to the Schedule property and as hown in the Plan annexed hereto.
16. The Purchasers shall also have the right to use as parking space the built-up portion of the cellar attached to the Schedule property.
17. The Vendors hereby agree to discharge all liabilities towards Stamp Duty that may be levied in respect of the Deed of Exchange dated 14-07-1988.
18. In this Deed the word 'PURCHASERS' shall mean and include his or her heirs, legal representatives, administrators, assigns, executors, transferees and receivers.
19. All costs, charges and expenses of relating to the present document (including Stamp Duty and Registration Charges) shall be borne by the Purchasers.

SCHEDULE OF THE PROPERTY SOLD

or 1155 Sq. Yds.


All that piece of land admeasuring 966 Square Meters together with new R.C.C. Building of ground plus three floors having a total area of approximately 3,531 Square Meters (38,000 Square Feet) totally in the occupation of Tenant alongwith 5,000 Square feet of parking right in common cellar, which is forming part of premises bearing No.141 (New No.169), situated at Prenderghast Road, Secunderabad and bounded on the :-

NORTH BY : 38' wide Internal Road.

SOUTH BY : Proposed Lion's Bhavan Dunglow.

EAST BY : Common Cellar and Common Passage.

WEST BY : Innovation Apartments, belonging to Shri Khambate.

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30 AUG 1993

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Sub-Registrar Supdt.
Ex-Officio Stamp Vender,
G.S.O., Hyderabad
30 AUG 1993

IN WITNESSES WHEREOF, the Vendors have signed these presents on the date and, month and year and at the place mentioned hereinabove in the presence of the following Witnesses.

[Signature]
VENDOR - No.1
Represented by its
Honourary Secretary

[Signature]
VENDOR - No.2

[Signature]
VENDOR - No.3
Represented by its Trustee

WITNESSES :

[Signature]

(U.S.RINIVAS S/O. V.A Gupta.
10.2.1957, E. Hanidpalli, Sec 50d

2. *[Signature]*
(G.K ANNAKORAI)
Arch. Modi Bull SERS
110 22/2/2, Beg. Post.
H.S. 110 22/2/2

DRAFTED BY ME

[Signature]

6039/93

ANNEXURE - 1 A

- 1. Description of the Building : Rs. H.No. 141 (near 163) D. road, Subodh Kri
 - (a) Nature of Roof : R.C.C.
 - (b) Type of Structure : R.C.C. Pillars.
 - 2. Age of the Building : 10 years.
 - 3. Total Extent of Site : 1155 Sq. Yds.
 - 4. Built up Area Particulars (with break up floor-wise) :
 - Cellar, Parking Area : 5000 Sft
 - In the Ground Floor : 9500 "
 - In the 1st Floor : 9500 "
 - In the 2nd Floor : 9500 "
 - In the 3rd Floor : ~~9500~~ ✓
 - 5. Annual Rental Value : Rs. 4,80,000 ✓
 - 6. Municipal Taxes per Annum : 1. ✓
 - 7. Executant's estimate of the MV of the Building : 1,00,00,000. ✓
- Date : _____ 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 : _____

Signature of the Executant

Signature of the Claimant

1 వ పుస్తకము 1993 పం. పు.ల/డన్ సెలు

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ఈ రాగిసమున సంఖ్య

1993 పం. 13

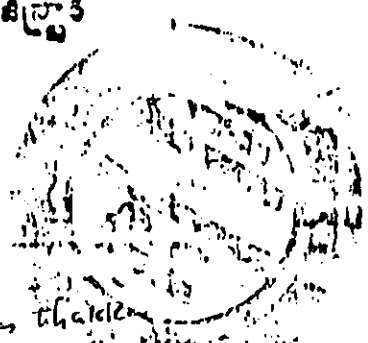
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వక్ రజిస్ట్రా 3



1) జాని ఆర్చినటు ఒప్పుకొన్నది

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Handwritten signature

Son of Prayiwanda thakera
HUN SECTY, Gunewadi, KERN.
P.O Gunashpuri, Taluka Bhi. ward,
Dist Thane PIN-401206



2) ఎటము బొటం పెళ్ళలు

Sattal maal

Shri Monil C mali, Builder and
No 1-10-72/2/3 Begumpet
Apartment 500 016.



1) పెరూపించింది

Handwritten signature

V. Srinivas, 10-2-195 E. Marudpalle,
Sec 26
Shri. Sri V A Gupta, Chartered Accountant

...

G. KAVAKARAO Present MODI BUILDERS
1-10-72/2/2, Begumpet, Hyd. 76

2)

Handwritten signature

3)

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Handwritten signature

Handwritten signature

1993 పం. 13

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1915 సంఖ్య 13 వ తది

నం 6039



1వ పుస్తకము 1993 పా. నం. 6039 దస్తావేజు
మొదటి పుస్తకము 4
2వ పుస్తకము 3

నం. 6039



1 వ పుస్తకము 1993.....సం. పు. 6039
మొత్తము రూ. 11
క. కార్డులు 4

[Handwritten Signature]
5వ ఏప్రిల్



సంఖ్య 1993
మొదటి భాగము
ఈ భాగమువలన సంఖ్య

సంఖ్య



1వ పుస్తకము 1993.....త. సం. పు. 6039 దస్తావేజు
మొదలము కారితముల సంఖ్య..... 4
ఈ కారితములను క. సం. 6

శ్రీ
పా. రమణారావు



1వ స్వచ్ఛంద సంవత్సరము 1993 వ సం. పు. 6039/క.ప.సం
మొత్తము కార్యములు పూర్తియైనవి..... 11
ఈ కార్యములను పూర్తి చేసినది..... 2

చేసినది
చేసినది



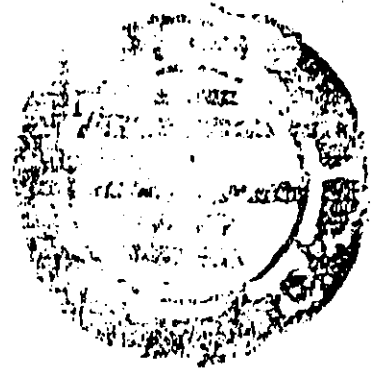
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సంవత్సరము 1993.....జి.పం. పు. 6039 స్థాపనలు
మొత్తము కాగితముల సంఖ్య.....!!
ఈ కాగితపుపరువ సంఖ్య.....9

పట్టణం



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