

DOCUMENT No. 797/1199 SBKLS. Sec. 32/3AD

5000Rs.



S.L.No: 0070169 DATE: 19/10/95 RS: 5,000

PURCHASER: RAMESHCAND JAIN  
S/O JABARCHAND  
SECUNDERABAD.

FOR WHOM: SUSHEELA SINGHVI  
W/O RAMESHCAND JAIN  
SECUNDERABAD.

*[Signature]*  
 వక - గురుదేవ. సర్వసేవకులు  
 వారికి సర్వ-సేవకులు శ్రీ. శ్రీ. వంశరు  
 శ్రీ. గురుదేవ. శ్రీ. గురుదేవ.  
 గురుదేవ.

**SALE DEED**

THIS SALE DEED is made and executed at Secunderabad on this the 20<sup>th</sup> day of October 1995 By and Between:

1. Gurudev Siddha Peeth, a Public Charitable Trust, Registered under the Bombay Public Trust, Act, 1950 vide PTR No. A-484 (Thane) with its office at, Ganeshpuri, Taluk Bhiwandi, District Thane, Maharashtra State, Pincode-401 206, represented its Honorary Secretary and constituted Attorney of the Trustees of the Trust Shri Shirish Thakkar Son of Shri. Pranjiwandas Thakkar.

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 its all Trustees, Successors in Office/Trust of the One Part).

2. Shri Satish Modi, son of Shri Manilal C. Modi, Hindu, aged 50 years, Occupation: Business, with his Office at Premises No. 5-4-187/3 & 4, 2nd Floor, M.G. Road, Secunderabad-500 003 and residing at 1-8-179/3, S.D.Road, Secunderabad - 500 003.

hereinafter called the CONSENTING PARTY (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said

*[Signature]*  
 (Shirish Thakkar)  
 Hon Gen. Secretary,  
 Gurudev Siddha Peeth

*[Signature]*  
 Satish Modi

5000Rs



S.L.NO: 0070170      DATE: 19/10/95      RS: 5,000

శ్రీ. రమేష్చంద్, వకరవేదము  
 మరియు ఎన్.ఎ.ఎస్.ఎస్. స్ట్రీట్, సెకండర్  
 బాద్, తెలంగాణ రాష్ట్రం.  
 ప్రకారము.

PURCHASER: RAMESHCHAND JAIN  
S/O JABARCHAND  
SECUNDERABAD.

FOR WHOM : SUSHEELA SINGHVI  
W/O RAMESHCHAND JAIN  
SECUNDERABAD.

**CONSENTING PARTY** but also his heirs, executors, administrators and assigns etc. of the Second Part)


IN FAVOUR OF

Smt. Susheela Singhvi W/o. Shri. Rameshchand Jain aged about 30 years residing at 3-2-265, 2nd floor, Somasundaram Street, Secunderabad-500 003.

hereinafter called the **VENDEE** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said **VENDEE** but also her heirs executors, administrators, successors and assignees of the Third Part).

**WHEREAS**

- a The said property formed part of a bigger property purchased by the said Consenting Party from his predecessor in title through Sale Deed dated 18-05-1961 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 No.-I Volume - 254 before the Sub-Registrar, Secunderabad.

  
 (Shri. Thakkar)  
 Hon Gen Secretary  
 Gurudev Sidana Peeth

  
 Sathish Mohan

5000Rs.



S.L.NO: 0070171 DATE: 19/10/95 RS: 5,000

PURCHASER: RAMESHCHAND JAIN  
S/O JABARCHAND  
SECUNDERABAD.

FOR WHOM: SUSHIELA SHIBHVI  
W/O RAMESHCHAND JAIN  
SECUNDERABAD.

*[Signature]*  
శ్రీ సతీష్ చంద్ర మోడి, కర్మదేవాలయం  
మరియు ఎస్.ఎస్.సి.సి.సి. ప్రా.పు కేంద్రం  
కర్మదేవాలయం, 6, 6, సత్యంబండ్ల  
కర్మదేవాలయం.

- b. The Vendor owns several properties in the twin cities of Hyderabad and Secunderabad which interalia includes R.C.C. building admeasuring approximately 24,825 Sq.ft. bearing M.C.H. No. 5-4-187/3 & 4, the property known as Soham Mansion, situated at M.G.Road, Secunderabad, by virtue of the Gift Settlement Deed dated 07-05-1977 and Registered as Document No. 756 of 1977 Book - I, Volume No. 372 at Office of the Sub-Registrar, Secunderabad, executed by Shri Satish Chandra Modi (Satish Modi).
- c. And whereas the Vendor (Shree Gurudev Ashram) is a Trust Registered as PTR No. A-484 (Thane) submitted an application Under Section 50 A (3) of the Bombay Public and Religious Trust Act 1950 to modify the Scheme settled in application No. 47/1976 before the Deputy Charity Commissioner, Maharashtra State Bombay for amalgamation of two existing Trusts at Ganeshpuri namely, Shree Gurudev Ashram (Thane), PTR No. A - 484 and Shree Mukteshwar Trust at Bombay, Registered at Public Trust, which was disposed by 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 as "GURUDEV SIDDHA PEETH", Ganeshpuri Registered No. A-484, (Thane), thus the Vendor became the absolute and exclusive owner of the Scheduled Property. 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 subject and to meet the running expenses of the said Ashram, intended and agreed to

*[Signature]*  
(Shree Gurudev Ashram)  
Hon. Gen. Secretary  
Gurudev Siddha Peeth

*[Signature]*  
Satish Modi

1000Rs.



No. 2652 dated 18/10/95 Rs. 1000/-

Sold to Ramesh Chand Jain & Jagan Chand  
For whom Su-Sheela Singh at Secbad  
w/o Ramesh Chand Jain  
at Secbad.

~~Stamp Vendor~~  
~~Stamp Ready~~

alienate its immovable properties at Hyderabad and Secunderabad in favour of the Consenting Party herein and who was also authorised to sell, alienate, enter into agreements to sell with third parties.

- d. And whereas the necessary permission from Charity Commissioner, Maharashtra State, Bombay is granted vide order No. J/4/181-91/477/12224/92 dated 20th January 1992 and 30th June 1992 in respect of sale of immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property to the Consenting Party and or his nominees.
- e. WHEREAS the Vendor is the sole, absolute and exclusive owner of R.C.C. Building known as Soham Mansion bearing No. 5-4-187/3 & 4 admeasuring about 950 Sq.Ft (Scheduled Property) on 2nd floor, situated at Karbala Maidan, Secunderabad more fully described in the Schedule annexed hereto and as shown in the plan .
- f. And whereas the Consenting Party has nominated the purchaser herein in respect of Sale of above mentioned Scheduled Property herein.
- g. And whereas at the request of the Vendee herein the Vendor, herein have agreed to complete the sale and convey the Scheduled property in favour of the Vendee being nominee of the Consenting Party.

(Signature)  
Hon. Gen Secretary  
Gurudev Siddha Peeth

Satish Moh

1000Rs.



12653 15/10/95 1000/-  
 Sold to Ramesh Chand Jain & Taber Chand  
 For whom Susheela Singh  
 w/o Ramesh Chand Jain  
 of Secbad

*[Signature]* 18/10/95  
 CHIEF STAMP VENDOR  
 Secbad

NOW THIS INDENTURE WITNESSETH that in pursuance of the sanction given by the Charity Commissioner of Maharashtra and in consideration of Rs.2,00,000/- (Rupees Two Lakhs only), of which, the Vendee has given a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) by way of the following Cheques in the name of Consenting Party Shri Satish Modi and the payment of which the Vendor and the Consenting Party do hereby admit and acknowledged.

Cheque Number	Date	Amount
507161.	03/03/1995	50,000
792173	03/03/1995	25,000
507183	14/04/1995	25,000
507195	20/05/1995	25,000
976964	03/06/1995	25,000
976978	21/06/1995	50,000

Thus, the Vendor and the Consenting Party has received from the Vendee the entire Sale Consideration of Rs. 2,00,000/- (Rupees Two Lakhs Only).

*[Signature]*  
 (Shriish Thakkar)  
 Hon. Gen. Secretary  
 Gurudev Siddha Peeth

*Satish modi*

1000Rs




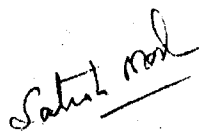
S.No. 12684 dated 18/10/98 Rs. 1000/-  
Sold by Ramesh Chandra Jain of Tabarehond  
for Rs. 1000/- by Ramesh Chandra Jain  
Rushlee Singhani of Ramesh Chandra Jain  
of Sec 10  
Stamp Vendor  
Ganga Reddy

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 had delivered possession of the Scheduled Property to the Vendee. The Vendee shall hold and enjoy the same as absolute owner.

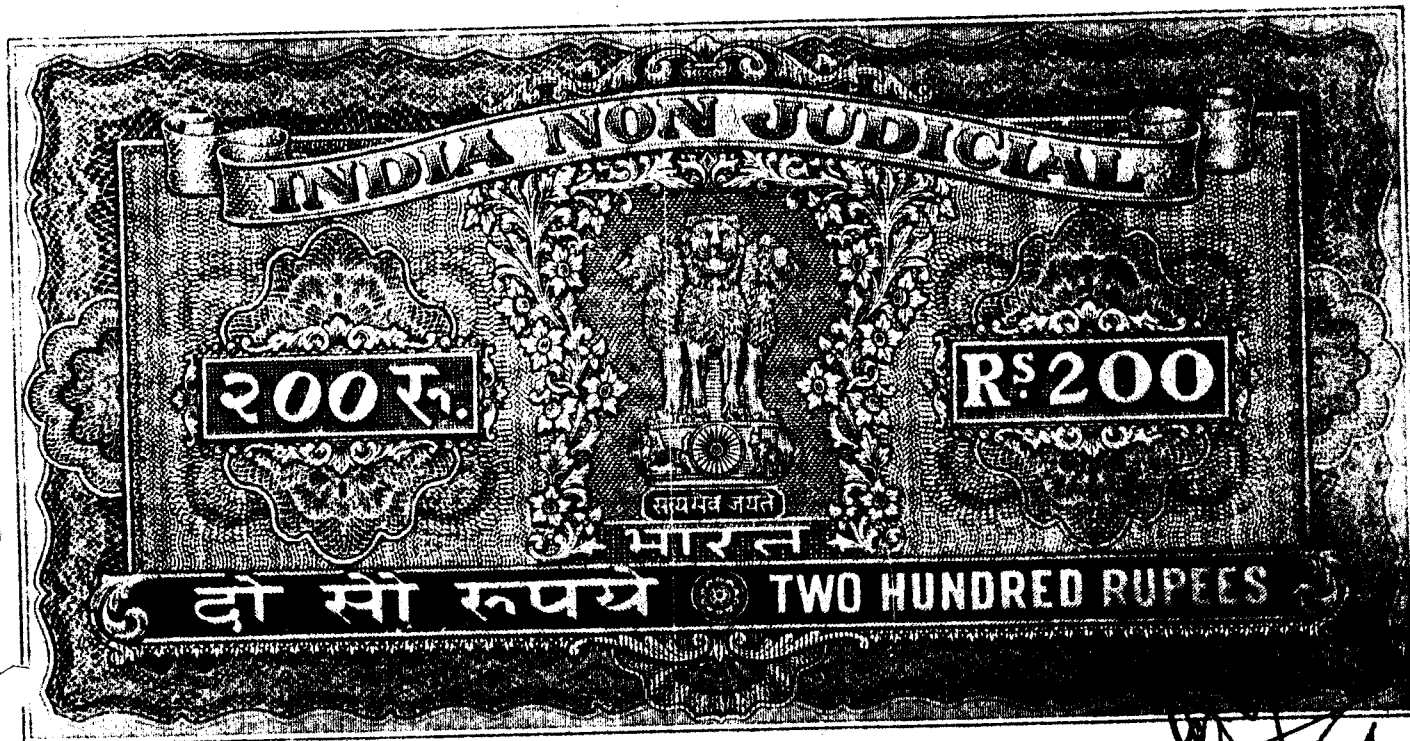
The Vendor/Consenting Party hereby covenants with the Vendee as follows:

1. The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the Vendor / Consenting Party or any person/persons claiming through the Vendor/Consenting Party
2. The Vendor/Consenting Party has given possession of the said property to the Vendee along with copies of the title deeds.
3. The Vendor/Consenting Party undertakes and agree to give the original title deeds/ certified copies to the Vendee.

  
(Shri) Gurudev Siddha Peeth  
Hon. Gen. Secretary,  
Gurudev Siddha Peeth

  
Satish Moh

200Rs.



S.No. 2655, 18/10/98, No. 1000/

Sold to Ramoth Chand Jain of Jabalpur

For witness, S. S. Keela Singhvi

of S. S. Keela  
Jain Ramoth Chand Jain  
of Jabalpur

*[Handwritten signature]*  
Official Stamp Vendor  
Jabalpur

4. The Vendor/Consenting Party has paid all the taxes etc. payable on the Schedule Property upto date and the Vendee has to pay such taxes etc. payable hereafter.
5. The Property is free from all encumbrances, charges, mortgages prior assignment of sale or court attachments and it is not subject to any other litigation's.
6. The Vendor/Consenting Party hereby agrees to co-operate with the Vendee to mutate the said property in the name of the Vendee in Municipal records etc., and also for getting permission from Government and other local authorities.
7. The Vendor/Consenting party shall get the necessary permission required.
8. The Vendor/Consenting Party thus hereby further agrees with the Vendee at all times hereafter and at the cost of the Vendeer 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 Vendee.
9. The Vendor/Consenting Party does hereby agrees to save harmless and keep indemnified the Vendee from and against all the losses caused damages and expenses which the Vendee may sustain or incur by reason of any claims made by anybody to the said property in future.

*[Handwritten signature]*

(Shri. S. Thakkar)  
Hon. Gen. Secretary  
Gurudev Siddha Peeth

*[Handwritten signature]*

**SCHEDULE OF THE PROPERTY**

All that half of (50%) un-divided share in premises admeasuring 950 S.Ft on 2nd floor forming a portion of the property known SOHAM MANSION, together with a easementary rights, existing thereon situated at Karbala Maidan, M.G.Road, Secunderabad bearing M.C.H. No. 5-4-187/3 & 4 together with half of (50%) un-divided share in land admeasuring 40.40 Sq.Yds.( 33.79 Sq metres) out of the total land area admeasuring 1052.45 Sq.Yds. ( 880.30 sq. meters) and more clearly shown in the plan annexed hereto with red colour and bounded by:-

NORTH	-	Neighbours Building
SOUTH	-	Premises Occupied by M/s.R.S.Patankar & Co
EAST	-	Premises occupied by M/s.Modi Builders
WEST	-	Open Land

The size of the structure of the Schedule Property is clearly shown in the plan annexed to.

In Witness whereof the Vendor and Consenting Party having set their 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]  
(ARMY OFFICER)

2. [Signature]  
(CIVIL ENGINEER)

[Signature]  
VENDOR (Sriish Thakkar)  
Hon. Gen. Secretary.  
Gurudev Siddha Peeth

[Signature]  
CONSENTING PARTY

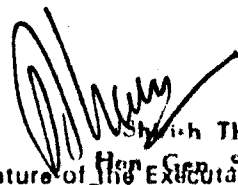


# ANNEXURE 1-A

797/95

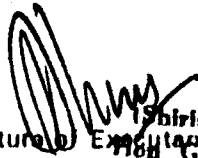
- 1) Description of the Building :      : 54-187/3 & 4, Mohan Mansion, M.G. Road, Secunderabad - 500 003.
- (a) Nature of Roof :                    : R.C.C.
- (b) Type of structure :                : Pillars, Columns and Walls  
upto 2/4/13 Floor Structure  
with Pillars and Columns  
Structure of walls.
- 2) Age of the Building :                : (34 years)
- 3) Total Extent of site :                : Undivided share of land 20.20 Sq. yards out  
of 1052 Sq. yards.
- 4) Built up Area Particulars :  
(with breakup floorwise)
- cellar parking Area :-  
In the Ground Floor :-  
In the 1st Floor  
In the 2nd Floor  
In the 3rd Floor etc.,
- : 475 Sft (out of 950 sft.)
- 5) Annual Rental Value :                : Rs. 5,400/-
- 6) Municipal Taxes per Annum :        : Rs. 3,110/-
- 7) Executant's estimate of the :  
MV of the Building :                    : Rs. 2,00,000/-

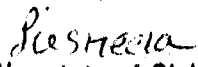
Date : 20/10/1995.

  
(Shri. Shrikish Thakkar)  
Signature of the Executant.  
Gurudev Siddha Peeth

## CERTIFICATE

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

  
(Shri. Shrikish Thakkar)  
Signature of the Executant.  
Gurudev Siddha Peeth

73   
Signature of Claimant.

PLAN FOR SALE DEED OF BUILDING BEARING M.C. NO. 524/187/3&4  
SITUATED AT MCG ROAD, SECUNDERABAD (A.P.)



VENDOR: GURUDEV SIDDHAPETH

VENDEE: SMT. SUSHEELA SINGHVI

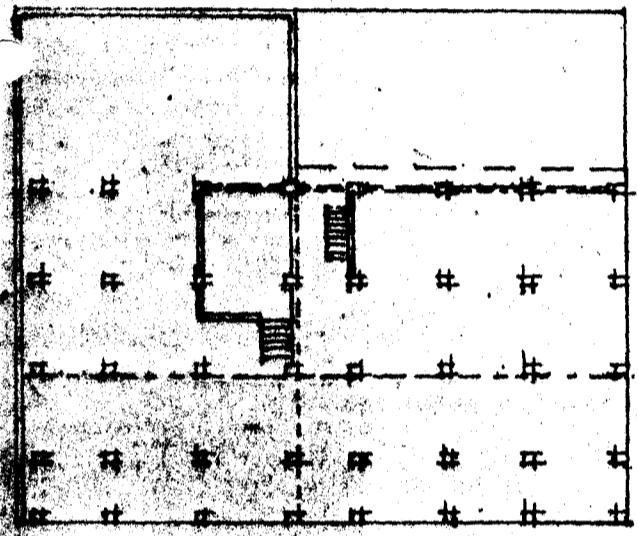
CONSENTING PARTY: SATISH MODI

LAND AREA: 20.20 Sq.Yds (50% Undivided share in Transferable Land area of 40.40 Sq.Yds)

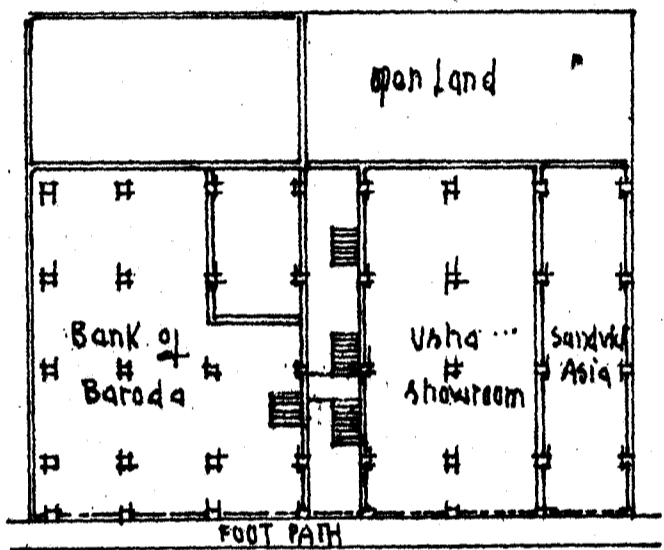
TRANSFERABLE AREA: 475 sq.ft (Second Floor) (50% Undivided share in total Transferable Area of 950 sq.ft)

Area Included:   
 Area Excluded: 

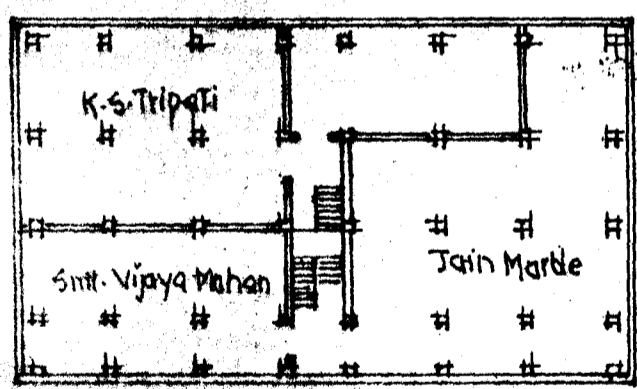
BOUNDARIES: NORTH: Neighbour's Building  
 SOUTH: R.S. Patankar & Co.  
 EAST: Premises occupied by M/s. Modi Builders  
 WEST: Open land.



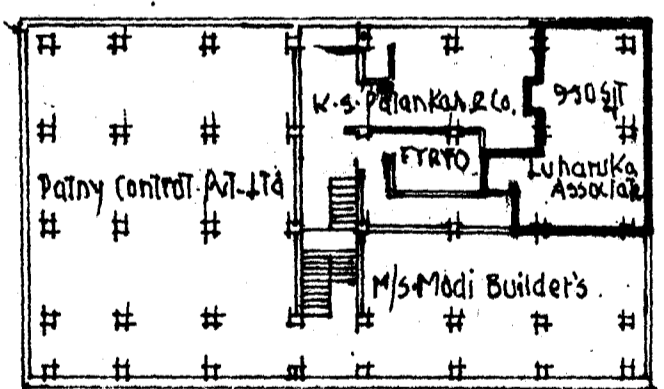
PARKING AREA



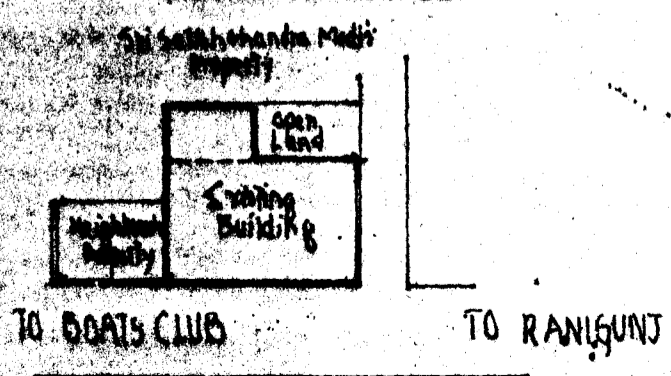
GROUND FLOOR



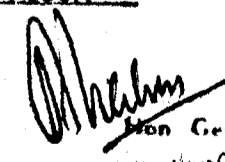
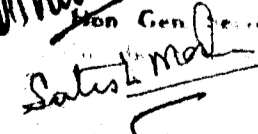
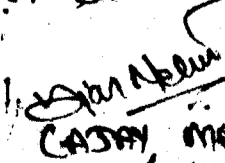
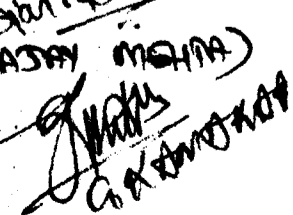
FIRST FLOOR



SECOND FLOOR

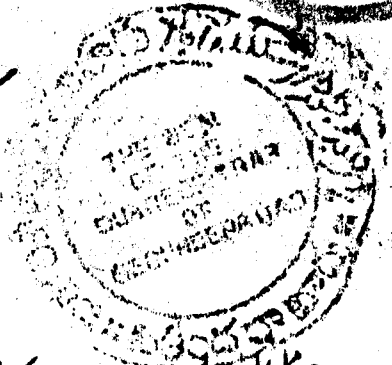


SITE PLAN

SIGNATURE'S:-  
 VENDOR:   
 CONSENTING PARTY:   
 WITNESSES: 1.   
 2. 

స్వ. వజా సంఖ్య..... 297/95  
 5 వృత్తము.....  
 ప్రా. కార్యాలయ మొ. క్ర. సం. 10  
 ఈ కార్యము వరస సంఖ్య..... 10

పాపములు కలిగిన వారికి సం. 1963  
 సం. 1963  
 సం. 1963



*[Handwritten signature]*

*[Handwritten signature]*

Shamsi, Thekkar  
 S/o. Hanji Vaidya Thekkar  
 Hon. Secy, Ganesh Siddha Peeth  
 Akkurpet, Andhra Pradesh

వసతి ఉన్నట్లు ఒక్కొక్కటి  
 1) ఎడమ బొటన ప్రతి:

2) ఎడమ బొటన ప్రతి: Satish mull

S/o. Hanji Vaidya Thekkar  
 1-8-179/2, N. D. Road, Sec (ind-3)

3) Janakamma

C. A. JAYAMETHA S/O. C. MATHA OCC. C. A.  
 5-4-187/384, Sahani Mansion MG Road, Sec (ind-3)

4) X...

G. K. ANAND RAO S/o. G. Subba Rao, Sec (ind-3)  
 1-4-187/384, N. D. Road, Sec (ind-3)

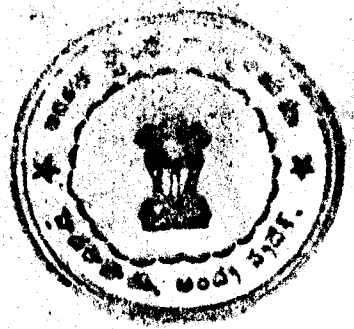
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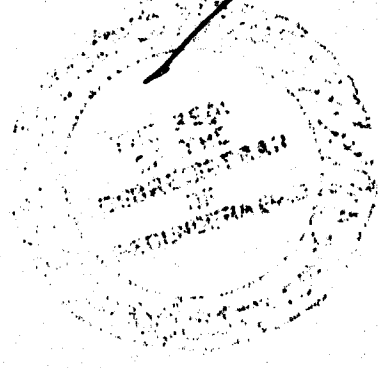
కా.నం. 1797/95  
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సా.వి.అ.అ.అ.



I ... 46 వ ఎట్యూం 97 నంబర్ 116.  
కటాల్ 1994 సెం. / 1917 క. 4. పు 797 నెంబర్ గ  
జ్యూరు చేయబడినది. 1994 సె. " అక్ష. గా. నె. నె  
2... వ తేది 1917 క. శబ్ద... వేల 2... వ తేది

సా.వి.అ.అ.అ.



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శ్రీ వాసుదేవం ..... 797/94  
కామం .....  
దేవాలయ మొత్తం ..... 10  
నామం వారు ..... 3

*[Handwritten signature]*



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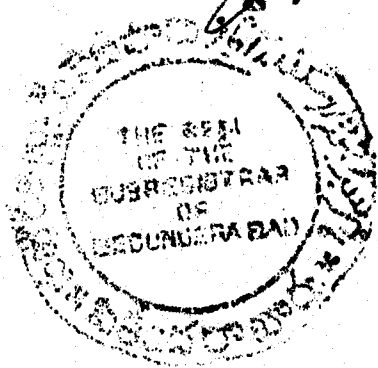
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S. George



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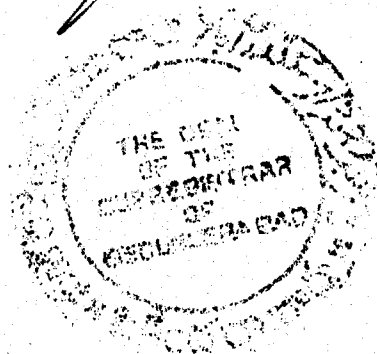




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మనస్సు సంగ్రహం ..... 297/95  
వీ వస్తువులు ..... శ.శ. సంగ్రహం  
దస్తావేజుల వెంట్రం కాగితపాపల సంగ్రహం 10  
ఈ కాగితము చదువ సంగ్రహం

మనస్సు



Witness

పన్ను వేజు సంఖ్య

కవుల సంఖ్య

దస్తా

797/94

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స. 08/1994



PLAN FOR SALE DEED OF BUILDING WORKING. M. No. 1384

SITUATED AT... (UNDEVELOPED)...

VENDOR: SUDHAKAR SIDDHARTHA  
 VENDOR: SMT. SUSHILA SINGHVI

*[Handwritten Signature]*

CONSENTING PARTY: SATHI MADI...

LAND AREA: 20.70 sq. Yds (20% Undivided share in)

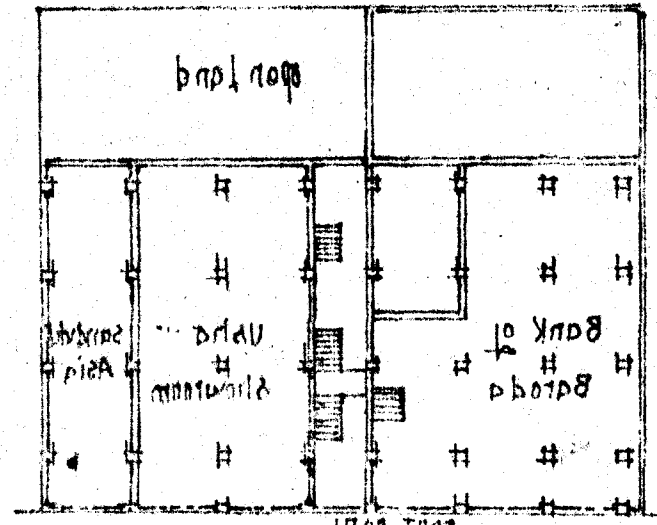
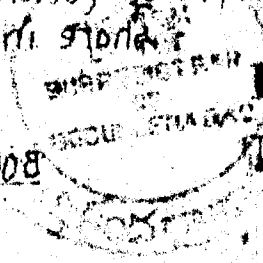
TRANSFERABLE AREA: 20.70 sq. Yds (20% Undivided share in total transferable area of 20.70 sq. Yds)

TRANSFERABLE AREA: 20.70 sq. Yds (20% Undivided share in total transferable area of 20.70 sq. Yds)

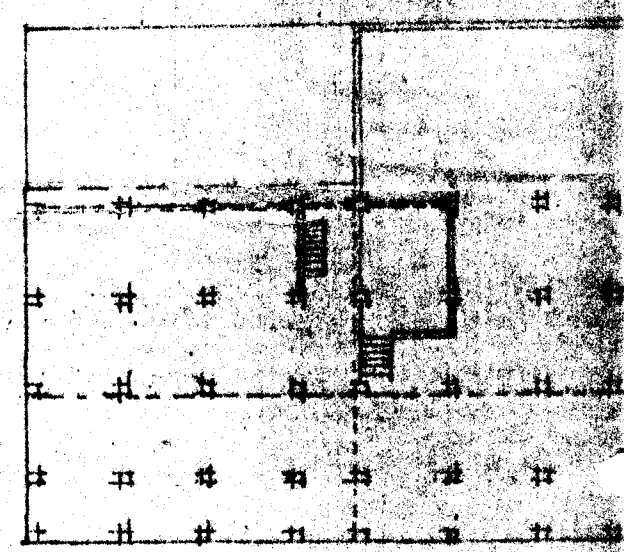
Also included: [Redacted]  
 Also excluded: [Redacted]

NORTH: Neighbour's Building  
 SOUTH: R.S. Park & Co.

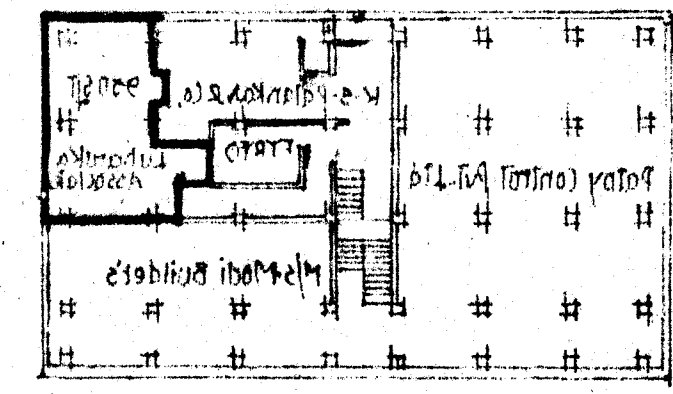
EAST: Premises occupied by M/s. Modi Brothers  
 WEST: Open land



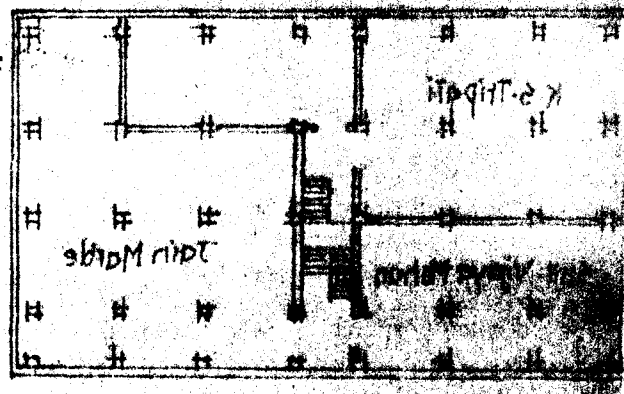
GROUND FLOOR



PARKING AREA



SECOND FLOOR



FIRST FLOOR

SIGNATURE:-  
 VENDOR: *[Handwritten Signature]*

CONSENTING PARTY: *[Handwritten Signature]*

WITNESSES: *[Handwritten Signature]*

