ORIGINAL

No. 3

RECEIPTS FOR FEES AND DOCUMENTS

రుసుముల యొక్క డస్తావేజుల యొక్క రశీదు

Received from Sri Gurudev Siddhapeeth Reptby The undermentioned document patta application No. ..... and fees as under. Jayant Bulk

శ్రీ Sale/Ship వద్ద నుండి దిగువ ఉదహరించిన దస్తావేజున్న సెం. పట్టా మరియు దిగువ కనీస రుసుములున్న పుచ్చు కోవడమైనది.

Doct. No. (362) of 200 1 of Book

Stamp duty Rs. 27010

Consideration Rs. 344000

Market Value Rs. 751500

Regn. Fee Rs. 4010=00

Endt. Fee Rs. 1=00

Coping Fee Rs. 20=00

(4000 words)

5% T.P. Taxable Rs. 37575=00

Total : 41606=00

Deficit Stamp duty Rs. 33110=00

Fee U/R R 200 Rs. 100=00

(Rupees Seventy four Thousand Eight hundred and Sixteen only)

Grand Total Rs. 74816=00

మెమోరాండం / Memorandum

Travelling allowance ..... Kilometers

కిలోమీటర్ల కు ప్రయాణపు ఖర్చు

ప్రోసెసు రుసుము / Process Fee

Patta & Travelling allownace to in witnesses

సాక్షులకు బత్తా మరియు ప్రమాణపు ఖర్చు

పోస్టేజ / Postage

Extra fee under Section 30 (1)
30 (2)

సెక్షను 30 (1) క్రింద అదనపు రుసుము
30 (2)

తరుమా / Filling Transaction

RETURNED

27/3/2001

SUB-REGISTRAR
Secunderabad
సబ్ - రిజిస్ట్రారు
సికింద్రాబాద్.

DOCUMENT No: 362 OF 2001 OF BOOK-I
S. R. O. SECUNDERABAD

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते
भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Date : 27-03-2001 Serial No : 6743 Denomination : 5,000
AP 23 IV E 63007

Purchased By :
Y.S.R.MURTHY
S/O Y.CHANDRA SEKHAR,
SEC'BAD

For Whom :
MR.SATISH MODI
S/O(LATE)MANILAL.C.MODI
SEC'BAD

S.P.N.B.L. VARA PRASAD
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 27th day of March 2001 by and between:

Gurudev Siddha Peeth, a Public Trust, Registered under the Bombay Public Trust, Act 1950 vide PTR No. A-484 (Thane) with its office at, Ganeshpuri, Bhiwandi Taluka District Thane, Maharashtra State – 401 206, represented by its trustee Shri. Jayant Buty, S/o. Ganpatrao Buty, aged about 56 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)

IN FAVOUR OF

Shri. Satish Modi son of Shri Manilal C. Modi, Hindu, aged 56 years, Occupation: Business, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter called the **VENDEE** (which expression unless repugnant or inconsistent with the subject or context shall mean and include his heirs, executors, administrators and assignees etc).

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

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Date : 27-03-2001 Serial No : 6,744 Denomination : 5,000

AP 23 IV E 68008

Purchased By :
Y.S.R.MURTHY
S/O Y.CHANDRA SEKHAR,
SEC'BAD

S.P.N.B.L. VARA PRASAD
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MR.SATISH MODI
S/O(LATE)MANILAL.C.MODI
SEC'BAD

WHEREAS

a. The **VENDOR** owns an area admeasuring 1,705 sq. ft. of super built up area (1,483 sft of built up area) on the ground floor, together with undivided share of land equal to 19 square yards (15.88 sq. meters), bearing M. C. H No. 5-4-187/3 & 4 (part), forming part of a bigger property known as 'Soham Mansion' as said above 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 the property is referred to as **Scheduled Property**.

b. The **VENDOR** owned several properties in the twin cities of Secunderabad and Hyderabad including the R.C.C. building admeasuring 24,770 sq. ft. of constructed area bearing M. C. H. No. 5-4-187/3 & 4, known as 'Soham Mansion', situated at M. G. Road, Secunderbad, 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. and Vendor Constructed the Building vide permit no. 237/3 of 1967 dt 29-9-1967 of MCH, sec.bad.

Satish Modi

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

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Date : 27-03-2001 Serial No : 6,745 Denomination : 5,000

Purchased By : AP 23 IV E 68009

Y.S.R.MURTHY
S/O Y.CHANDRA SEKHAR,
SEC'BAD

S.P.N.B.L. VARA PRASAD
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MR.SATISH MODI
S/O(LATE)MANILAL.C.MODI
SEC'BAD

c. 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 Gurudev Ashram to its present name "Gurudev Siddha Peeth". The aims and Objectives of the **VENDOR** trust includes 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 **VENDEE** and transfer/convey the same to him and/or his nominee/ nominees.

d. 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 30th June 1992 in respect of sale of immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property as stated herein above.

e. The **VENDEE** 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 Schedule Property herein in favor of **VENDEE**.

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

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Date : 27-03-2001 Serial No. : 6,646 Denomination : 5,000

AP 23 IV E 68010

Purchased By :
Y.S.R.MURTHY
S/O Y.CHANDRA SEKHAR,
SEC'BAD

For Whom :
MR.SATISH MODI
S/O(LATE)MANILAL.C.MODI
SEC'BAD

G.P.N.D.L. VARA PRASAD
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

f. At the request of the **VENDEE** herein the **VENDOR**, herein has agreed to execute this sale deed and convey the Scheduled Property in favour of the **VENDEE**.

NOW THIS INDENTURE WITNESSETH

In pursuance of the sanction given by the Charity Commissioner of Maharastra and the **VENDOR** receiving the entire sale consideration from the **VENDEE Rs 3,44,166/-** (Rupees Three Lakhs Forty Four Thousand One Hundred and Sixty Six Only), in respect of the schedule property the payment of which the **VENDOR** do hereby admits and acknowledges.

The **VENDOR** hereby transfers and conveys the property described, to the **VENDEE**, free from all encumbrances and to hold the same as absolute owner together with appurtenances belonging hereto and all the estate rights, title, interest and claim whatsoever the **VENDOR** had in or to the said Property hereby conveyed.

The **VENDOR** hereby convenants with the **VENDEE** as follows:

1. The Schedule 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** or any person/persons claiming through the **VENDOR**.

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

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Date : 27-03-2001 Serial No : 6747 Denomination : 5,000

AP 23 IV E 68011

Purchased By :
Y.S.R.MURTHY
S/O Y.CHANDRA SEKHAR,
SEC'BAD

For Whom :
MR.SATISH MODI
S/O(LATE)MANILAL.C.MODI
SEC'BAD

G.P.M.D.L. VARA PRASAD
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

2. The **VENDOR** has given possession of the Schedule Property, on a as is where is basis, to the **VENDEE** along with copies of the title deeds.

3. The Schedule Property is free from all encumbrances, charges, mortgages prior assignment of sale of court attachments.

4. The **VENDOR** hereby agree to co-operate with the **VENDEE** to mutate the Schedule Property in the name of the **VENDEE** in Municipal records, etc.

5. The **VENDOR** hereby further agree with the **VENDEE** at all times hereafter and at the cost of the **VENDEE** to do and execute all such lawful acts deeds and things for further and more perfectly assuring the Schedule Property to the **VENDEE**.

6. The scheduled property not being an open land does not require any permission or sanction from the Urban Land Ceiling Authority.

7. The **VENDEE** alone shall bear all expenses of stamp duty and registration charges as may be payable in respect of sale and transfer of the Scheduled Property and for registration of the sale deed in favour of the **VENDEE**.

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

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रुपये TWO THOUSAND RUPEES

Date : 27-03-2001 Serial No : 6,748 Denomination : 2,000

03559

Purchased By : AP 23 V

Y.S.R.MURTHY
S/O Y.CHANDRA SEKHAR,
SEC'BAD

For Whom :
MR.SATISH MODI
S/O(LATE)MANILAL.C.MODI
SEC'BAD

Sub-Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SCHEDULE OF THE PROPERTY

All that premises admeasuring 1,705 sq. ft. of super built up area (1483 sft of built up area) on the ground floor together with undivided share of land admeasuring 19 square yards (15.88sq. meters), bearing M. C. H No. 5-4-187/3 & 4 (part), forming part of a bigger property known as 'Soham Mansion' 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	Premises owned by Mr. Mahesh Desai & Others
South by	Premises owned by Mr. Sourabh Modi
East by	M. G. Road
West by	Open land and parking space.

In Witness whereof the **VENDOR** having set his hands on this indenture of sale on the day, month and year first above written in the presence of the following witness:

WITNESSES:-

1. G. KONAKORAO

2. (P. Solomon)

VENDOR

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

ANNEXURE 1-A

1) Description of the Building : 1705 Sq ft of Super built up area of Ground Floor Soham Mansion, situated at 5-4-187/3&4 M.G. Road, Secunderabad.

(a) Nature of Roof : R.C.C

(b) Type of structure ; upto 2/4/13 Floor Structure with Pillars and Columns Structure of walls, Pillars & Columns

2) Age of the Building : 32 years

3) Total Extent of site : Undivided share of land 19 Sq. yards

4) Built up Area Particulars : (with breakup floorwise)

cellar parking Area :-
In the Ground Floor :- 1705 Sq ft
In the 1st Floor
In the 2nd Floor
In the 3rd Floor etc.,

5) Annual Rental Value : Rs. 35,000

6) Muncipal Taxes per Annum : Rs. 19,688/-

7) Executant's estimate of the MV of the Building : Rs. 3,44,000/-

Date : 27.03.2001

Signature of the Executant.

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

CERTIFICATE

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

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

Signature of Executant.

Signature of Claimant.

10 Rs.

दस रुपये

सत्यमेव जयते

भारत

INDIA

१०रु.

10Rs

TEN RUPEES

S. No. 941 D. 27/3/2001 10.00

Sold to Satish modi

S/o Late manilal C. modi

For Whom Self

L. G. Chimalgi

LEELA G. CHIMALGI
STAMP VENDOR
L. No. 13/97 R No 12/2000
5-4-76/A, Cellar,
Opp: TVS Show Room,
Ranigunj, SEC'BAD-3.

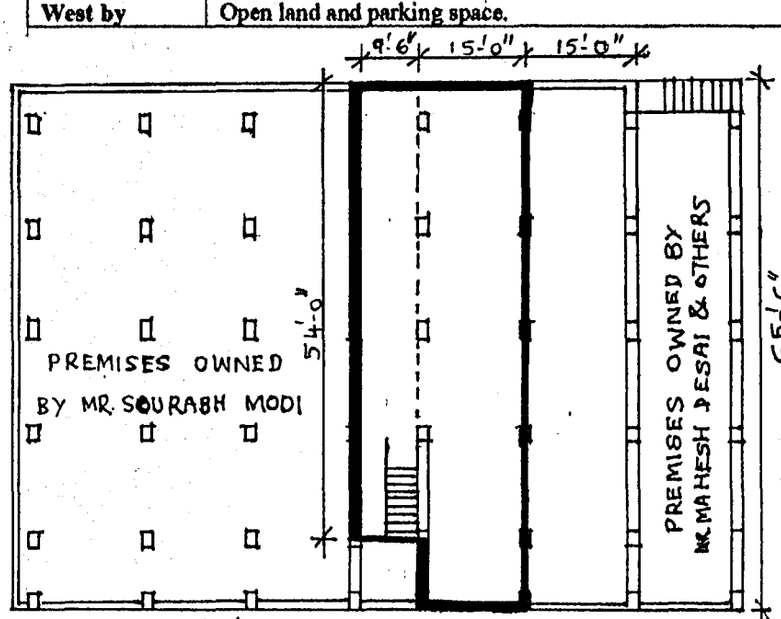
Registration Plan of sale deed for the premises bearing M. C. H No. 5-4-187/3 & 4 (part) admeasuring 1,705 sq. ft. of super built up area on the ground floor, forming part of a bigger property known as Soham Mansion situated at Karbala Maidan, M. G. Road, Secunderabad 500 003

Vendor:	: Gurudev Siddha Peeth
Vendee:	: Satish Modi

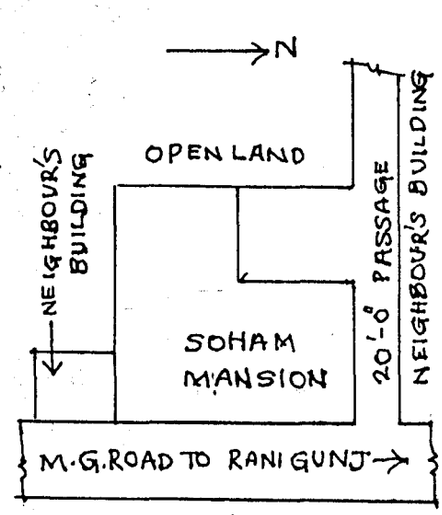
Area 1,705 sq. ft. of super built up area
Undivided share of land: 19 square yards

Boundaries:

North by	Premises owned by Mr. Mahesh Desai & Others
South by	Premises owned by Mr. Sourabh Modi
East by	M. G. Road
West by	Open land and parking space.



GROUND FLOOR PLAN



LOCATION PLAN

Witness

1. G. Kanakaiah

2.

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

Vendor

దస్తావేజు సంఖ్య 362/2001

వ పుస్తకము ..... 1923 శా. శ. నం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

తొలి కాగితము వరుస సంఖ్య 1

సబ్ రిజిస్ట్రార్

28 NOV 2000

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

2001వ సంవత్సరము Mar నెల 27 తేది 1922 శా. శ. చైత్ర 6 వ తేది పగలు 2 మరియు 3 గంటల మధ్య సికింద్రాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి రుసుము రూ. 41606/- చెల్లించినది.

వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది

విడుదల పొందిన వ్రేలు

JAYANTH BUTY S/O. GANPATHRAO BUTY, OCC: BUSINESS, R/O. CIVIL LINES, NAGPUR.

TRUSTEE

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

నిరూపించినవి

1) NAME G. RAVAKA RAO S/O G. SUBBA RAO
OCC SERVICE R/O 1-8-488, CHIKKADPALLY HYD.

2) NAME P. SOLOMON S/O P. RUPAKATHAM
OCC SERVICE R/O 5-4-187/3 & 4 M.G. ROAD SEC-BAD

2001వ సం. Mar నెల 27 వ తేది సబ్-రిజిస్ట్రారు

1922వ శా. శ. చైత్ర మాసం 6 వ తేది

వస్తావేజు సంఖ్య 362/2001

ఏ పుస్తకము 1 1923 వ.సం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 2

ఈ కాగితము వరుస సంఖ్య

సబ్ రిజిస్ట్రార్

28 NOV 2000

OFFICE OF THE SUB-REGISTRAR,
SECUNDERABAD.
Endorsement Under Section 42 of Act. II of 1899

No. 362 of 200 1 Date 27 / 3 / 200 1

I hereby certify that the proper / deficit stamp Duty of Rs. 33110/- (Rupees Thirty-three Thousand one hundred and Tenth) has been levied in respect of this instrument from Sri/Smt. Jayant Bunk on the basis of the agreed Market Value / consideration of Rs. 751,500/- being higher than the consideration / agreed Market value.

Sub-Registrar,
SECUNDERABAD.
and Collector U/s 41 & 42
of Indian Stamp Act, 1899

Date 27/3/2001

REGISTERED AS No. 362 OF 2001 OF BOOK 1 ON 27 DAY OF March 2001 6 chaitra 1923 SE

REGISTERING OFFICER
SECUNDERABAD

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

దస్తావేజు సంఖ్య 362/2001

పవుస్తకము 8 1923 శా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

ఈకాగితము మీద సంఖ్య 3

సబ్ రిజిస్ట్రార్

28 NOV 2000

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

CERTIFICATE OF SCANNING

THE DOCUMENT HAS BEEN SCANNED WITH IDENTIFICATION NO: 1606-R-362-2001

REGISTERING OFFICER
SECUNDERABAD

దస్తావేజు సంఖ్య 362/2001

ప పుస్తకము 1922 సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 8

ఈకాగితము వరుస సంఖ్య 4

సబ్ రిజిస్ట్రార్

28 NOV 2000

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

డాక్యుమెంట్ సంఖ్య 362/2001

ఏ పుస్తకము ..... 1 ..... 1923 శా.శ. సం

డాక్యుమెంట్ పేజీల మొత్తం కాగితముల సంఖ్య 8

ఈ కాగితము వరుస సంఖ్య 5

సబ్ రిజిస్ట్రార్

28 NOV 2001

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

పత్రాల సంఖ్య 362/2001

పద్దు పుస్తకము ..... 1 ..... 1923 శా.శ. సం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 8

అనుబంధ కాగితము వరుస సంఖ్య 6

సబ్ రిజిస్ట్రార్

సాధారణ స్టాంపు కార్యాలయం
19 APR 1999
హైదరాబాద్

సికింద్రాబాద్ సబ్ రిజిస్ట్రార్ కార్యాలయం
THE SEAL OF THE SUBREGISTRAR OF SECUNDERABAD

SCHEDULE OF THE PROPERTY

An [illegible] Premises admeasuring 1,[illegible] sq. ft. [illegible] built up area ([illegible] sq. ft. of built up area) on the second floor together with a [illegible] share of land admeasuring [illegible] square yards (1[illegible] sq. ft.) bearing [illegible] & 4 (part) forming part of a larger property known as Sobha Silicon situated at Lakdi-ka-pul, M. G. Road, Secunderabad 500 003 and more clearly shown in the plan annexed hereto, marked in red and bounded by

North by	[illegible]
South by	Premises [illegible]
East by	M. G. Road
West by	Open land and [illegible]

In witness whereof the [illegible] SIGNOR has set his hands on this indenture at [illegible] on the day, month and year first above written in the presence of the follow[illegible] witnesses.

WITNESSES:

1.

2.

దస్తావేజు సంఖ్య 362/2001

ఏ పుస్తకము R 1923 సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 7

ఈ కాగితము వరుస సంఖ్య

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

సబ్ రిజిస్ట్రార్ సికింద్రాబాద్

-7 FEB 2001

V. Ci 4

క్రమ సంఖ్య 362/2001

సం 1923 శా. శ. సం

వసూలైన మొత్తం కాగితముల సంఖ్య 8

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 8

ఉత్తరువు వరుస సంఖ్య

సబ్ రిజిస్ట్రార్

Registration Plan of sale deed for the premises bearing M. C. H. No. 5-4-187/3 & 4 (part) admeasuring 1,705 sq. ft. of super built up area on the ground floor, forming part of a larger property known as Soham Mansion situated at Ranigunj, Secunderabad 500 003

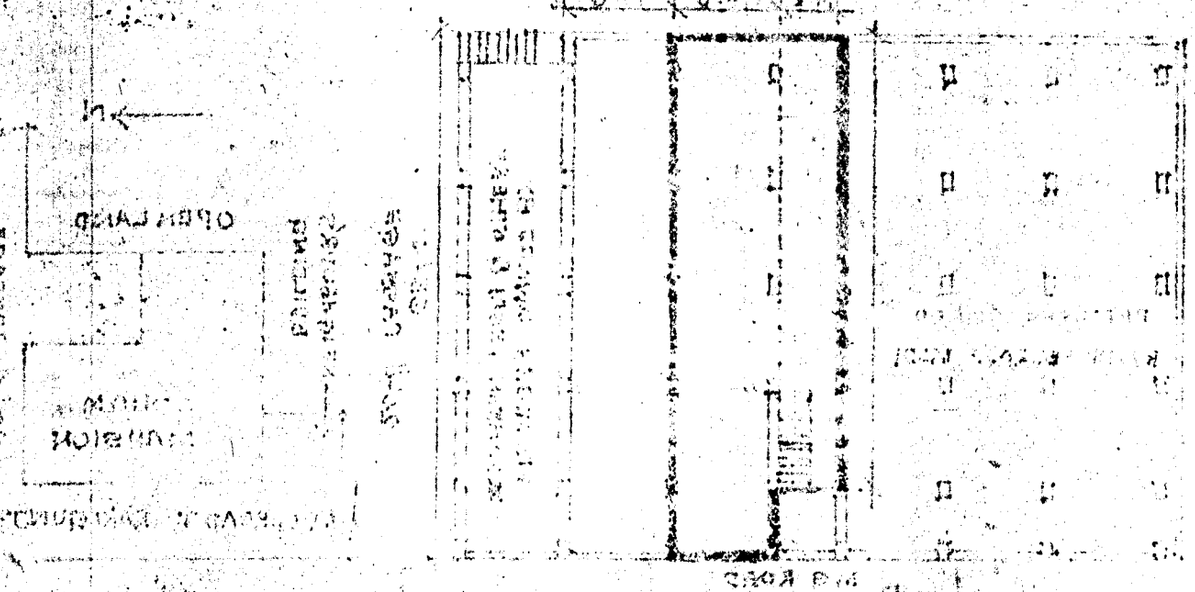
Vendor:	Gurudev Siddha Peeth
Vendee:	Satish Modi

Area : 1,705 sq. ft. of super built up area
Undivided share of land: 19 square yards

Boundaries:

North by	Premises owned by Mr. Mahesh [illegible]
South by	Premises owned by Mr. Soumith Modi
East by	M. G. Road
West by	Open land and parking space

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD



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