

ఆంధ్ర ప్రదేశ్ (ఆంధ్ర ప్రదేశ్) ANDHRA PRADESH

03AA 137406

S. No. 4709
Sold to Mrs. Madhavi Kedia
By Naveen Kumar Kedia
For Whom Self

L. G. Chimalgi
LEELA G. CHIMALGI
STAMP VENDOR
L. No: 13/97. R. No: 1/2003
6-4-76/A Cellar, Ranigunj
SECUNDERABAD - 500 003

1921
1766

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 15th day of September, 2004 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, son of Shri. Ganpatrao Buty, aged about 60 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)

AND

Shri. Satish Modi S/o. Late. Shri Manilal C. Modi, aged 60 years, Occupation: Business, residing at Plot No.280, Road No. 25, Jubilee Hills, Hyderabad- 500 0034, hereinafter called the **CONSENTING PARTY** (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, successors -in-interest, legal representatives, administrators and assignees etc.)

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

Satish Modi



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 19/7/08
 4710 Date 10-20
 Sold to Mrs. Madhavi Kedia
 S/o Naveen Kumar Kedia Adarsh Nagar
 For Whom Self

03AA 137407
 L. G. Chinn
 LEEBA G. CHINN
 STAMP VENDOR
 L. No: 13/97 B No: 1/3003
 5-4-76/A Colony, Ranigunj
 SECUNDERABAD - 500 003.

IN FAVOUR OF

Mrs. Madhavi Kedia W/o. Shri. Naveen Kumar Kedia aged 25 years Occupation : Service, residing at H. No. 5-9-22/53, Adarsh Nagar, Hyderabad hereinafter called the **PURCHASER** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said **PURCHASER** but also her heirs, executors, administrators, successors and assignees).

WHEREAS

- The **VENDOR** owns an area admeasuring 885 sq ft. of super built up area (770 sft of built up area) on the Basement floor, together with undivided share of land equal to 10 square yards (8.38 sq. meters), bearing M. C. H No. 5-4-187/3 & 4 (part) , forming part of a complex known as 'Soham Mansion' 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 referred to as **SCHEDULED PROPERTY**.
- The **VENDOR** owned several properties in the twin cities of Secunderabad and Hyderabad including the R.C.C. building bearing M.C.H. No. 5-4-187/3 & 4, 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 and the building was constructed vide permit No.237/3, of 1967 dated 29-09-1967 of M.C.H., Secunderabad.

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

Sabbu L. Rambhadracharya



ANDHRA PRADESH
 S. No. 2711
 Date of Issue 12/10/92
 For Whom

03AA 137408

LEELA G. CHITRALI
 STAMP VENDOR
 L. No: 13/97 R.N. 1/92
 5-4-76/A C-Block, Kanti Raj
 SECUNDERABAD - 500 003.

-3-

- 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 Shree 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 its running expenses of the said Ashram establishment, the **VENDOR** intended and agreed to alienate all its immovable properties in the twin cities of Hyderabad/Secunderabad to the **CONSENTING PARTY** to convey and transfer 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 the immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property as stated herein above.
- e. The **CONSENTING PARTY** 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 scheduled property herein infavour of the **CONSENTING PARTY** Shri Satish Modi or such person or persons as Shri Satish Modi may nominate.

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

Satish Modi



INDIRA PRADESH

03AA 137409

16/9/09
A.K. 712
Said to be made to Kedia
to be Nalson Kedia Kedia
for whom Self

L.G. Chimalgi

LEELA G. CHIMALGI
STAMP VENDOR
L.No: 13/97 R No: 1/2003
5-4-76/A Cellar, Ranigunj
SECUNDERABAD - 500 003

-4-

- f. The **CONSENTING PARTY** has nominated the **PURCHASER** herein in respect of the Scheduled Property herein and requested the **VENDOR** to convey and transfer the same to and in favour of the **PURCHASER** herein.
- g. At the request of the **CONSENTING PARTY** and the **PURCHASER** herein the **VENDOR**, herein has agreed to execute this sale deed and convey the Scheduled Property in favor of the **PURCHASER**, being nominee of the **CONSENTING PARTY**.
- h. The Scheduled Property is in occupation of a tenant M/s. Metal Creek Motors under a registered Lease Agreement dated 13th April 2004 registered with Office of the Sub-registrar, Secunderabad as document No.586/2004 for a primary period of 5 (five) years and on such other terms and conditions as contained therein.
- i. The **VENDOR** and **CONSENTING PARTY** have agreed to sell the Scheduled Property which is in occupation of the above referred tenant to the Purchaser hereinabove mentioned for a consideration of **Rs.4,00,000/-** (Rupees Four Lakhs only) and the Purchaser has agreed to purchase the same

TRUSTEE
Gurudev Sicha Peeth,
Ganeshpuri, Tsl. Shivwadi,
Dist Thane, Maharashtra.

Satish m. k.

100Rs.



MHARA PRADESH

03AA 150410

4713
 110-20
 Maharashtra Kesri
 Narayan Kesri
 Kesri

Algaun Nagar
 4/5/5

L. No. 5-4-76/A
 SECUNDERABAD - 500 005.

NOW THIS INDENTURE WITNESSETH:

1. THAT in pursuance of the above said total sale consideration, the **PURCHASER** has paid the total sale consideration of Rs. 4,00,000/- (Rupees Four Lakhs only) vide cheque No. 513603 dated 09.09.2004 drawn on Tamilnad Mercantile Bank Ltd, Hyderabad **CONSENTING PARTY** hereby acknowledges the receipt of the same, hence the Sale Deed.
2. That the **VENDOR** is an absolute owner of the schedule property do hereby convey, sell, alienate , assign, transfer the schedule property i.e., undivided area in the above, said land along with the **SCHEDULE PROPERTY** with all titles, rights, claims, interest, easements, peaceful possession and enjoyment to the **PURCHASER** and the **PURCHASER** hereafter shall be the absolute owner and possessor of the Schedule Property and shall enjoy the same absolutely forever, without any interruption or disturbance from anybody whatsoever.
3. That the **VENDOR** and **CONSENTING PARTY** hereby declare that the schedule property is free from all encumbrances charges prior sale, collateral security, giftwill, mortgage, lien, litigations and attachments and they are competent to execute this sale deed in respect of the schedule property hereto and that the Consenting Party Shri. Satish Modi undertakes that he will indemnify the **PURCHASER** in the event of any prior claims or charges, defects in title or all losses.
4. The **VENDOR** and **CONSENTING PARTY** shall co-operate with the **PURCHASER** and tenant mentioned above to execute a fresh lease on the same terms and conditions as the above mentioned lease for the remaining period of lease and a separate lease agreement will be made between **PURCHASER** and the Tenant and he shall pay the rent to the **PURCHASER** as per lease agreement.

[Signature]
TRUSTEE
 Gurudev Siddha Peeth,
 Ganeshpuri, Tal. Bhiwandi

[Signature]
 Satish Modi



MUMBAI, INDIA PRADESH

03AA 137413

B. 1716 16/6/64 10000

Sold to Mr. Madhvi Kedia

370... Na. Vani Kanti Kedia Adhikari

For Whom... [Signature]

-8-

SECURITIES

14. That the **PURCHASER** hereby undertake that he shall not install any machinery which create vibrations of any manner which causes damage or injury to the building.
15. That the **PURCHASER** further undertake that explosives combustible articles or any other articles which are highly inflammable, which will cause damage to the building such as bombs, crackers, zeletin etc., or any heavy machinery shall not be stored in the said tenement under any circumstances and if found doing so, the **PURCHASER** shall be responsible for the total loss and damages. However, the cooking gas, matches, kerosene etc., which will be for regular use is permitted.
16. That the **PURCHASER** shall compulsorily become a member of the society / association as the case may be formed for the purpose of maintenance and good enjoyment and benefit of the tenement owners of the entire complex and pay the charges levied by the society / association without default regularly and society / association shall be entitled to recover the charges and membership fee from the defaulting members / person and property and also shall have the right to disconnect all the facilities and amenities to defaulting member and the **PURCHASER** hereby confirm and covenant and undertake to do so.
17. That the **PURCHASER** shall not at any time demolish or cause to demolish the said structure of the said premises or any part thereof, not any alteration in the said elevation and outside colour scheme of the said premises and shall keep the partition walls, sewers, drains pipes in the said premises and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beams, slab or R.C.C. parts or other structural members in the said premises and shall not alter, deface or affect the exterior or common interior architecture of the complex, without the prior written permission of the society or the association.

TRUSTEE

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

[Signature]

100Rs.



CHHATTISGARH
 4718 Mahalakshmi
 M.P. Madhukar Kedia
 Naveen Kumar Kedia
 H. G. V. Narayan
 -10-

03AA 137415
 L. No: 137415
 5-4-76/A, Ranigunj
 SECUNDERABAD - 500 003.

DESCRIPTION OF THE SCHEDULED PROPERTY

All that premises admeasuring about 885 sq. ft. of super built up area (about 770 Sq. ft of built up area) on the basement floor together with undivided share of land admeasuring 10 square yards (8.38 sq. meters) bearing M.C.H. No. 5-4-187/3 & 4 (part) in a Complex 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 M. C. Modi Educational Trust & Mrs. Geeta Des
South by	Premises owned by Mr. Sourabh Modi occupied by Bank of Baroda
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.

2.

x

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

y

CONSENTING PARTY

100RS.



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

03AA 137416

L. G. ...

S. No. *719*
Sold to *Mr. Madhavi Reddy*
By *Mr. Naveen Kumar Kadra*
For Whom *Sell*

Kadra
Abdur Rahman
legd

LEELA C. ...
L. No: 137416
5-4-76/A Collar, Ranigunj
SECUNDERABAD - 500 003

ANNEXURE

- 1. Description of the Buildin : 885 sft of super built up area of Basement Floor in the building Known as "SOHAM MANSION", Situated at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003
- (a) Nature of the roof : R. C. C.
- (b) Type if the Structure : Pillar & Coloums
- 2. Age of the Building : 35 years
- 3. Total Extent of the Site : Undivided Share of Land 10 Sq. Yards
- 4. Built of area Particulars :
 - (a) Cellar, Parking Area : 885 Sft
 - (b) In the Ground Floor :
 - (c) In the First Floor :
 - (d) In the Second Floor :
- 5. Annual Rental Value : Rs. 30,000/-
- 6. Municipal Taxes per Annum :
- 7. Executant's estimate of the MV of the building : Rs. 4,00,000/-

Date: 15.09.2004

S. G. ...
Signature of the Executant

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

Date: 15.09.2004

S. G. ...
* TRUSTEE
Signature of the Executant
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra

REGISTRATION PLAN OF SALE DEED FOR THE: PREMISES BEARING M.C.H. No. 5-4-187/3 & 4 (PART) ADMEASURING 885 Sq. ft. OF SUBDIVIDED AREA IN THE BASEMENT FLOOR FORMING PART OF A COMMERCIAL COMPLEX KNOWN AS SOHAM MANSION SITUATED AT KARNATA MANSION ROAD, SECUNDERABAD - 500 003.

VENDOR: GURUDEV SIDDHA PEETH TRUSTEE Sri JAYANT RUTY, S/o GANPATRAO RUTY

CONSENTING PARTY: Sri SATISH MODI S/o MANI L.C. MODI

VENDEE: Smt MADHAVI KEDIA W/o Sri NAVEEN KUMAR KEDIA

REF:-

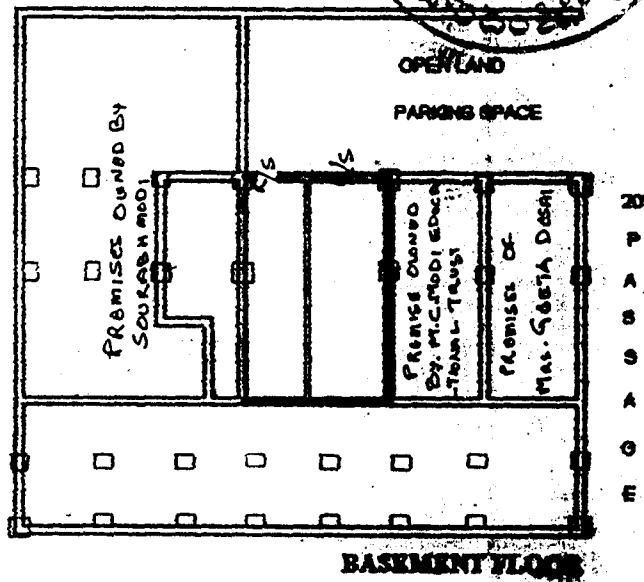
INCLUDED

AREA: 885 Sq. ft. of subdivided area

UNDIVIDED SHARE OF LAND: 10.8 Sq. Yds

Boundaries:

North By	Premises own by M.C. Modi Educational Trust & Mrs. Geeta Des.
South By	Premises own by Mr. Saurabh Modi occupied by Bank of Baroda.
East By	M.G. Road,
West By	Open land and Parking space.



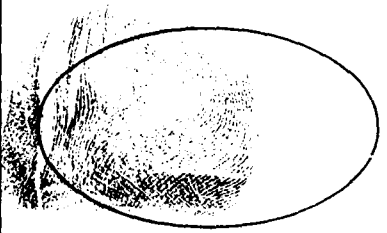

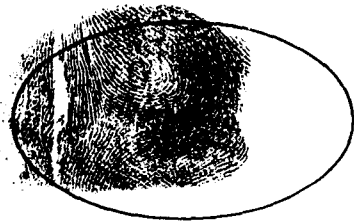
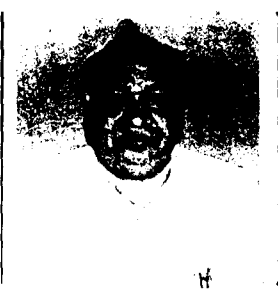
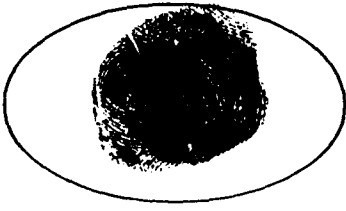

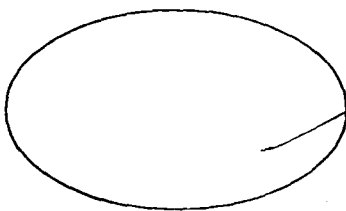
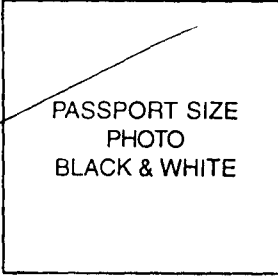
WITNESSES

1. *[Signature]*

2. *[Signature]*

[Signature]
TRUSTEE
 Gurudev Siddha Peeth
 G. S. Deshpande, Tal. Anwarabad,
 Dist. Thane, Maharashtra
CONSENTING PARTY

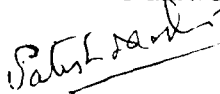
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			Shri Jayant Buty R/o Civil Lines, Nagpur.
			Shri Satish Modi R/o Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
			Madhavi Kedia R/o H.No. 5-9-22/53, Adarsh Nagar, Hyderabad
			

SIGNATURE OF WITNESSES :

1. 
2. 

21/5-1
TRUSTEE
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwand
Dist Thane, Maharashtra
SIGNATURE OF THE EXECUTANT'S



సస్మావేళ నంబర్ 1560/1004
 పుస్తకము: 1 1926 శా. శ. సం.
 సస్మావేజాల సంఖ్య: 13
 ఈ కాగితము వయస్ సంఖ్య: 1



~~సహాయక~~

2004వ సంవత్సరము September నెల 15 తేదీ 1928 శా.శ.
Shadra మాసం 24 తేదీ పరలు!! మురియు 12
 గంటల మధ్య సికింద్రాబాద్ పబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ Jayanti Bhaty కు 53120-00 సంఖ్యను 1988 లోని
 సెక్షన్ 32 ననుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు
 వెరిముద్రాంత పూ దాఖలు చేసి రుసుము ధూ 53120-00
 చెలానుద్వారా చెల్లించినారు.
 వ్రాసియున్నట్లు ఒప్పుకొన్నది
 ఎవమ బోలనద్రలు

11 AUG 2004
 VC-SEC-BAD
 శ్రీ వై. కె. కె. కె.



అనుబంధ నెల

NAME Jayanti Bhaty S/O. Ganesh
 OCC Business R/O. Civil Lines
Secunderabad

Satish Reddy



NAME Sudrah Modi S/O. Manilal
 OCC Business R/O. Plot 250
Jwalakhera Hyderabad

అనుబంధ

[Signature]

NAME G. KANAKARAO S/O. S. B. B. B.
 OCC Private Service R/O. 1-8-488
Chikkankal Hyderabad-20

[Signature]

NAME Shashi Kanth S/O. Kanhanth
 OCC Pat. Engrg. R/O. 15-2-302/3
Lenbasa Hyderabad

2004వ సం September నెల 15 వ తేదీ ~~సహాయక~~
 1926వ శా. శ. Shadra మాసం 24 వ తేదీ

పాస్ పోస్ట్ నంబర్ 1560/2004
 పుస్తకం నంబర్ 1 1926 కా. శ. నం.
 పాస్ పోస్ట్ అంబర్ 13
 ఈ కాగితము పంపిన తేదీ 2

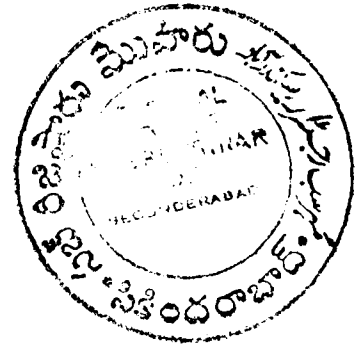
~~పాస్ పోస్ట్~~

రిజిస్ట్రేషన్ కేంద్రం
 11 AUG 2004
 VC-SEC-BAD
 రిజిస్ట్రేషన్ కేంద్రం, సెకండ్ బాద్

CERTIFICATE OF REGISTRATION

Registered as Document No: 1560
 of 2004 (1926 SE)
 of Book 1 and assigned the
 Identification Number 1608 1-1766-2004
 for Scanning.

Date: 15/9/2004 Registering Officer ~~_____~~



Rs. 106720-00 towards
 Stamp Duty including 10% per Duty U/s 41 of I. S. Act
 and Rs 4780-00
 towards Registration fee of the value of
 Rs. 9,56,000-00 paid by the party
 through SBH Rs. 499244
 dated 15-09-2004 at New Regd Branch.

~~_____~~
 SUB-REGISTRAR
 SECUNDERABAD

పస్తావేజు సంఖ్య 1560/1004
సంవత్సరము 1 1926 శా. శ. సం.
పస్తావేజుల సంఖ్య 13
ఈ కాగితము విలువ 3

~~సహాయకము~~

