



Date : 23-03-2001 Serial No : 6,617

Denomination : 10,000

Purchased By :
V.R. HEMANIH KUMAR
S/O V.D. RAMA LINGAM, SEC' BAD

02AA 890441
[Signature]
S.P.N.B.L. RAMA PRASAD
Ex-Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
SOURABH MODI
S/O SATISH MODI, SEC' BAD

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, son of Shri 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)

AND

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 **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, executors, administrators and assignees etc).

IN FAVOUR OF

Shri. Sourabh Modi S/o. Shri Satish Modi aged 29 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 not only the said Vendee but also his heirs, executors, administrators, successors and assignees).

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

Satish Modi



Date : 23-03-2001 Serial No : 6,618

Denomination : 10,000

Purchased By :
V. R. HEMANTH KUMAR
S/O V. D. RAMA LINGAM, SEC' BAD

02AA 300442
Sub Registrar
S. B. N. B. L. VARA PRASAD
Ex. Off. Photo Stamp Vendor
G. S. O., C&IG Office, Hyd

For Whom :
SOURABH MODI
S/O SATISH MODI, SEC' BAD

: 2 :

WHEREAS

- The Vendor owns an area admeasuring 3134 sq. ft. of super built up area (2725 sft of built up area) on the lower ground floor, together with undivided share of land equal to 34 square yards (28.44 sq. meters), bearing M. C. H No. 5-4-187/3 & 4/8, 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 referred to as Scheduled Property.
- 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, the property known as 'Soham Mansion', 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 Vendor constructed the Building vide permit no. 237/3 of 1967 dt-29-9-1967 of MCH, sec-bad
- 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.

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

Satish Modi



Date : 23-03-2001 Serial No : 6,620

Denomination : 10,000

Purchased By :
V.R. HEMANTH KUMAR
S/O V.D. RAMA LINGAM, SEC' BAD

02AA 890411
[Signature]
S.P. N. B. L. VARA PRASAD
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
SOURABH MODI
S/O SATISH MODI, SEC' BAD

: 4 :

NOW THIS INDENTURE WITNESSETH:

In pursuance of the sanction given by the Charity Commissioner of Maharashtra and the Vendor receiving the entire sale consideration from the consenting party *[Signature]* of Rs 6,32,620/- (Rupees Six Lakhs Thirty Two Thousand Six Hundred and Twenty only), in respect of the scheduled property the payment of which the Vendor and the consenting party do hereby admit 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 *[Signature]* title interest and claim whatsoever the Vendor had in or to the said Property hereby conveyed.

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

1. The Scheduled 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 Scheduled property, on a as is where is basis, to the Vendee along with copies of the title deeds.

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

Satish modi



Date : 23-03-2001 Serial No : 6,621

Denomination : 10,000

Purchased By :
V.R. HEMANIH KUMAR
S/O V.D. RAMA LINGAM, SEC' BAD

02AA 890415
S.P. N.B. VARA PRASAD
S.P. N.B. VARA PRASAD
Ex. Office Stamp Vendor
S.S.O., CMG Office, Hyd

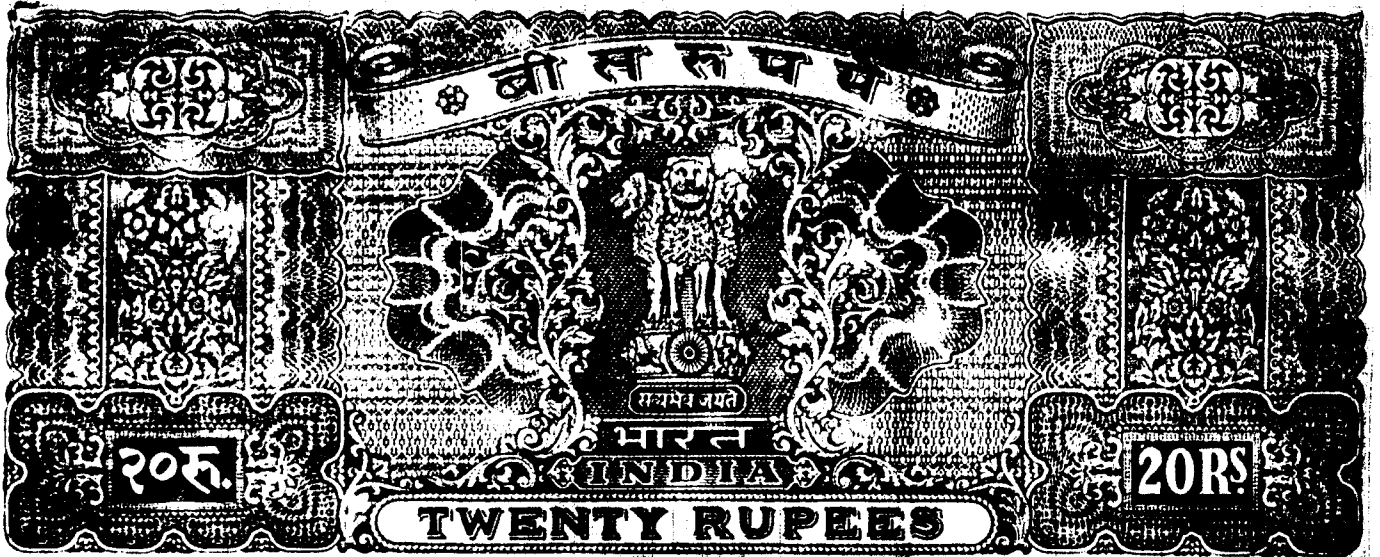
For Whom :
SOURABH MODI
S/O SATISH MODI, SEC' BAD

3. 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.
4. The Scheduled Property is free from all encumbrances, charges, mortgages, prior assignment of sale of court attachments.
5. The Vendor/Consenting Party hereby agree to co-operate with the Vendee to mutate the Scheduled Property in the name of the Vendee in Municipal records etc
6. The Vendor/Consenting Party hereby further agrees 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 Scheduled property to the Vendee.
7. The scheduled property not being an open land does not require any permission or sanction from the Urban Land Ceiling Authority.
8. The 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.
9. 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.

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

Satish Modi

20 Rs.



Date : 23-03-2001 Serial No : 6,625

Denomination : 20

Purchased By :
 V. R. HEMANTH KUMAR
 S/O V. D. RAMA LINGAM, SEC' BAD

S.P.N.B.A. VARA PRASAD
 S.P.N.B.A. VARA PRASAD
 Ex. Officio - Stamp Vendor
 G.S.O., C&IG Office, Hyd

For Whom :
 SOURABH MODI
 S/O SATISH MODI, SEC' BAD

: 6 :

SCHEDULE OF THE PROPERTY

All that premises admeasuring 3134 sq. ft. of super built up area (2725 sft of built up area) on the lower ground floor together with undivided share of land admeasuring 34 square yards (28.44 sq. meters), bearing M. C. H No. 5-4-187/3 & 4/8, 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 with Red Colour and bounded by

North	: Parking space and Open Land
South	: Neighbours Building
East	: M G Road
West	: Neighbours Property - Open Land

In Witness whereof the Vendor and Consenting Party having set their hands on this indenture of sale deed on the day, month and year first above written in the presence of the following witness:

WITNESS:-

1. *G. Kanabkar*
 G. KANABKAR

2. *P. Solomon*
 (P. Solomon)

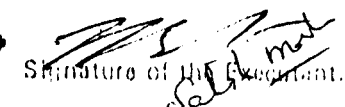
M. P. TRUSTEE
 Gurudev Siddha Peeth,
 Ganeshpuri, Tal. Bhiwandi,
 Dist. Thane, Maharashtra.

Satish Modi
 CONSENTING PARTY.

ANNEXURE 1-A

- 1) Description of the Building : MUA No. 5-6-187/3 24/8, forming part of a bigger property known as 'Sohan Mansion', situated at Karala Market, MG Rd, ^{W-100}
- (a) Nature of Roof : R. C. C
- (b) Type of structure : upto 2, 4, 13 Floor Structure with Pillars and Columns
Structure of walls, R. C. C
- 2) Age of the Building : 32 years
- 3) Total Extent of site : 34 sq. Yds. undivided share of land
- 4) Built up Area Particulars : (with breakup floorwise)
- Cellar parking Area :- 3134
- In the Ground Floor :-
- In the 1st Floor
- In the 2nd Floor
- In the 3rd Floor etc.,
- 5) Annual Rental Value : 35,000/- p.a.
- 6) Municipal Taxes per Annum : 15,750/-
- 7) Executant's estimate of the : Rs. 6,32,600/-
MV of the Building :

Date : 27.03.2007


Signature of the Executant.

TRUSTEE

CERTIFICATE

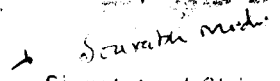
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra.

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


Signature of Executant.

TRUSTEE

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


Signature of Claimant.

20 Rs.



Date : 23-03-2001 Serial No : 6,623 Denomination : 20

Purchased By :
V. R. HEMANIH KUMAR
S/O V. D. RAMA LINGAM, SEC' BAD

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

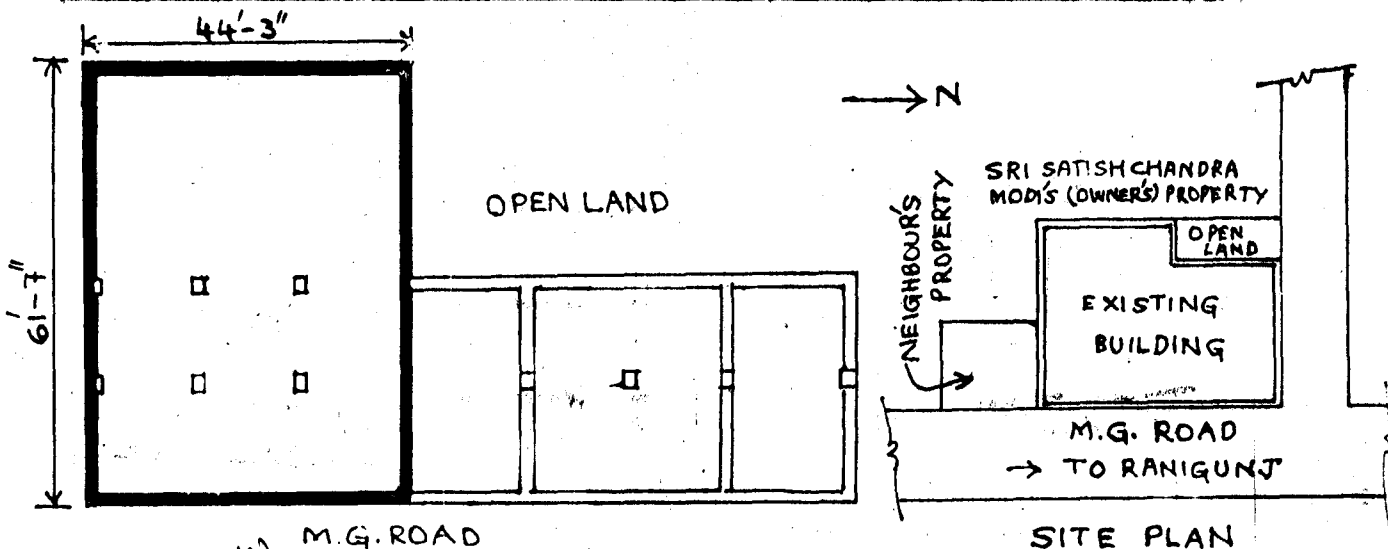
For Whom :
SOURABH MODI
S/O SATISH MODI, SEC' BAD

Registration Plan of sale deed for the premises bearing M. C. H No. 5-4-187/3 & 4/8 (part) admeasuring 3134 sq. ft. of super built up area on the lower 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	Consenting party	Satish Modi
Vendee:	Shri Sourabh Modi		

Area : 3134 sq. ft. of super built up area
Undivided share of land : 34 square yards

North	Parking Space and Open land
South	Neighbours Building
East	M. G. Road
West	Neighbours Property- Open Land



Witness
1. *[Signature]*
2. *[Signature]*
(P. Solomon)

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

[Signature]
Vendor
[Signature]
Consenting Party

361/2001

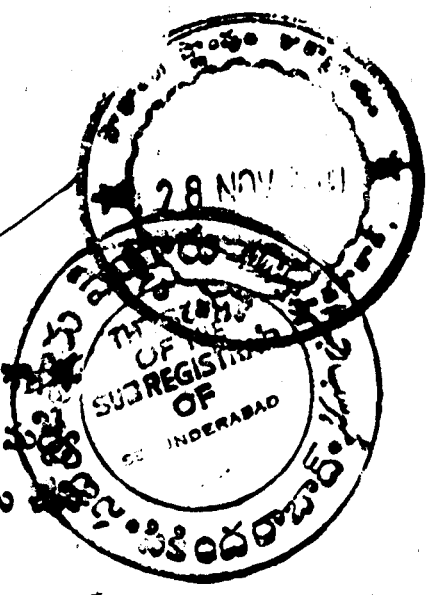
విద్యా సంఖ్య
వ పన్ను కేసు
ప్రతి వేతన మొత్తం
కాగితము వలన సంఖ్య

నబ్ రిజిస్ట్రార్

2001వ సంవత్సరము Manbu నెం 27 తేది 1922

చైత్ర 6 వ తేది పగలు 2 మరియు 3 గుటల సర్టిఫికేట్
నికింద్రాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేయబడినది.
రుసుము చా. 75321 చెల్లించినది.

వ్రాసియుచ్చినట్లు ఒప్పకొన్నట్లు
విదమ కొటన వ్రేలు



JAYANATH RAO S/O. G. RAO
Occ: BUSINESS, R/O CIVIL LIA
NAGPUR.

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

విదమ కొటన వ్రేలు

Satish Modi

NAME SATISH MODI S/O. MANILAL C. MODI
OCC. Service Business R/O. 1-8-488, CHANDRABAG, Plot No. 280, Road No. 25
JULIEE HILLS, HYD.

విరూపించినది

1)

NAME G. WANALA RAO S/O. G. SUNDARA RAO
OCC. Service R/O. 1-8-488, CHANDRABAG, HYD.

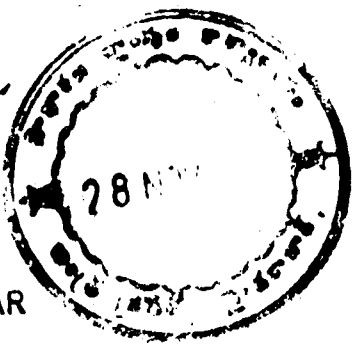
2)

NAME P. Solomonu S/O. P. KRUPAKRISHNAN
OCC. Service R/O. 5-4-187/3, Old N.R. Road, Sec. 10

2001వ సం. Manbu నెం 27 వ తేది సబ్-రిజిస్ట్రారు
1922వ క. శ. చైత్ర మాసం 6 వ తేది

పత్రావళి నెంబర్ 361/2001
 వస్తువు కుము R 1923 గ. క. సం
 దస్తావేజుల మొత్తం 8
 తరగతి కుము ముద్ర పంపిణీ 2

వక రిజిస్ట్రార్



OFFICE OF THE SUB-REGISTRAR
 SECUNDERABAD.

Endorsement Under Section 17 of Act. II of 1899

No. 361 of 2001 Date 27/3/2001

I hereby certify that the proper/deficit
 stamp Duty of Rs. 59120/- (Rupees Fifty Nine Thousand
 One hundred and Twenty only) has been levied in respect of this instrument
 from Sri/Smt. Jayant Bunnig on the basis of the agreed Market Value /
 consideration of Rs. 1364500/- being
 higher than the consideration / agreed Market
 value.

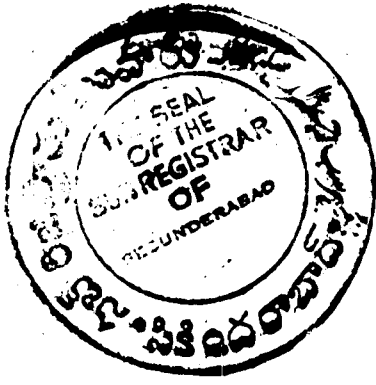
Sub Registrar, Secunderabad.

and Collector U/s 41 & 42
 of Indian Stamp Act, 1899

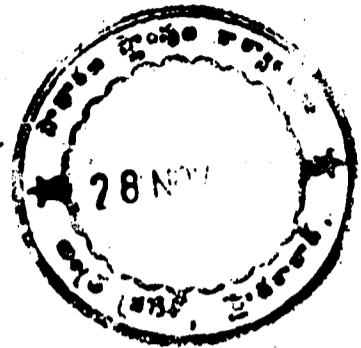
Date: 27/3/2001

REGISTERED AS NO. 361 OF 2001 OF
 BOOK R ON 27 DAY OF March 2001
 6 chaitra 1923 SE.

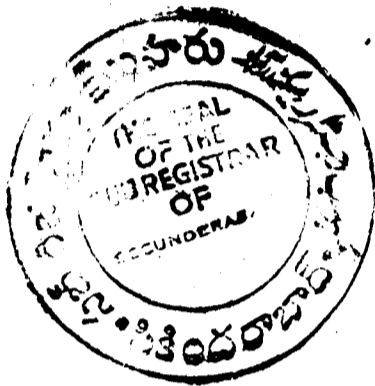
REGISTERING OFFICER
 SECUNDERABAD



361/2001
I 1923 గ. శ. నంబ
3



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వదో రిజిస్ట్రార్

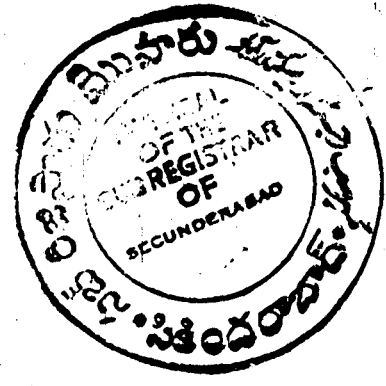


CERTIFICATE OF SCANNING
THE DOCUMENT HAS BEEN SCANNED
WITH IDENTIFICATION NO: 1606-I-361-2001

Handwritten signature
REGISTERING OFFICER
SECUNDERABAD

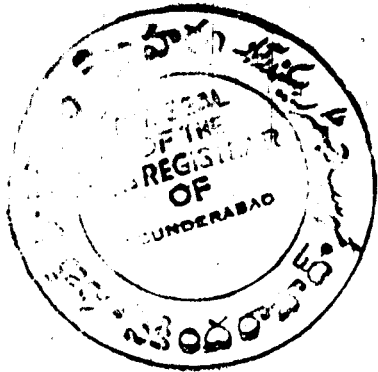
361/2001
దస్తావేజుల సంఖ్య
వచ్చిన క్రమము 1923 గ.శ. సం
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 8
కాగితము ముసల సంఖ్య 4

జయ
నట రిజిస్ట్రార్



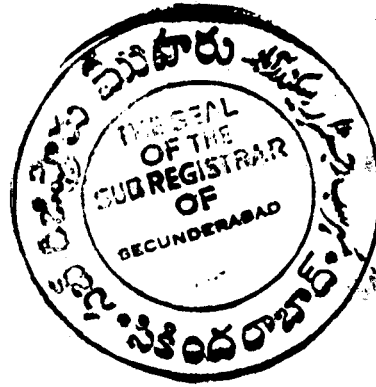
..... 361/2001
పన్ను సంఖ్య
పన్ను కమిషనరు 1023 క. క. నలు
పన్ను మొత్తం కలిగియున్న సంఖ్య
ఈ కింది వస్తువుల సంఖ్య

.....
పదే దిద్దినది



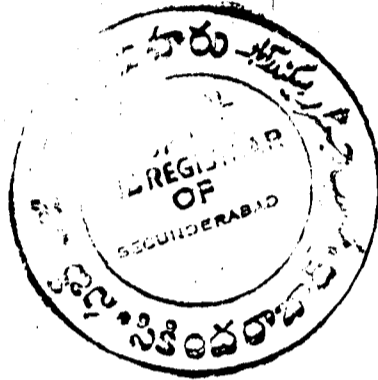
361/2001
చిట్టావో సలఖ్య
చి పుస్తకము 2 1923 వ. నం
చిట్టావోల మొత్తం కాగితముల సంఖ్య 2
ఈకాగితము ముస సంఖ్య 6

చిట్టావో



అర్జీ సంఖ్య 361/2001
చ వున్న కము 1923 నా.శ. నంబ
వస్తా వేజుల బొత్తం గురించు ల గుర్తింపు 8
ఈ కారితము వరుస సంఖ్య 7


నంబ రిజిస్ట్రార్



361/2001
దస్తావేజు నంబరు
వస్తువు కుమారు ₹ 10225.50 నం
దస్తావేజు నంబరు 8
అలాగే కుమారు ముసల నంబరు 8

వకీల సంతకం
[Signature]

