DOCUMENT No: 1593 OF 2002 OF BOOK-I

S. R. O. SECUNDERABAD

भारतीय गैर न्यायिक

10000 रु. Rs.10000

10000 रु. Rs.10000

10000 रु. Rs.10000 दस हजार रुपये

10000 रु. Rs.10000 RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Date : 25-11-2002 Serial No. 19,693 Denomination : 10,000

03AA 867796

Purchased by :
P. SOLOMON,
S/O P. KRUPARATNAM,
SEC'BAD - 3.

For whom :
SATISH MODI,
S/O CLAILA MANILAL C. MODI,
SEC'BAD - 3.

CS/1633

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 26th day of November 2002 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 Honorary Secretary & Constituted Attorney of the Board of Trustees Mrs. Pratima Devi Owen wife of Mr. Paul Owen, 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 58 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).

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हज़ार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Date : 25-11-2002 Serial No : 19,691 Denomination : Rs.10,000

03AA 867797

Purchased by :
P. SOLOMON,
S/O P. ERUPARAIYAN,
SEC'BAD-3.

For Whom :
SATISH MODI,
S/O GATE MANILAL C MODI,
SEC'BAD - 3.

Sub Registrar
Licensed Stamp Vendor
G.S.T. Sub Office, Hyd

WHEREAS

a. The **VENDOR** owns an area admeasuring 1,130 sq. ft. of super built up area (983 sft of built up area) on the ground floor, together with undivided share of land equal to 12.59 square yards (10.53 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 dated 29.09.1967 of M.C.H. Secunderabad.

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Date : 25-11-2002 Serial No : 19,805 Denomination : 10,000

Purchased By :
P. SOLOMON,
S/O P. KRUPARAJAM,
SEC'BAD-3.

For Whom :
SATISH MODI,
S/O (LATE) MANILAL C. MODI,
SEC'BAD - 3.

03AA 867798

Sub Registrar
Lower Stamp Vendor
G.S.T. Sub Office, Hyd

-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 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.

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हज़ार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Date : 25-11-2002 Serial No : 19,686 Denomination : 10,000

03AA 867799

Purchased by :
P. SOLOMON,
S/O P. KRUPARAJAM,
SEC'BAD-3.

For Whom :
SATISH MODI,
S/O GULAB MAL LALLA MODI,
SEC'BAD - 3.

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**.

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 2,28,098/-** (Rupees Two Lakhs Twenty Eight Thousand and Ninety Eight Only), in respect of the schedule property the payment of which the **VENDOR** do hereby admits and acknowledges.

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Date : 25-11-2002 Serial No. : 19,697 Denomination : 10,000

Purchased by :
P. SOLOMON,
S/O P. KRUPAIAH,
SEC'BAD-3.

For Whom :
SATISH MODI,
S/O (LATE) MANIKLAL MODI,
SEC'BAD - 3.

03AA 867800

25/11/02

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**.

2. The **VENDOR** has given possession of the Schedule Property, on 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.

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

100Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Date

Purchased By :
P. SOLOMON,
S/O P. MUTARAINAM,
SEC'BAD-3.

30484
A-P 23

For Whom :
SATISH MODI,
S/O (LATE) MANILAL C MODI,
SEC'BAD - 3.

25/11/00

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**.

SCHEDULE OF THE PROPERTY

All that premises admeasuring 1 130 sq. ft. of super built up area (983 sft of built up area) on the ground floor together with undivided share of land admeasuring 12.59 square yards (10.53 sq. meters), bearing M. C. H No. 5-4-187/3 & 4 (part), forming part of a bigger property known as 'Sohum 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

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra

100Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Date : 25-11-2002 Serial No : 19,199

Purchased By :
P. SOLOMON,
S/O P. KRUPARATNAM,
SEC'BAD-3.

For Whom :
SATISH MODI,
S/O (LATE) MANILAL C MODI,
SEC'BAD - 3.

90485
A.P 23 CT

North by	Premises owned by Mr. Mahesh Desai & Others
South by	Premises owned by Mr. Satish Modi (Vendee)
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. GNANAPPA

2. (P. Solomon)

VENDOR

Pratimacharyi Swami
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

ANNEXURE-I A

1. Description of the Building	:	Rs. H. No. 5-4-187/3 & 4 M.G. Road, Sec-bad. Soham Mansion Comm. Complex
(a) Nature of Roof	:	R.C.C.
(b) Type of Structure	:	R.C.C.
2. Age of the Building	:	35 years
3. Total Extent of Site	:	880 Sq. Mts. (Total).
4. Built up Area Particulars (With break up floor-wise	:	—
Cellar, Parking Area	:	—
In the Ground Floor	:	1130 Sft with undivided share of land 12.59 Sq. Yds.
In the First Floor	:	—
In the 2nd Floor	:	—
In the 3rd Floor	:	—
5. Annual Rental Value	:	Rs. 67,800/- p.a.
6. Municipal Taxes per Annum	:	Rs. 13,688/- p.a.
7 Executant's estimate of the MV of the Building	:	Rs. 2,28,038/-

Date : 26.11.2002

Signature of the Executant
Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

CERTIFICATE

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

Date : 26.11.2002

Pratimadevi Owen
Signature of the Executant
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

Signature of the Claimant

20 Rs.

बीस रुपये

TWENTY RUPEES

Date : 25-11-2002 Serial No : 19,701 Denomination :

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

Purchased By :
P.SOLOMON,
S/O P.KRUPARATNAM,
SEC'BAD-3.

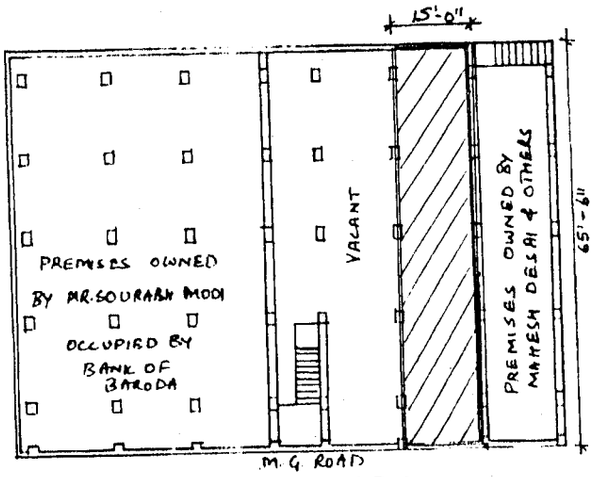
For Whom :
SATISH MODI,
S/O (LATE) MANILAL C MODI,
SEC'BAD - 3.

Registration Plan of Sale Deed for the Premises bearing M.C.H No. 5-4-187/3 &4 (Part) admeasuring 1,130 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.

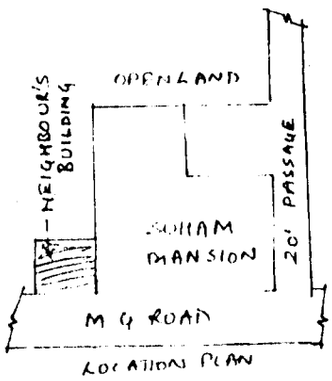
Vendor	Gurudev Siddha Peeth
Vendee	Satish Modi
Area	1,130 Sq.ft
Undivided Share of Land	12.59 Sq. yards

Boundaries:

North by	Premises owned by Mr. Mahesh Desai & Others
South by	Premises owned by Mr. Satish Modi (Vendee)
East by	M.G.Road
West by	Open Land and Parking space



GROUND FLOOR PLAN



LOCATION PLAN

Witnesses:

1. G.KAVAKARAO

2. (P.SOLOMON)

VENDOR
Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

PHOTOGRAPHS AND FINGERPRINTS 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
			MRS. PRATIMA DEVI OWEN W/O. MR. PAUL, HON SECRETARY GURUDEV SIDDHA PEETH, GANESH PURI, DIST THANE, MAHARASHTRA 401 206.
			MR. SATISH MODI S/O. LATE SRI MANILAL C MODI PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD - 34
		BLACK & WHITE PASSPORT SIZE PHOTO	
		BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

1. G. Kamakarao

2. P. Solomon

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

P. Owen

SIGNATURE OF THE EXECUTANT'S

డస్తావేజు సంఖ్య 1573/2

పై పుస్తకము 1 1924 సం॥ సం॥

డస్తావేజులు మొత్తము భాగములు సంఖ్య 10

ఈ భాగము నదుపు సంఖ్య 1

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

2002 వసంవత్సరము నవంబర్ నెల 26 వ తేది 1924 సం॥ ఆశ్వ మాసం 5 తేది పగలు 2 మరియు 3 గంటల మధ్య సికింద్రాబాద్ సబ్ రిజిస్ట్రారు కార్యాలయములో శ్రీ Pratima Devi Owen రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎను ననుసరించి సమర్పింపబడిన ధస్తావేజు మరియు పేరిముద్రలతో సహా దాఖలుచేసి దస్తావేజు నం. 6712/5 చెల్లించినది.

P. Owen

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బొటన వేలు

NAME Mrs. Pratima Devi Owen S/O Mr. Victor Owen
OCC: Hon Secretary R/O Ganeshpuri, Dist Thane, Maharashtra

Pratimadevi Owen
Honorary Secretary
Gurudev Siddha Peeth,
Ganeshpuri, Maharashtra.

సంతకం చేసినవారు

1) NAME G. Kanakaiah S/O G. Somaiah
OCC. Private R/O 5-4-88 Chikkadpally Hyd.

2) NAME P. Solomon P. Krishnamurthy
OCC. Service 5-4-187/3&4, II Floor, Ashok Nagar

2002వ సం॥ నవంబర్ నెల 26 వ తేది సబ్-రిజిస్ట్రారు

1924 సం॥ ఆశ్వ మాసం 5 తేది

దస్తావేజు సంఖ్య 1573/02

వ పుస్తకము 1 1924 నా శ సం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 2

సబ్ రిజిస్ట్రార్

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

No 1573 of 2002 Date 26/11/2002

I hereby certify that the proper / deficit stamp Duty of Rs 30420/- (Rupees Thirty Thousand four hundred and Twenty Only) has been levied on this instrument from Smt. Prakima Devi Owen. on the Market Value / consideration 1220400/- being higher than the agreed Market value.

Sub Registrar,
SECUNDERABAD.

Date: 26/11/2 and Collector U/s 41 & 42 of Indian Stamp Act, 1899

REGISTERED AS No. 1573 OF 2002 OF BOOK 1 ON 26th DAY OF November 2002 Sri A. Prahaja 1924

REGISTERING OFFICER
SECUNDERABAD

THE SUB REGISTRAR SECUNDERABAD

దస్తావేజు సంఖ్య 1573/02
న పుస్తకము I 1024 వా. శ సం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 3

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

CERTIFICATE OF SCANNING
THE DOCUMENT HAS BEEN SCANNED
WITH IDENTIFICATION No: 1606-1-1573-2002

REGISTERING OFFICER
SECUNDERABAD

దస్తావేజు సంఖ్య 1573/2

వ పుస్తకము 1 1924 సా. శ సం।

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము మడత సంఖ్య 4

సబ్ రిజిస్ట్రార్

దస్తావేజు సంఖ్య 1573/2

వ పుస్తకము I 1924 సా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము పరుస సంఖ్య 5

సబ్ రిజిస్ట్రార్

సబ్ రిజిస్ట్రారు మొహరు

THE SEAL OF THE SUB-REGISTRAR

దస్తావేజు నంబర్లు 1573/2

వ పుస్తకము I 1924 సా. శ సం

దస్తావేజుల మొత్తం కాగితముల నంబర్లు 10

ఈ కాగితము పరుగు నంబర్లు 6

రిజిస్టరు నెంబర్ 1573/2

పుస్తకము I 1024 కా

రిజిస్టరు చేయబడిన కాగితాల సంఖ్య 10

ఈ కాగితాల పేజీల సంఖ్య 7

22 JUN 2017

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD

దస్తావేజు సంఖ్య 473/2

వ పుస్తకము I 1924 సా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 8

సబ్ రిజిస్ట్రార్

దస్తావేజు సంఖ్య 1573/2

వ పుస్తకము 2 1924 సా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 9

సబ్ రిజిస్ట్రార్

16 NOV 1922

THE SEAL OF THE SUB-REGISTRAR SIKANDERABAD

దస్తావేజు సంఖ్య 1573/2

వ పుస్తకము I 1924 వా. శ సం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 10

సబ్ రిజిస్ట్రార్

సికింద్రాబాద్ సబ్ రిజిస్ట్రార్ ఆఫీసు

THE SEAL OF THE SUB REGISTRAR OF SECUNDERABAD