

Date : 13-11-2000 Serial No : 28,064 Denomination : 10,000

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

02AA 879724  
Sub Registered  
S. P. N. B. L. VARA PRASAD  
Ex. Office Stamp Vendor  
G. S. O., C & IG Office, Hyd

For Whom :  
MAHESH K. DESAI  
S/O KANTILAL DESAI, HYD.

**SALE DEED**

**THIS SALE DEED** is made and executed at Secunderabad on this the 14<sup>th</sup> day of November 2000 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 its Honorary Secretary and constituted Attorney of the Board of Trustees Mrs. Pratima Devi Owen W/o. 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 its all Trustees, successors in Office/Trust).

**AND**

**Shri Satish Modi**, son of Shri Manilal C. Modi, Hindu, aged 56 years, Occupation: Business, and 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 assigns etc.)

**IN FAVOUR OF**

**Shri. Mahesh. K. Desai** S/o. Shri. Kantilal Desai aged: 58 years, Occupation: Business, residing at 1-11-222/3/1, Gurusurthy Lane, Begeumpet, Hyderabad - 500 016 hereinafter called the **VENDEE** (which expression unless repugnant or inconsistent with the subject or context shall mean and include nor only the said **VENDEE** but also his heirs, executors, administrators, successors and assignees).

*P. Owen*

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

*Satish Modi*



Date : 13-11-2000 Serial No : 28,065 Denomination : 10,000

02AA 879725

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

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

For Whom :  
MAHESH K. DESAI  
S/O KANTILAL DESAI, HYD.

-2-

#### WHEREAS

- The **VENDOR** owns an area admeasuring about 200 Sq. Ft. of super-built-up area on the Ground floor, together with undivided share of land equal to 10 sq. yards., bearing M.C.H. No. 5-4-187/3 & 4/1, forming part of 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 R.C.C. building admeasuring 24770 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.
- The **VENDOR** (Formerly known as Shree Gurudev Ashram) was registered as a public trust in the year 1962 vide P'IR 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 objects 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 city of Hyderabad/Secunderabad to the **CONSENTING PARTY** to convey and transfer the same to him and/or his nominee/nominees.
- The **VENDOR** has obtained the necessary sanction from Charity Commissioner, Maharashtra State, Bombay vide order No. J/4/181-91/477/12224/92 dated 30<sup>th</sup> June 1992 in respect of sale of the immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property as stated hereinabove.

*P. Over*

Pratimadopi, *Over*  
Honorary Secretary  
Gurudev Siddha Peeth,  
Ganeshpuri, Maharashtra.

*Satish Mohi*

100Rs.



Date : 13-11-2000 Serial No : 28,066 Denomination : 100

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

57834

AP 23/11

*S.P.N.B. LITVARA PRASAD*  
S.P.N.B. LITVARA PRASAD  
Ex. Officer Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
MAHESH K. DESAI  
S/O KANTILAL DESAI, HYD.

-3-

*P. Owen*

*P. Owen*

- f. 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.
- g. The **CONSENTING PARTY** has nominated the **VENDEE** herein in respect of the **Scheduled Property** herein and requested the **VENDOR** to convey and transfer the same to and infavour of the **VENDEE** herein.
- h. At the request of the **CONSENTING PARTY** and the **VENDEE** herein the **VENDOR**, herein has agreed to execute this sale deed and convey the **Scheduled Property** in favour of the **VENDEE** being nominee of the **CONSENTING PARTY**.

*P. Owen*

*P. Owen*

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the sanction given by the Charity Commissioner of Maharashtra and the **VENDEE** having paid the entire sale consideration of Rs. 4,50,000/- (Rupees Four Lakhs and Fifty Thousand only) to the **CONSENTING PARTY** the payment of which the **CONSENTING PARTY** do hereby admit and acknowledge.

*Pratimadev Desai*  
Pratimadev Desai  
Honorary Secretary  
Gurudev Siddha Peeth,  
Ganeshpuri, Maharashtra.

*Satish Modi*

100Rs.



Date : 15-11-2000 Serial No : 28,067 Denomination : 100

Purchased By :  
V. R. HEMANTH KUMAR  
S/O V. D. RAMA LINGAM  
SICABAD

57835

AP-23-1-1

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

For Whom :  
MAHESH K. DESAI  
S/O KANTILAL DESAI, HYD.

-4-

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 like 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 where is basis, to the **VENDEE** along with copies of the title deeds.
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 or 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.

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

Satish maha.

100Rs.



Date : 13-11-2000 Serial No : 28,068 Denomination : 100

Purchased By :  
V. R. HEEMANTH KUMAR  
S/O V. P. RAMA LEGAM  
SEC' BAD

57836

AP-22-11

S.P.N.B.L. VARA PRASAD,  
G.S.O., C&IG Office, Hyd

For Whom :  
MAHESH K. DESAI  
S/O KANTILAL DESAI, HYD.

-5-

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 infvour of the **VENDEE**.

#### SCHEDULE OF THE PROPERTY

All that premises admeasuring 200 sft of super-built-up area with undivided share of land admeasuring 10 sq. yards bearing M.C.H. No. 5-4-187/3 & 4/1 on the Ground floor forming a portion of the property known as SOHAM MANSION, together with easementary rights, existing thereon 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: -

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

*Pratimadevi*



10Rs.



S. No. 3/80  
 Sold to Mahesh K. Desai  
 S/o. Kantilal Desai  
 For Whom...  
 14/11/2000  
 100.00  
 Self..... Sec

P. 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.

-6-

**NORTH** : 20' wide passage and Neighbors Building  
**SOUTH** : Vacant Portion  
**EAST** : M G Road  
**WEST** : Portion belongs to Shri. Subodh K. Desai

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.

2.

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

**CONSENTING PARTY**

10 Rs.



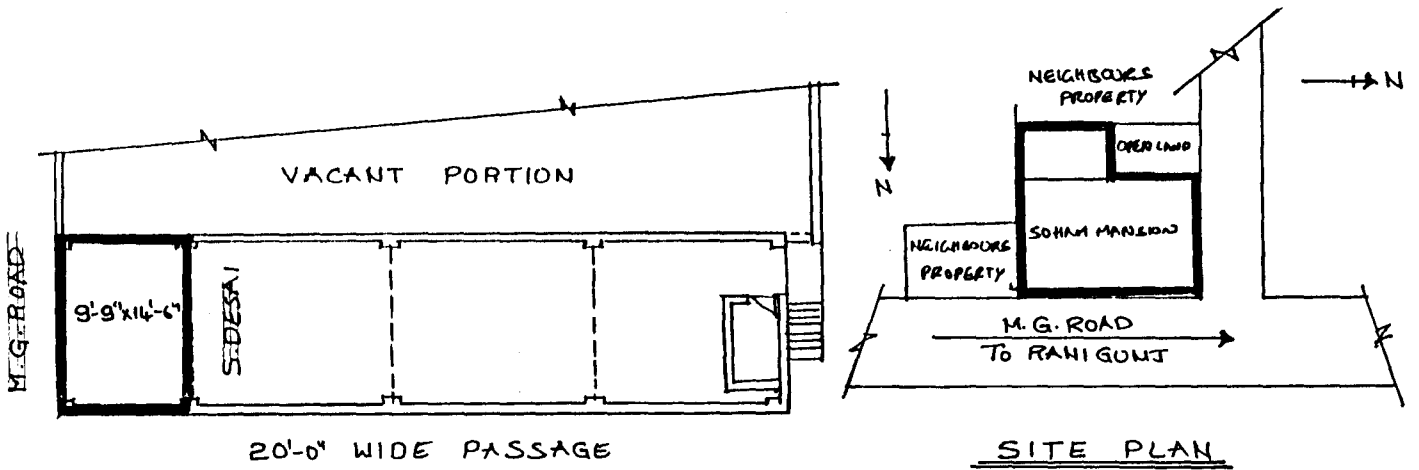
S. No. 3159, 11/11/2000 10/-  
 Sold to SHRI MAHESH K DESAI  
 S/o SHRI KANTILAL DESAI R/O. HYDERABAD  
 For Whom SELF

*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 & 4/1, admeasuring 200 sq. ft. of super built area on the Basement 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. Mahesh K. Desai		

Area : 200 sq. ft. of super built up area  
 Undivided share of land: 10 square yards  
 Boundaries:  
 NORTH : 20' wide passage and Neighbors Building  
 SOUTH : Vacant Portion and Staircase  
 EAST : M G Road  
 WEST : Portion belongs to Shri. Subodh K. Desai.



Witnesses:  
 1. *[Signature]*  
 2. *[Signature]*

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

*P. Owen*  
 VENDOR  
*Satish Modi*  
 CONSENTING PARTY

# ANNEXURE - 1A

- ~~Property~~      ~~at~~      ~~floor~~
1. Description of Building : ~~Plot No 5-4-187/3641,~~  
~~Plot No 5-4-187/3641,~~  
 Plot No 5-4-187/3641,  
 known as Soham Mansion.  
 at Karbala Maidan M.G. Road Sec-6ud.
  - (a) Nature of Roof :
  - (b) Type of Structure : R.C.C.
  2. Age of Building : 36 years,
  3. Total extent of site : undivided share of land 10.50 aqs  
 200. sqfeet,
  4. Builtup area of site (with breakup floor wise) : (G+3)
  - Cellar parking area :
  - In the Ground floor :
  - In the 1st floor :
  - In the 2nd floor :
  - In the 3rd floor :
  5. Annual Rental Value : 5800/-
  6. Municipal Taxes per Annual : -
  7. Party's own estimate of market Value of the Building : Rs: 1,50,000/-

Date 11/2008

P. Owen  
(Signature of the Vendor)

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

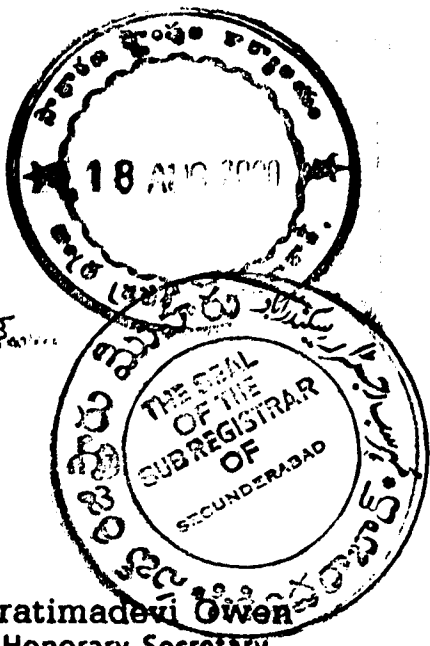
Salish mudi.

P. Owen  
(Signature of the Vendor)  
Mahesh K Desai  
(Signature of Vendee)  
Mahesh K. Desai



2248

1312/2000  
1922  
18 AUG 2000



2000 సంవత్సరము... November నెల 15 తేది 1922 క. శ.

24 వ తేది పగలు!! మరయు 12 గంటల మధ్య  
వాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి  
మనుము రూ... చెల్లించినది. P. Owen

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

వ్రాసెయిచ్చినట్లు ఒప్పుకొన్నది P. Owen w/o. Paul Owen  
అధ్యక్ష బొటన వ్రేలు



అధ్యక్ష బొటన వ్రేలు

Sathak mad. s/o Menilal C. Mahi, Builder  
Plot 200, rd no 20, T. White Hills Hyd 500 034.

P. Owen



సహాయక

1) [Signature]

Ch. K. Reddy, s/o. G. S. Reddy, 1-8-488, 000, Summer  
Ch. K. Reddy, Hyd 20

2) [Signature]

P. Subramanian s/o. P. Kuppuswamy, 10-5-4-187/3 rd  
MG Road, Secunderabad

2000 వ సంవత్సరము నెల 15 తేది నవంబరు 15 తేది  
1922 క. శ. శ్రీమద్రాజ్యసేవ వ తేది

ఖర్చు చేసిన సంఖ్య..... 1312/2000  
 వస్తు క్రమము..... 2 1022 వా. క. సం.  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....  
 ఈ కాగితము వరుస సంఖ్య..... 2

వజ్ర రెజిస్ట్రార్



**OFFICE OF THE SUB-REGISTRAR  
 SECUNDERABAD.**

Endorsement Under Section 42 of Act. II of 1899

No... 1312 of 2000 Date... 15.../11/2000..

I hereby certify that the proper / deficit  
 stamp Duty of Rs. 15,680/- (Rupees... Fifteen  
 Thousand Six hundred and Eighty - 0/-  
 has been levied in respect of this instrument  
 from Sri/Smt. Mrs. Prabima Devi and others.  
 on the basis of the agreed Market Value /  
 consideration of Rs. 450,000/- being  
 higher than the consideration / agreed Market  
 Value.

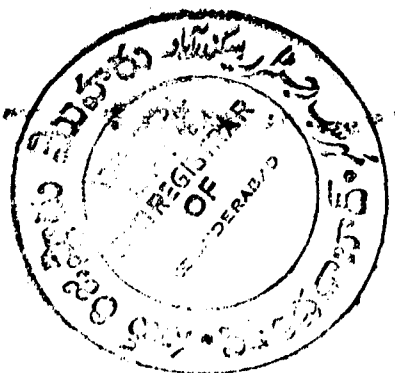
Sub-Registrar,  
 SECUNDERABAD.

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

Date: 15/11/2000

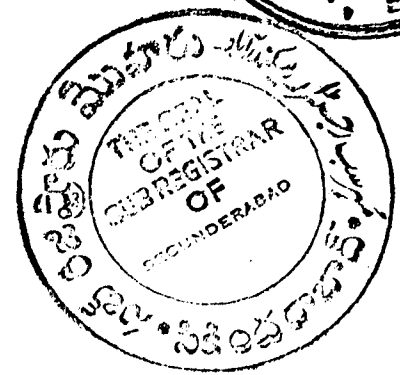
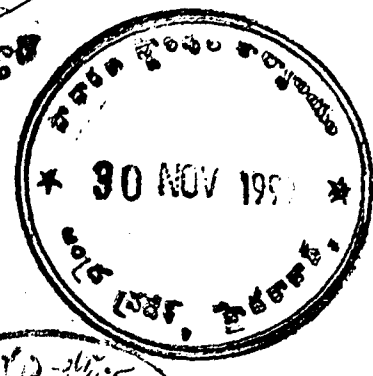
REGISTERED AS NO. 1312 OF 2000 OF  
 BOOK 2 ON 15 DAY OF NOV 2000  
 26 Karthika 1922 SE.

REGISTERING OFFICER  
 SECUNDERABAD



స్వామి సంఖ్య 1312/2000  
వ పుస్తకము 2 1822 శ. సం.  
మస్తావేజుల మొత్తం కాగితముల సంఖ్య 8  
ఈకాగితము వరుస సంఖ్య 3

వద్ద రిజిస్ట్రార్



*[Faint, illegible text]*

**CERTIFICATE OF SCANNING**  
THE DOCUMENT HAS BEEN SCANNED  
WITH IDENTIFICATION No: 1606-I-1312-2000  
*[Signature]*  
REGISTERING OFFICER  
SECUNDERABAD

1312/100

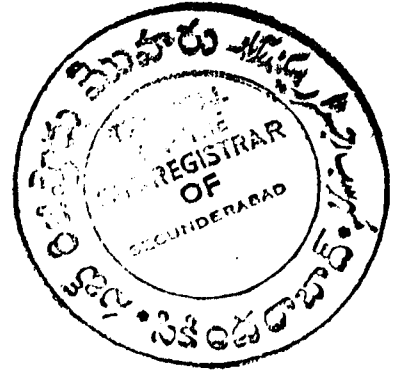
సంఖ్య.....

వ పుస్తకము..... 192 బి.నం.

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ఈకాగితము వరుస సంఖ్య..... 4

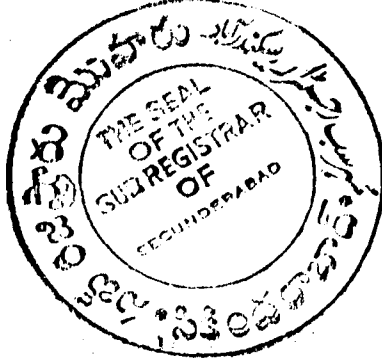
నల్ల రిజిస్ట్రార్



దస్తావేజు సంఖ్య..... 1312/1000  
వ పుస్తకము..... 1922 వార్ష. సం.  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....  
ఈ కాగితము వరుస సంఖ్య.....




పబ్లిక్ రికార్డర్

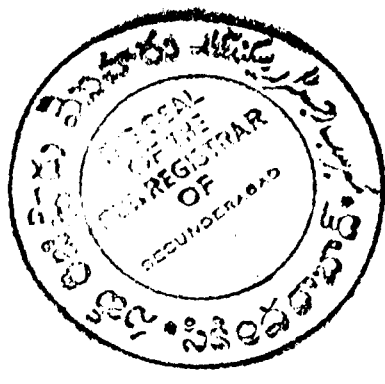


వెంకటేశ్వర స్వామి వారి సుతము  
 ఇన్వెస్ట్ మెంట్ కార్పొరేషన్  
 14 SEP 2000  
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.  
 V. C. 1.

1312/2000

దస్తావేజు సంఖ్య.....  
 వస్తు గము..... 1922 శ. సం.  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....  
 ఈ కాగితము వరుస సంఖ్య..... 6

  
 పబ్లిక్ రికార్డర్



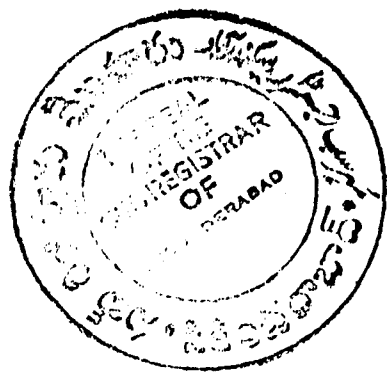


14 SEP 2004  
V. C. I.

1312/2004

ప్రభుత్వము  
1922 నంబర్  
7

వకీల రిజిస్ట్రార్



దస్తావేజు సంఖ్య..... 1312/2000  
వ వున్న కము..... 1922 వా. క. సం.  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....  
ఈ కాగితము వరుస సంఖ్య.....

*[Signature]*  
వజీరీ షా

