

Date : 13-11-2000 Serial No : 28,074

Denomination : 10,000

02AA 879727

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

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

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

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 14th day of November 2000 by and between:

CS
11/2
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. Vinod. K. Desai S/o. Shri. Kantilal Desai aged: 49 years, Occupation: Business, residing at 1-10-38/3/1, Near Rahul Automobiles, 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

Satish Modi



Date : 13-11-2000 Serial No : 28,075

Denomination : 10,000 02AA 879728

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

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

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

-2-

WHEREAS

- The **VENDOR** owns an area admeasuring about 300 Sq. Ft. of super-built-up area on the Ground floor, together with undivided share of land equal to 20 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 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 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,

[Signature]

[Signature]

[Signature]



Date: 15/11/2000 Serial No: 57839 Denomination: 100

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

57839

AP-23-FJ

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

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

-3-

- d. The **VENDOR** has obtained the necessary sanction from 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 hereinabove.

f. Over e.

f. Over

- 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.

f. Over

f. Over

- 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**.

f. Over

Satish modi



Date : 13-11-2000 Serial No : 28,077 Denomination : 100

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

57840 AP-23-1-1

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

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

-4-

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.

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 is 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.

P. Owen

Satish Modi



Date: 13-11-2000 Serial No: 28,078 Denomination: 100

57841

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

1-23-1-1
[Signature]
S.P.N.B.L. VARA PRASAD
Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
VENOD K. DESAI
S/O KANHTAM DESAI, HYD.

-5-

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.
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**.

P. Owen

Satish mudi



14/11/2000
 S. No. 3182 Date Rs. 10/-
 Sold to Vinodh Desai
 To Karthikey Desai
 For Whom Saff 500

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.

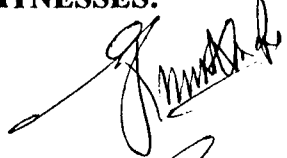
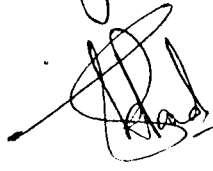
SCHEDULE OF THE PROPERTY

All that premises admeasuring 300 sft of super-built-up area with undivided share of land admeasuring 20 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: -

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

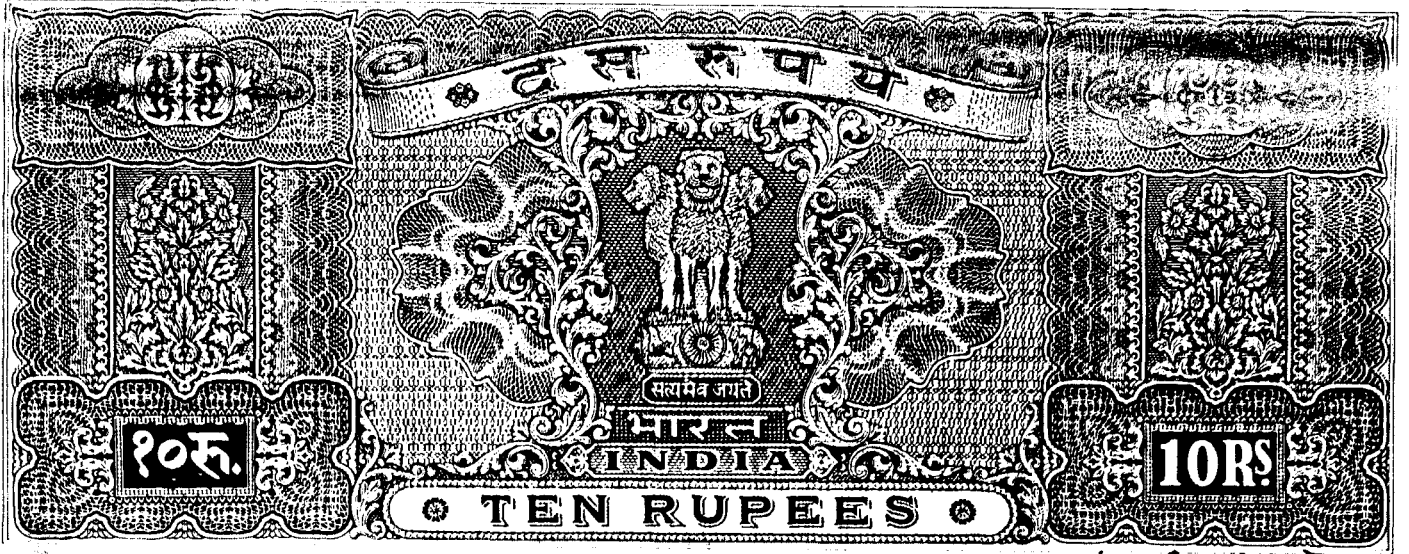
In Witness whereof the **VENDOR** and **CONSENTING PARTY** having set their hands on this indenture of sale on the day, month and year first above written in the presence of the following witness.

WITNESSES:

1. 
2. 

P. Owen
VENDOR

Sahel mudi.
CONSENTING PARTY



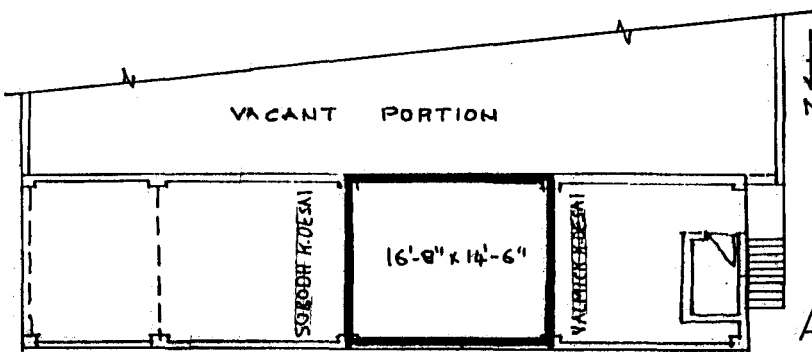
S. No. 3163 dated 11/11/2000. 10/-
 Sold to SRI VINOD K DESAI
 S/o SRI KANIMAL DESAI R/O. HYDERABAD
 For Whom SELF

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.

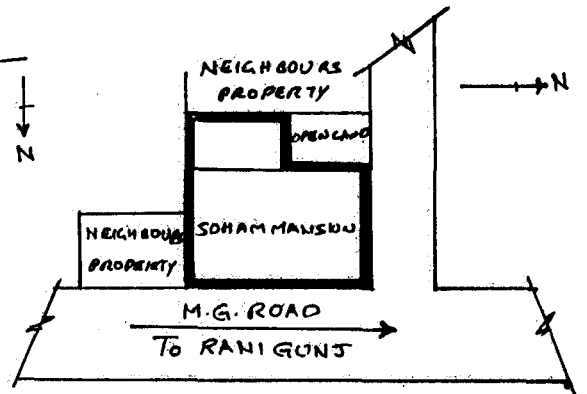
Registration Plan of Sale Deed for the premises bearing M. C. II No. 5-4-187/3 & 4/1, admeasuring 300 sq. ft. of super built area on the Basement floor, forming part of a bigger property known as Soham Mansion situated at Karbala Maidan, M G Road, Secunderabad - 500 003.

Vendor	: Gurudev Siddha Peeth	Consenting Party	: Satish Modi
Vendee	: Shri. Vinod .K. Desai		

Area : 300 sq. ft. of super built up area
 Undivided share of land: 20 square yards
 Boundaries:
 NORTH : 20' wide passage and Neighbors Building
 SOUTH : Vacant Portion and Staircase
 EAST : Portion belongs to Shri. Subodh. K. Desai
 WEST : Portion belongs to Shri. Valmick K.Desai.



20'-0" WIDE PASSAGE



SITE PLAN

Witnesses:

1.

2.

P. O. Desai
 VENDOR
 Satish Modi
 CONSENTING PARTY

ANNEXURE - 1A

- 1. Description of Building : part of HNO S-4-187/3 441,
known 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 20.50 aas
Area 300.50 feet,
- 4. Builtup area of site (with breakup floor wise) :
Cellar parking area : (Ct 3)
In the Ground floor :
In the 1st floor :
In the 2nd floor :
In the 3rd floor :
- 5. Annual Rental Value : 8000/-
- 6. Municipal Taxes per Annual :
- 7. Party's own estimate of market Value of the Building : RS: 450,000/-

Date 11/2000

P. Ouse
(Signature of the Vendor)

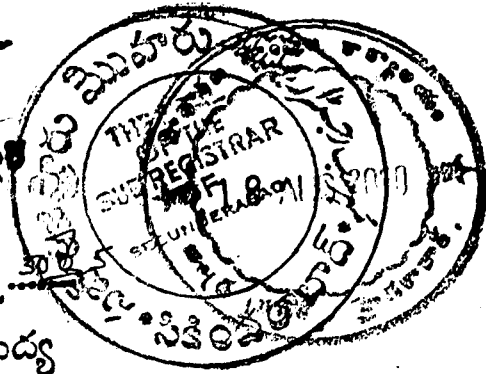
I/We do hereby declare that what is stated above is true and correct to the best of by knowledge and belief.

P. Ouse
(Signature of the Vendor)

Satish Modi Vinod & Desai
(Signature of Vendee)

ఉత్తర సాక్షి సంఖ్య..... 1216/2002
 వ పుస్తకము..... 1922 వ.శ. సం.
 ముద్రా వేక్షణల మొత్తం కాగితముల సంఖ్య.....
 ఈ కాగితము వరుస సంఖ్య.....

వక రిజిస్ట్రారు



2000 వ సంవత్సరము... నెల 15 తేది 1922 వ.శ. సం.
 24 వ తేది పగలు... మరియు 12 గంటల మధ్య
 ప్రా. బాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి
 పుసుము రూ... చెల్లించినది. P. Owen

ప్రాసెయిచ్చినట్లు ఒప్పకొన్నది P. Owen W/o. Paul Owen
 ఎడమ బొటన వ్రేలు

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

P. Owen



Sulesh m... S/o ramulal v. malhi, Bhiher
 Plot. 280, rd. no 25, Tubikherwaller 580034

విరూపాక్షుని

G. Kanaka Rao
 S/o. G. S. Babu 1-8-488, Chikkedepally ee. servie
 H/O - 20
 P. Soloman
 S/o. P. Kuparatnam, ou: kanna, s/o. 5-4-187/3 ee. mg Rd,
 St. S. d.

11
 12

2000 వ సంవత్సరము నెల 15 వ తేది సబ్-రిజిస్ట్రారు
 1922 వ.శ. సం. ముద్రా వేక్షణల మొత్తం కాగితముల సంఖ్య

ఉస్టావేజా సంఖ్య..... 1316/2000

తీర్పు పత్రము..... R..... 1922 శ. సం.

ఉస్టావేజుల మొత్తం కాగితముల సంఖ్య..... 2

కాగితము వరుస సంఖ్య..... 2

హా. పబ్లి. స్టాం



OFFICE OF THE SUB-REGISTRAR
SECUNDERABAD.

Endorsement Under Section 42 of Act. II of 1899

No. 1316 of 2000 Date 15/11/2000

I hereby certify that the proper / deficit
stamp Duty of Rs. 15680/- (Rupees Fifteen
Thousand Six hundred and Eighty - 00 -
has been levied in respect of this instrument
from Sri/Smt. Prakrma Devi Owen & others
on the basis of the agreed Market Value /
consideration of Rs. 450,000/- being
higher than the consideration / agreed Market
Value.

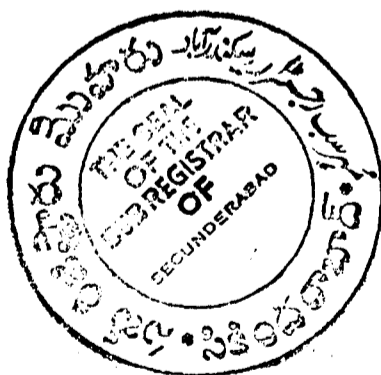
Sub-Registrar,
SECUNDERABAD.

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

Date 15/11/2000

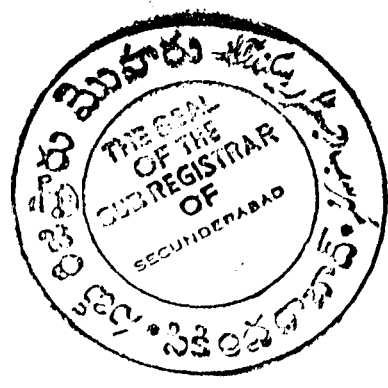
REGISTERED AS NO. 1316 OF 2000 OF
BOOK R ON 15 DAY OF NOV 2000
24 Karthika 1922 SE.

REGISTERING OFFICER
SECUNDERABAD

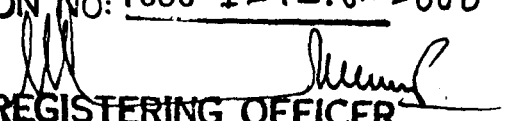


చస్తా వెదా సంఖ్య..... 1316/2000
వ పుస్తకము..... 1922 శా. సంఖ్య..... 8
చస్తా వెజుల మొత్తం కాగితముల సంఖ్య..... 8
కాగితము వరుస సంఖ్య..... 3

సహ రిజిస్ట్రార్

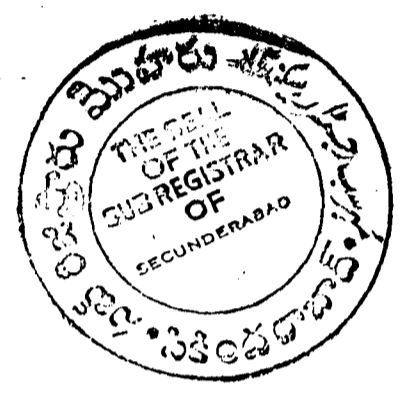


CERTIFICATE OF SCANNING
THE DOCUMENT HAS BEEN SCANNED
WITH IDENTIFICATION No: 1606-1-1316-2000


REGISTERING OFFICER
SECUNDERABAD

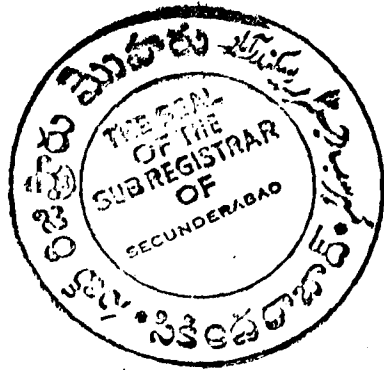
దస్తావేజా సంఖ్య..... 1316/200
వ పుస్తకము..... 2..... 1922 శ. సం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 8
కాగితము వరుస సంఖ్య..... 4

నవంబరు 30 1922
సబ్ రిజిస్ట్రార్ ఆఫ్ సెకండరాబాద్



యాజమాని సంఖ్య..... 1316/2000
వ పుస్తకము..... 1922 శ. సం.
చస్తా వేజుల మొత్తం కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య..... 5

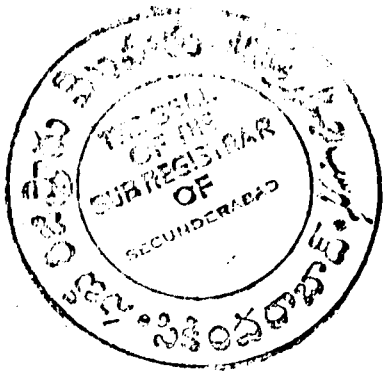
పబ్లికేషన్



వంతుల కొండవీడు కమిషనరీ మరియు
73 స్క్వేర్ అవకాశ భాగ్యాలయము
14 SEP 1922
అంక ప్రతి, హైదరాబాద్.
V. C. I.

దస్తావేజు సంఖ్య..... 1316/2002
న వున్న కము..... 2..... 1922 శ.శ. సం
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 5
ఈ కాగితము వరుస సంఖ్య..... 6

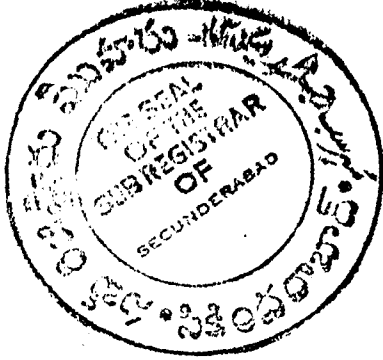
పట్టె రెజిస్ట్రార్



వెంకటేశ్వర కౌంటర్ ప్రెస్ లోని ముద్ర
 ఇన్ స్పెక్టర్ జనరల్ కార్యాలయము
 14 SEP 2000
 అంధ్ర ప్రదేశ్, హైదరాబాదు.
 V. C. 1.

దస్తావేజు సంఖ్య..... 1316/2000
 వ పుస్తకము..... 2..... 1922 ఖ.శ. సం
 దస్తావేజుల మొత్తం కుగితముల సంఖ్య..... 8
 కుగితము వరుస సంఖ్య..... 7

పబ్లిక్ రిజిస్ట్రార్



దిస్తావేజు సంఖ్య..... 1316/2000

న వున్న కము 1922 ఖ.శ. సం

చస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 8

ఈ కాగితము వరుస సంఖ్య..... 8

పబ్ రిజిస్ట్రార్

