

Date : 13-11-2000 Serial No : 28,069 Denomination : 10,000 02AA 879726

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

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

For Whom :
SMT. GEETHA DESAI
W/O MAHESH K. DESAI, HYD

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 14th 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

Smt. Geeta Desai W/o. Shri Mahesh. K. Desai, aged: 57 years, Occupation: Housewife, residing at 1-11-222/3/1, Gurumurthy Lane, Begumpet, 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 her heirs, executors, administrators, successors and assignees).

P. Desai

Satish Modi

3000Rs.



Date : 13-11-2000 Serial No : 28,070 Denomination : 3,000.

Purchased By :
P. SOLOMON
S/O P. KRUPARATNAM, SEC'RD

S.P.N.B.L. VARA PRASAD
S.P.N.B.L. VARA PRASAD
12, 011/10 Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
SMT. GEETHA DESAI
W/O MAHESH K. DESAI, HYD

-2-

WHEREAS

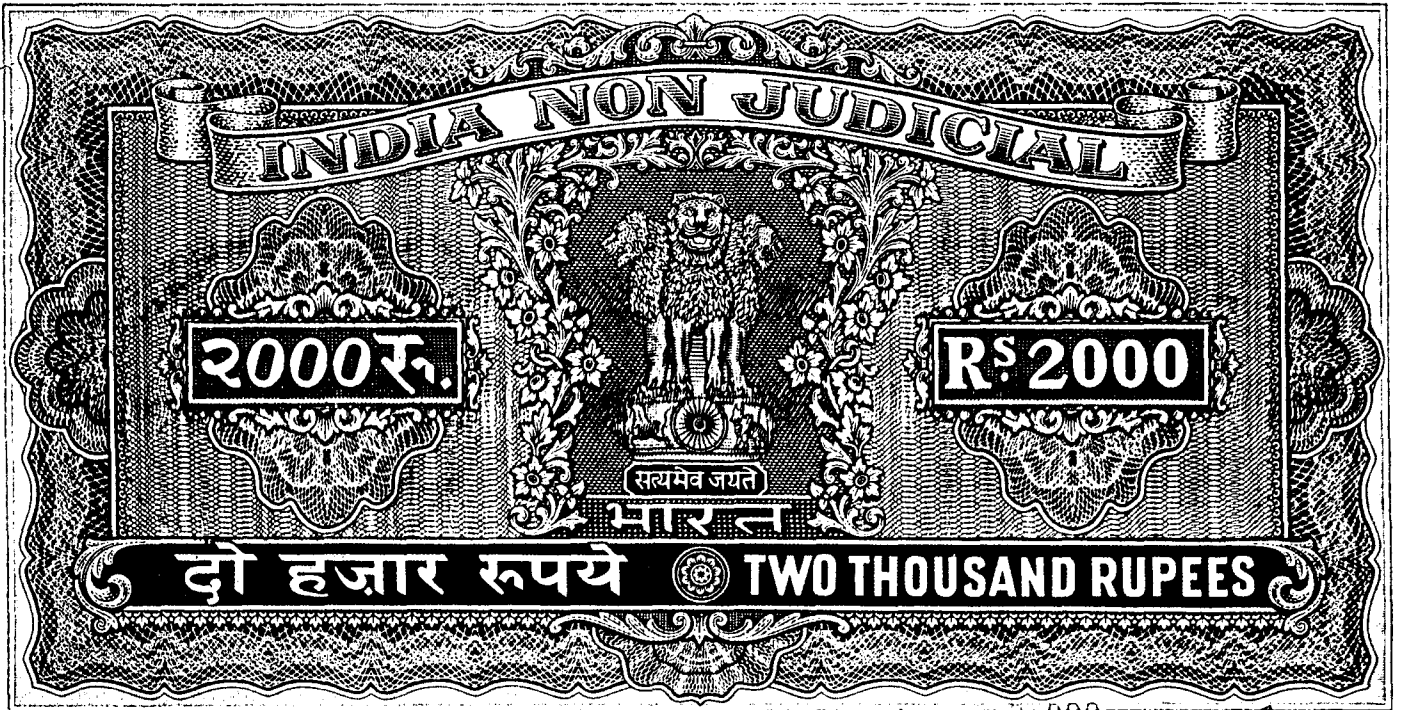
- The **VENDOR** owns an area admeasuring about 615 Sq. Ft. of super-built-up area on the Basement floor, together with undivided share of land equal to 10 sq. yards., bearing M.C.H. No. 5-4-187/3 & 4/9, forming part of bigger property known as Soham Mansion as said above situated at Karbala Maidan, 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.

P. Owen

P. Owen

S. Lal maha.

2000Rs.



Date : 13-11-2000 Serial No : 28,07551 Denomination : 2,000

Purchased By
P. SOLOMON
S/O P. KRUPARANAM, SEC'BAD

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

For Whom :
SMT. GEETHA DESAI
W/O MAHESH K. 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.

P. Owen

P. Owen

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.

P. Owen

P. Owen

f. 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.

g. 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

Satish modi



Date : 13-11-2000 Serial No : 28,072

Denomination : 100
57837 AP 23 14J

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

Sub Registrar
15-11-04-B.L. VENA PRASAD
Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
SMT. GEEHA DESAI
W/O MAHESH K. 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. 3,00,000/-** (Rupees Three Lakhs 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 covenants 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, 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

Schist mudi.

100Rs.



Date : 13-11-2000 Serial No : 28,073 Denomination : 100

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

57838

AP-28-1-1

Sub Registrar
S. B. J. VARA PRASAD
G.S.O., C&IG Office, Hyd

For Whom :
SMT. GEETHA DESAI
W/O MAHESH K. 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 in favour of the **VENDEE**.

P. Owen

Satish maha.



S. No. 3186 Date: 14-11-2000
 Sold to Smt. Geeta Desai
 by Mahesh K. Desai
 For Whom: Self Sec Bad.

L. G. Chhalgi
 LUELA G. CHHALGI
 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 615 sft of super-built-up area with undivided share of land admeasuring 10 sq. yards bearing M.C.H. No. 5-4-187/3 & 4/9 on the Basement 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** : M G Road
- WEST** : Open Land and Parking Area

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.

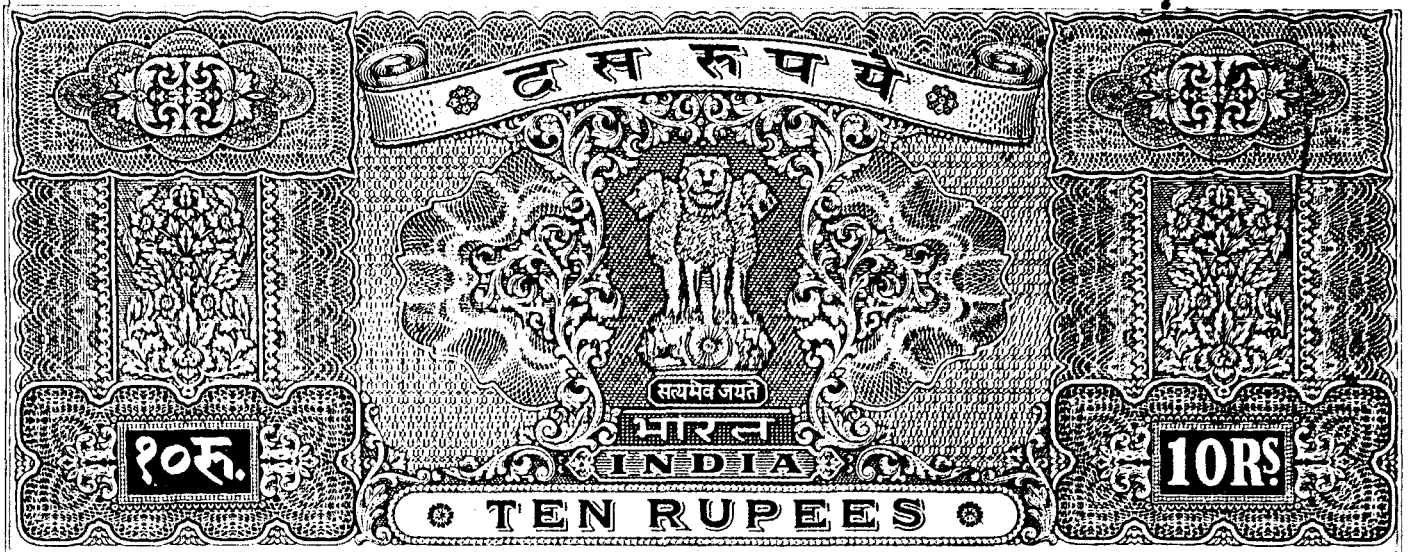
WITNESSES:

- 1.
- 2.

P. Owen
VENDOR

Satish malvi
CONSENTING PARTY

10 Rs.



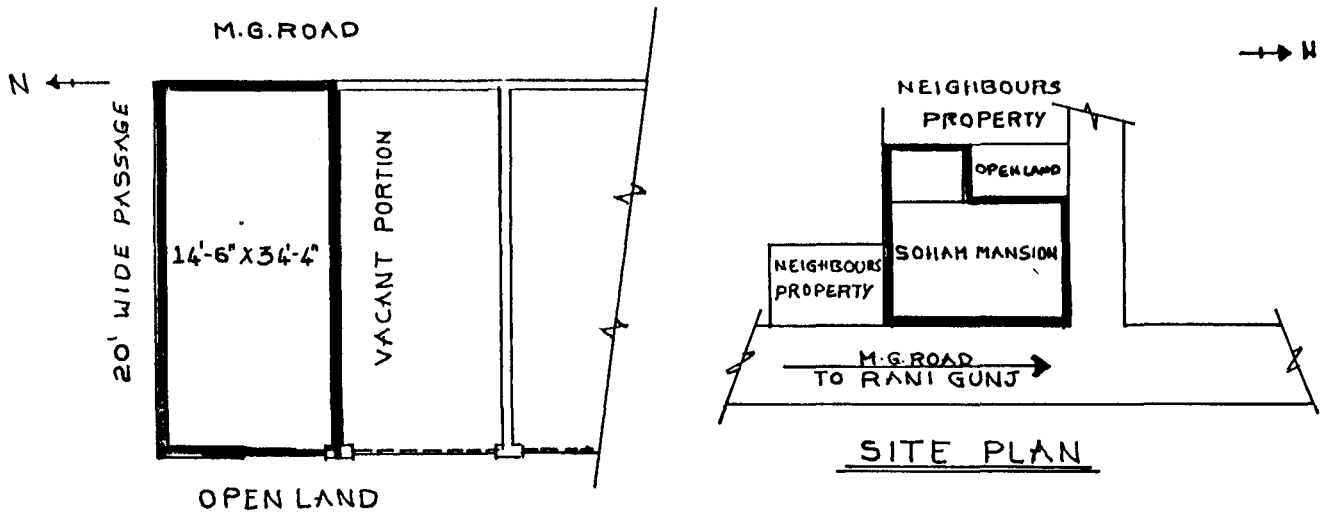
S. No. 3158 . . . 11/1/2000 . . . 10/-
 Sold to Smt. Geetha Desai
 by W/O. SRI MAHESH K. DESAI, R/O. HYDERABAD
 For Whom Self

Leela 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 & 4/9, admeasuring 615 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	: Smt. Geeta Desai		

Area : 615 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
EAST : M G Road
WEST : Open Land and Parking Area.



Witnesses:

1.

2.

[Handwritten signatures of witnesses]

P. Owe
 VENDOR
Satish modi
 CONSENTING PARTY

ANNEXURE - 1A

- FLW NO on floor.
 Part of Hurre no 5-4-187/344/9,
 known as Soham mansion
 at Karbala maidan M.G. Road Sec-6, bud.
1. Description of Building
 (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 aas
~~at Karbala maidan~~
4. Builtup area of site (with breakup floor wise) : Area 615.30 sq feet,
- Cellar parking area (: 01.3)
- In the Ground floor :
 In the 1st floor :
 In the 2nd floor :
 In the 3rd floor :
5. Annual Rental Value : 5000/-
6. Municipal Taxes per Annual : -
7. Party's own estimate of market Value of the Building : Rs. 3000,00/-

Date 11/2000

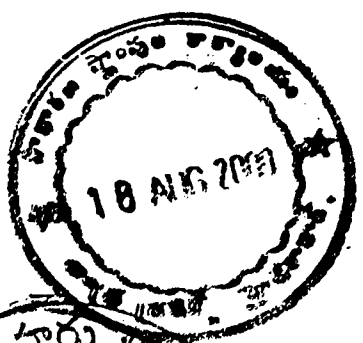
P. Owen
(Signature of the Vendor)

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

P. Owen
(Signature of the Vendor)
Geeta Desai
(Signature of Vendee)

1314/2000
 192 వ క. నం
 మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస సంఖ్య

నవ రజిస్ట్రార్

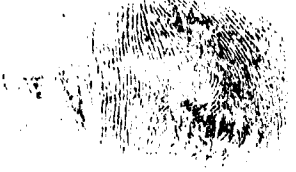


2000 వ సంవత్సరము... నెల 15 తేది 192 వ క. నం
 వతేది పగలు... 11. మరియు 1.2 గంటలమధ్య
 నికింద్రాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి
 రుసుము రూ॥ 19331/... చెల్లించినది. P. Owen

వ్రాసియున్నట్లు ఒప్పకొన్నది P. Owen w/o. Paul Owen
 ఎడమ బొటం వ్రేలు

Pratima Devi Owen
 Honorary Secretary
 Gurudev Siddha Peeth,
 Ganeshpuri, Maharashtra.

P. Owen



ఎడమ కాటం వ్రేలు

Saleem Mohi s/o Monil C. Mohi, Reside
 Plot. 200, rd. no 25, Tubikhe hills, Hyd 500 034.

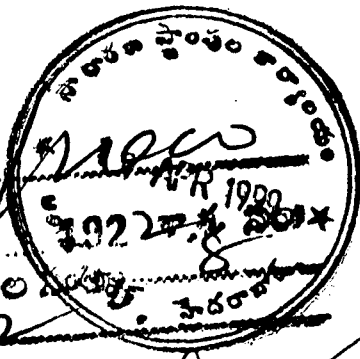


ఎడమ అంగులు

G. Kanthappa s/o. G. Subbarao, Sarve
 1-8-486 Chikkadevally Hyd-20
 P. Solomon s/o P. Muruganatham, Opp: Sarve, s/o. 5-4-147/2 &
 M & N. Sarve

2000 వ సం. నెల 15 వ తేది నవ రజిస్ట్రారు
 192 వ క. నం మాసం 24 వ తేది

ఎస్టామెంట్ సూక్ష్మము 1314
 వ పుస్తకము 2
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస సంఖ్య 2


 మం. రిజిస్ట్రార్

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

Endorsement Under Section 42 of Act. II of 1899

No... 1314 of 2000. Date... 15.../11/2000..

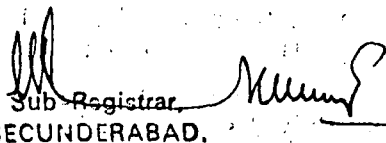
I hereby certify that the proper / deficit stamp Duty of Rs 12500/- (Rupees Twelve

Thousand Five hundred only

has been levied in respect of this instrument from Sri/Smt. Prathima Devi & Others

on the basis of the agreed Market Value /

consideration of Rs. 346500/- being higher than the consideration / agreed Market Value.


 Sub-Registrar

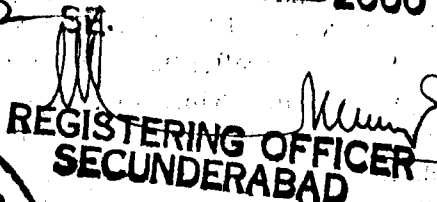
SECUNDERABAD.

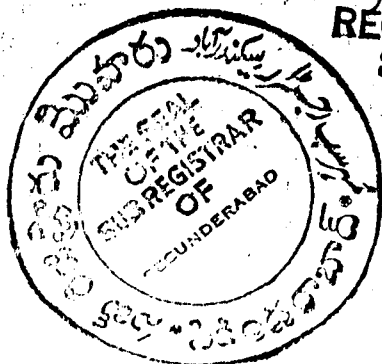
and Collector U/s.41 & 42

of Indian Stamp Act, 1899

Date: 15/11/2000

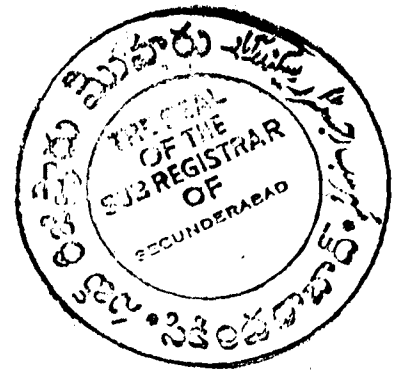
**REGISTERED AS NO. 1314 OF 2000 OF
 BOOK 2 ON 15 DAY OF NOV 2000**
 24 Karthika 1922


**REGISTERING OFFICER
 SECUNDERABAD**

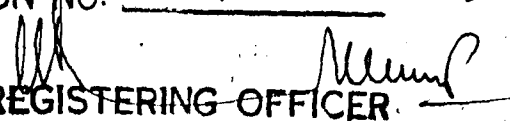


డిప్యూటీ సబ్ రిజిస్ట్రార్ 1314/2000
 ఛార్జ్ కమిషన్ 1922 వా.న. నం
 మద్రాస్ ప్రెజిడెన్సీ మొత్తం కార్గిలముల సంఖ్య 3
 హాజిరీ ముఖ్య పంఖ్య 3

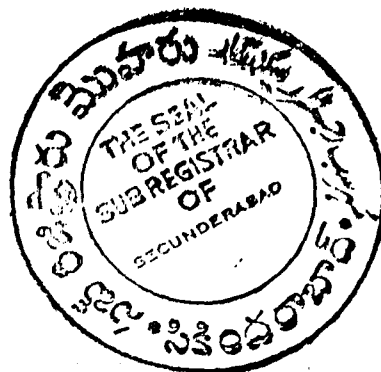
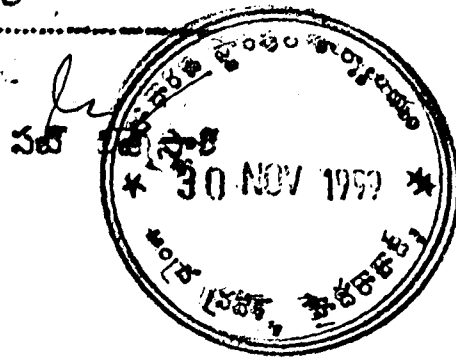
వజ్ర రిజిస్ట్రార్



CERTIFICATE OF SCANNING
 THE DOCUMENT HAS BEEN SCANNED
 WITH IDENTIFICATION No: 1606-I-1314-2000

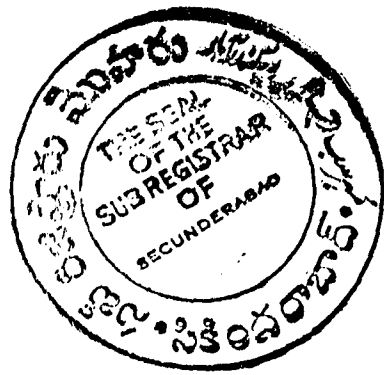

 REGISTERING OFFICER,
 SECUNDERABAD

ప్రొజెక్టు సంఖ్య..... 1314/200
చట్టసకము..... 1922 క. నం
ప్రస్తావనల మొత్తం కాగితముల సంఖ్య..... 8
ఈకాగితము వరుస సంఖ్య..... 4



1314/2000
ప వస్తు కము 1922-4. పం
దస్తా వేజుల మొత్తం కాగితముల సంఖ్య
ఈ కాగితము వరుస సంఖ్య

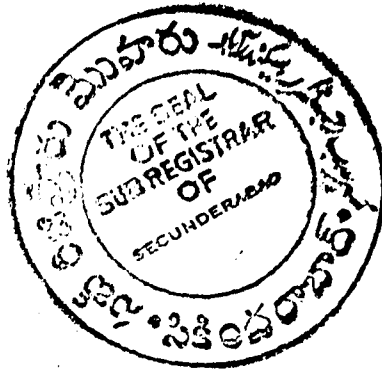
వ బ రిజిస్ట్రార్



వాణిజ్య కార్యాలయము
 ఆంధ్రప్రదేశ్ ప్రభుత్వము
 14 SEP 2000
 ఆంధ్ర ప్రదేశ్, హైదరాబాదు.
 V. C. I.

పట్టణం నామం 1314/2000
 నమోదకము 2 1922 చట్టం ప్రకారం
 ప్రస్తావనల మొత్తం తాగి తయారు చేయబడినది 8
 ఈ తాగి తయారు చేయబడినది 6

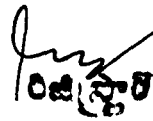
పబ్లిక్ రిజిస్ట్రార్

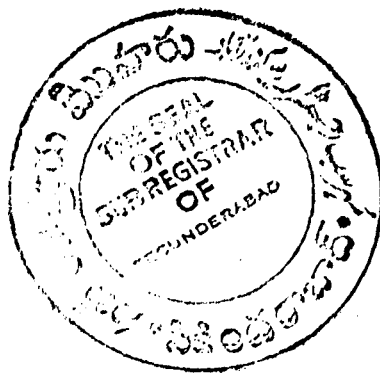


మహారాష్ట్ర ప్రభుత్వము
 ముంబయి
 14 SEP 2000
 ఎ. ఆర్. ప్రభుత్వ ప్రాధికారము
 V. C. 1.

1314/2000

దస్తావేజు సంఖ్య.....
 స వుస్త కము 1922 కే. శ. స. 8
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....
 ఈ కాగితము వరుస సంఖ్య..... 7


 సబ్ రిజిస్ట్రార్

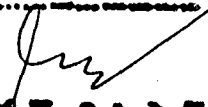


పస్తావేజు సంఖ్య..... 1314/1000

స వుస్త కము 2 1922 శా. క. సం.

పస్తావేజుల మొత్తం కాగితముల సంఖ్య.....

తూకాగితము వరుస సంఖ్య.....


వజ్జి రిజిస్ట్రార్

