

DOCUMENT No. 7970199 BKLS. F. I. SEC'DAD

5000Rs.



S.L. NO: 0070199 DATE: 19.10.95 RS: 5,000

PURCHASER: RAMLISHCHAND JAIN
S/O JABARCHAND
SECUNDERABAD.

కర్త-గృహస్థులు, వకసాక్షులు
 ఎందుకనీ-అప్పటియే స్థా.పు వెంకట
 క స్థా. గృహస్థులు, క. గృహస్థులు
 ప్రకారము.

FOR WITNESSES: SUSHREYA SINGUMI
W/O RAMLISHCHAND JAIN
SECUNDERABAD.

SALE DEED


THIS SALE DEED is made and executed at Secunderabad on this the 20th day of October 1995 By and Between:

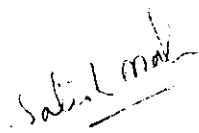
1. Gurudev Siddha Peeth, a Public Charitable Trust, Registered under the Bombay Public Trust, Act, 1950 vide PTR No. A-484 (Thane) with its office at, Ganeshpuri, Taluk Bhiwandi, District Thane, Maharashtra State, Pincode-401 206, represented its Honorary Secretary and constituted Attorney of the Trustees of the Trust Shri Shirish Thakkar Son of Shri. Pranjiwandas Thakkar.

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 of the One Part).

2. Shri Satish Modi, son of Shri Manilal C. Modi, Hindu, aged 50 years, Occupation: Business, with his Office at Premises No. 5-4-187/3 & 4, 2nd Floor, M.G. Road, Secunderabad-500 003 and residing at 1-8-179/3, S.D.Road, Secunderabad - 500 003.

hereinafter called the CONSENTING PARTY (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said


 (Shirish Thakkar)
 Hon Gen. Secretary,
 Gurudev Siddha Peeth


 Satish Modi

5000Rs



S.L. NO: 007075 DATE: 19/10/95 RS: 5,000

PUBLISHER: RAMESHCHAND JAIN
S/O RAMESHCHAND
SECUNDERABAD.

FOR WHOM: SUSHEELA SINGHVI
W/O RAMESHCHAND JAIN
SECUNDERABAD.

శ్రీ. రమేశ్ చంద్, వక, వేదేశ్వరి
 ఎం.ఎం. ఎస్.ఎం.ఎం. డి.ఎం. ఎం.ఎం.
 • డి.ఎం. ఎం.ఎం.ఎం. • • • • •
 ప్రచురించారు.

CONSENTING PARTY but also his heirs, executors, administrators and assigns etc. of the Second Part)


IN FAVOUR OF

Smt. Susheela Singhvi W/o. Shri. Rameshchand Jain aged about 30 years residing at 3-2-265, 2nd floor, Somasundaram Street, Secunderabad-500 003.

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 her heirs executors, administrators, successors and assignees of the Third Part).

WHEREAS

- a The said property formed part of a bigger property purchased by the said Consenting Party from his predecessor in title through Sale Deed dated 18-05-1961 Registered as Document No. 929/1964 of Book No. - I, Volume - 79 before the Sub-Registrar, Secunderabad and Sale Deed dated 19-09-1969, Registered as Document No. 2375/69 of Book No.-I Volume - 254 before the Sub-Registrar, Secunderabad.


 (Shri. Ch. Th. Ch. Th.)
 Hon. Gen. Secy.
 Gunderi Srida. Leeth

Satish mal

5000Rs.



SERIAL NO: 0000171 DATE: 19/10/75 RS: 5,000

PURCHASER: KAMESHCHAND JAIN
S/O TABARCHAND
SECUNDERABAD.

FOR WORK: SHREEDEVI ASHRAM
RETA BANGALORE
RETTIPALLE AVENUE.

(Signature)
 श्री. केशवचंद, स. नं. ३४८
 अ. नं. २११, बंगलूरु रो. ३४८
 ए. प्लॉ. बंगलूरु, २. १०/१०/७५
 श्री. केशवचंद.

- b. The Vendor owns several properties in the twin cities of Hyderabad and Secunderabad which interalia includes R.C.C. building admeasuring approximately 24,825 Sq.ft. bearing M.C.H. No. 5-4-187/3 & 4, the property known as Soham Mansion, situated at 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, executed by Shri Satish Chandra Modi (Satish Modi).
- c. And whereas the Vendor (Shree Gurudev Ashram) is a Trust Registered as PTR No. A-484 (Thane) submitted an application Under Section 50 A (3) of the Bombay Public and Religious Trust Act 1950 to modify the Scheme settled in application No. 47/1976 before the Deputy Charity Commissioner, Maharashtra State Bombay for amalgamation of two existing Trusts at Ganeshpuri namely, Shree Gurudev Ashram (Thane), PTR No. A - 484 and Shree Mukteshwar Trust at Bombay, Registered at Public Trust, which was disposed by order dated 30-06-1976. Thereafter the name of the Trust was changed from Shree Gurudev Ashram and the Trust has been named and designated as "GURUDEV SIDDHA PEETH", Ganeshpuri Registered No. A-484, (Thane), thus the Vendor became the absolute and exclusive owner of the Scheduled Property. The aim of the Ashram is to promote the sense of Brotherhood and build "PARASPARA DEVO BHAVA" and for the purpose of attaining the above subject and to meet the running expenses of the said Ashram, intended and agreed to

(Signature)
 Hon. Gen. Secretary
 Gurudev Siddha Peeth

(Signature)

1000Rs.



11/01/2012 No. 1000/

Sold to Ramesh Chand Jain & Jagan Chand

For value ₹ 1000/-

w/o Ramesh Chand Jain
R.C. Chand

[Handwritten signature and stamp]
Stamp
Date

alienate its immovable properties at Hyderabad and Secunderabad in favour of the Consenting Party herein and who was also authorised to sell, alienate, enter into agreements to sell with third parties.

- d. And whereas the necessary permission from Charity Commissioner, Maharashtra State, Bombay is granted vide order No. J/4/181-91/477/12224/92 dated 20th January 1992 and 30th June 1992 in respect of sale of immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property to the Consenting Party and or his nominees.
- e. WHEREAS the Vendor is the sole, absolute and exclusive owner of R.C.C. Building known as Soham Mansion bearing No. 5-4-187/3 & 4 admeasuring about 950 Sq. Ft (Scheduled Property) on 2nd floor, situated at Karbala Maidan, Secunderabad more fully described in the Schedule annexed hereto and as shown in the plan .
- f. And whereas the Consenting Party has nominated the purchaser herein in respect of Sale of above mentioned Scheduled Property herein.
- g. And whereas at the request of the Vendee herein the Vendor, herein have agreed to complete the sale and convey the Scheduled property in favour of the Vendee being nominee of the Consenting Party.

[Handwritten signature]

[Handwritten signature]

Hon. Gen. Secretary
Garudev Siddha Peeth

1000Rs.



12652, 18/10/95, 1000/-
 Sold to Ramesh Chand Jain & Jaber Chand
 For whom Sushela Singh *Witness*
of Ramesh Chand Jain
of Section 2

NOW THIS INDENTURE WITNESSETH that in pursuance of the sanction given by the Charity Commissioner of Maharashtra and in consideration of Rs.2,00,000/- (Rupees Two Lakhs only), of which, the Vendee has given a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) by way of the following Cheques in the name of Consenting Party Shri Satish Modi and the payment of which the Vendor and the Consenting Party do hereby admit and acknowledged.

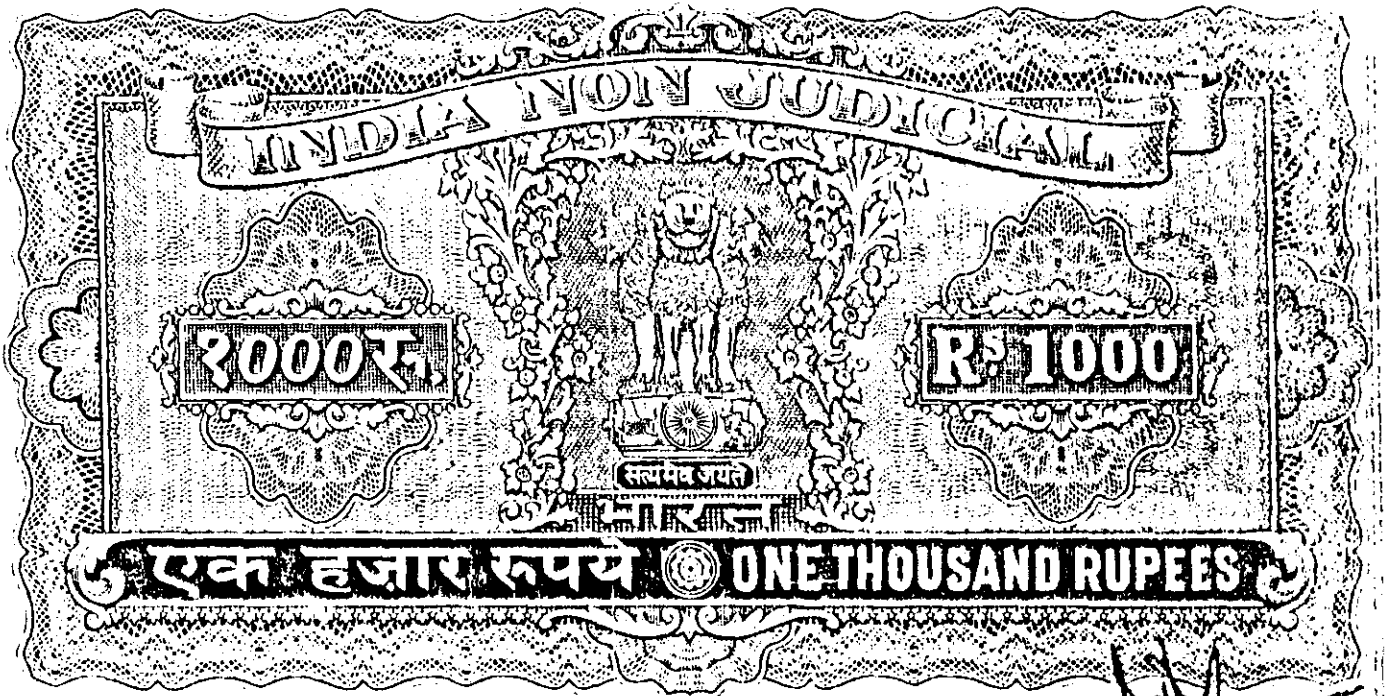
Cheque Number	Date	Amount
507161	03/03/1995	50,000
792173	03/03/1995	25,000
507183	14/04/1995	25,000
507195	20/05/1995	25,000
976964	03/06/1995	25,000
976978	21/06/1995	50,000

Thus, the Vendor and the Consenting Party has received from the Vendee the entire Sale Consideration of Rs. 2,00,000/- (Rupees Two Lakhs Only).

(Signature)
 Hon. Gen. Secretary
 Gurudev Sidha Peeth

Satish Modi

1000Rs




1. No. 1084/1999
 2. Name of the Vendor / Transferee
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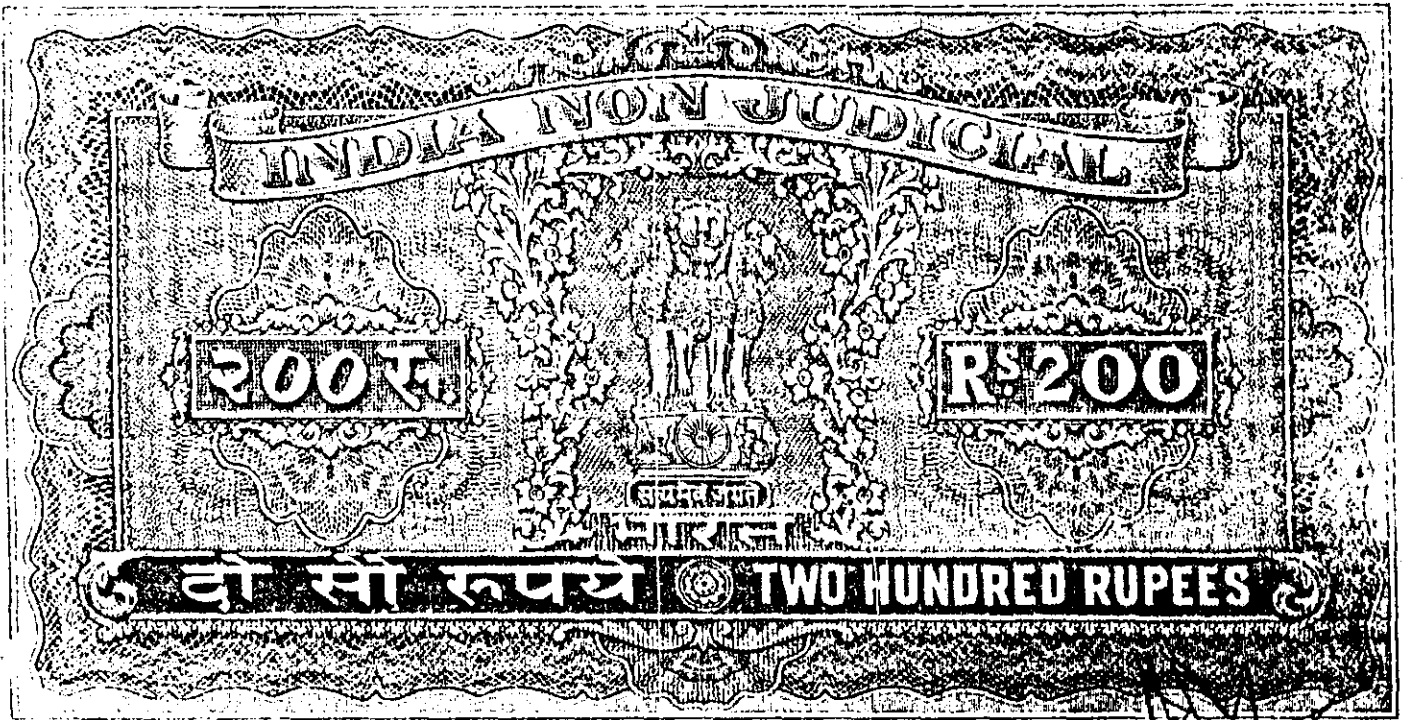
The Vendor hereby transfer and convey the property described free from all encumbrances and to hold the same as absolute owner together with appurtenances, belonging hereto and all the estate like title interest and claim whatsoever the Vendor had in or to the said property hereby conveyed and the Vendor and the Consenting Party had delivered possession of the Scheduled Property to the Vendee. The Vendee shall hold and enjoy the same as absolute owner.

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

1. The said 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 said property to the Vendee along with copies of the title deeds.
3. The Vendor/Consenting Party undertakes and agree to give the original title deeds/ certified copies to the Vendee.


 Hon. Secy.
 Garuder Siddha Peeth
 Satish

200Rs.



S.No. 2655 dated 18/10/93 Rs. 1000/-

For Rs. 1000/- Ramesh Chandra Jain of Sabar Chaud

For Rs. 1000/- Sri Sheela Singhani

By Ramesh Chandra Jain of Sabar Chaud

18/10/93
 [Signature]
 [Signature]

4. 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.
5. The Property is free from all encumbrances, charges, mortgages prior assignment of sale or court attachments and it is not subject to any other obligation's.
6. The Vendor/Consenting Party hereby agrees to co-operate with the Vendee to mutate the said property in the name of the Vendee in Municipal records etc., and also for getting permission from Government and other local authorities.
7. The Vendor/Consenting party shall get the necessary permission required.
8. The Vendor/Consenting Party thus hereby further agrees with the Vendee at all times hereafter and at the cost of the Vendeer to do and execute and cause to be done and executed all such lawful acts deeds and things for further and more perfectly assuring the said property to the Vendee.
9. The Vendor/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.

(Hon. Gen. Secretary)
 Hon. Gen. Secretary
 Gurudev Siddha Peeth

Sahil [Signature]

SCHEDULE OF THE PROPERTY

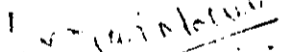
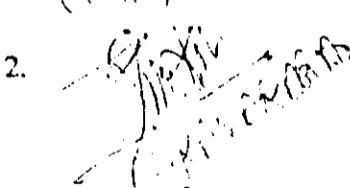
All that half of (50%) un-divided share in premises admeasuring 950 S.Ft on 2nd floor forming a portion of the property known SOHAM MANSION, together with a easementary rights, existing thereon situated at Karbala Maidan, M.G.Road, Secunderabad bearing M.C.H. No. 5-4-187/3 & 4 together with half of (50%) un-divided share in land admeasuring 30.10 Sq.Yds.(33.79 Sq metres) out of the total land area admeasuring 1052.45 Sq.Yds. (880.30 sq. meters) and more clearly shown in the plan annexed hereto with red colour and bounded by:-

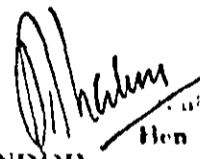
NORTH	-	Neighbours Building
SOUTH	-	Premises Occupied by M/s.R.S.Patankar & Co
EAST	-	Premises occupied by M/s.Modi Builders
WEST	-	Open Land

The size of the structure of the Schedule Property is clearly shown in the plan annexed to.

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. 
(Name of witness)
2. 
(Name of witness)


VENDOR (Name of Vendor)
Hon. Gen. Secretary.
Goudar Siddha Prath

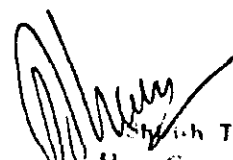

CONSENTING PARTY

ANNEXURE 1-A

797/95


- 1) Description of the Building : : 5-4-197/3 & 4, Mohan Mansion, M.G. Road, Secunderabad - 500 003.
- (a) Nature of Roof : : R.C.C.
- (b) Type of structure : : Pillars, Columns and Walls
upto 2/4/13 Floor Structure
with Pillars and Columns
Structure of walls.
- 2) Age of the Building : : (34 years)
- 3) Total Extent of site : : Undivided share of land 20.20 sq. yards out
of 1052 sq. yards.
- 4) Built up Area Particulars :
(with breakup floorwise)
- cellar parking Area :-
In the Ground Floor :-
In the 1st Floor
In the 2nd Floor
In the 3rd Floor etc.,
- : 475 sqt (out of 950 sqt.)
- 5) Annual Rental Value : : Rs. 5,400/-
- 6) Municipal Taxes per Annum : : Rs. 3,110/-
- 7) Executant's estimate of the :
MV of the Building : : Rs. 2,00,000/-

Date : 20/10/1995.


Signature of the Executant.
Gurudev Siddha Peeth

CERTIFICATE

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


Signature of the Executant.
Gurudev Siddha Peeth

73
Signature of Claimant.

PLAN FOR SALE DEED OF BUILDING BEARING M.C. NO. 5-4-187/3&4
SITUATED AT M.G. ROAD, SECUNDERABAD (A.P.)

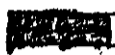
VENDOR: GURUDEV SIDDHAPETH

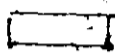
VENDEE: SMT. SUSHEELA SINGHVI

CONSENTING PARTY: SATISH MODI

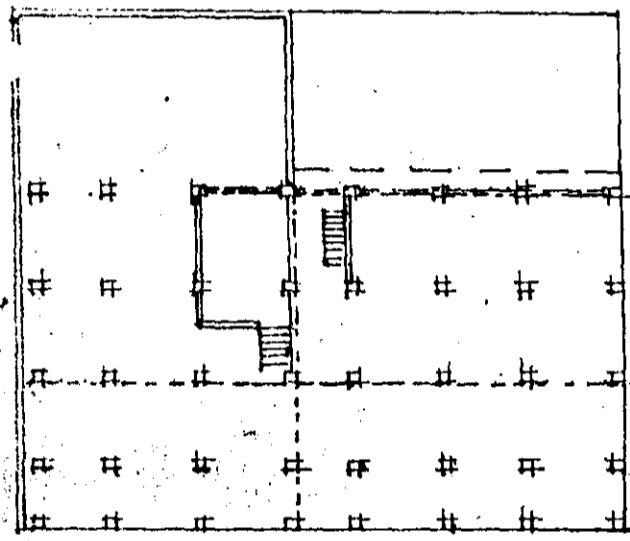
LAND AREA: 20.20 Sq. Yds (50% Undivided share in
 Transferable Land area of 40.40 Sq. Yds)

TRANSFERABLE AREA: 475 sqt (Second Floor) (50% Undivided
 share in total Transferable Area of 950 sqt)

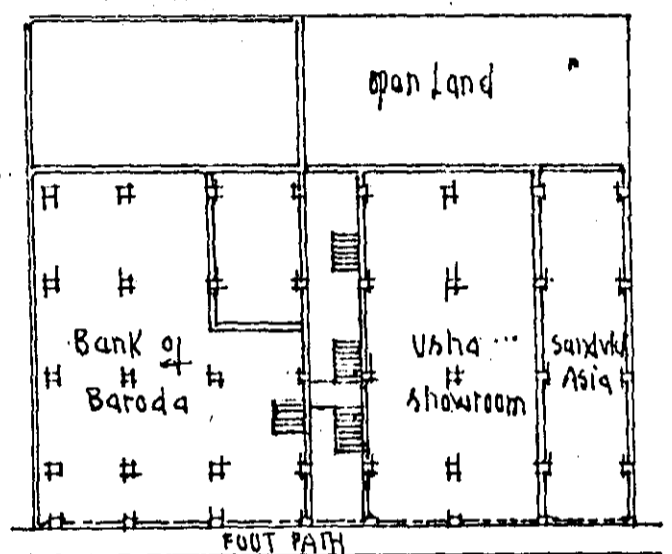
Area Included: 

Area Excluded: 

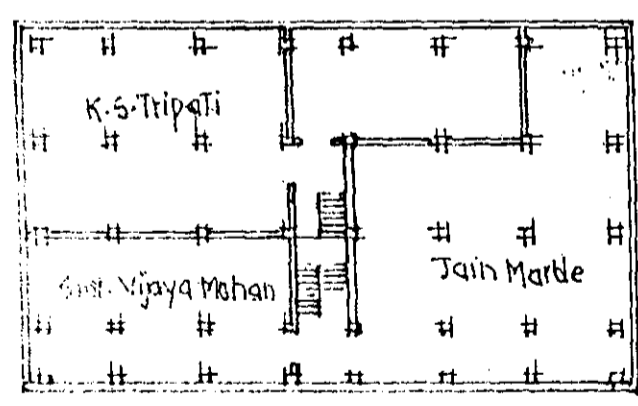
BOUNDARIES: NORTH:- Neighbour's Building
 SOUTH:- R.S. Patankar & Co.
 EAST:- Premises occupied by M/s. Modi Bui
 WEST:- Open land.



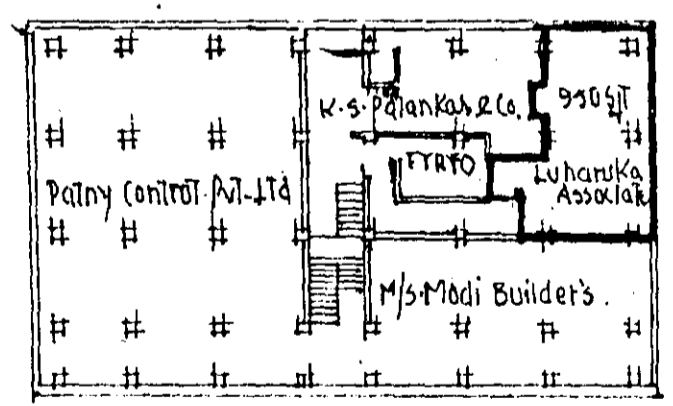
PARKING AREA



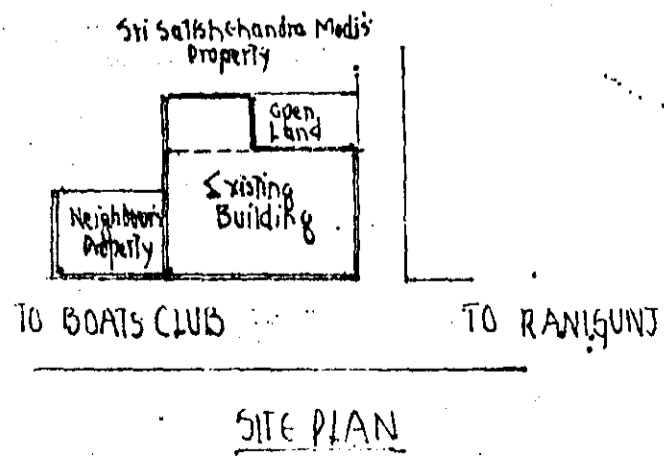
GROUND FLOOR



FIRST FLOOR

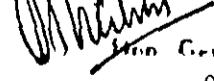


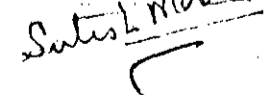
SECOND FLOOR

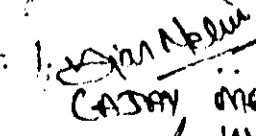
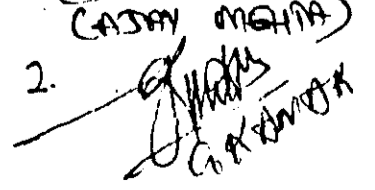


SITE PLAN

SIGNATURE'S:-

VENDOR:- 

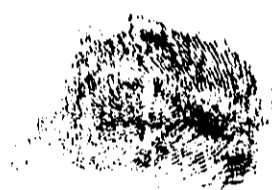
CONSENTING PARTY:- 

WITNESSES:- 1. 
 (Smt. Mahan)
 2. 
 (R.S. Patankar & Co.)

పాఠశాల సంఖ్య 297/1995
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పాఠశాల పేరు
 పుస్తకము యొక్క సంఖ్య



పాఠశాల పేరు

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Shree Thakkar
 Shri. Ganji Prasad Thakkar
 Hon. Secy. Gov. In. School Dept.
 Bangalore, Dist. Thiruv. Kodavur

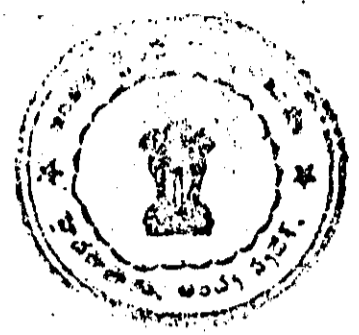
School No. 150, St. Michael's, C. P.
 P. S. 1712, H. D. Road, Sec. (M-3)



10/10/17

797/95
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[Handwritten signature]
నా. రెండవ భాగం



I 116 వ పాఠ్యం 97 నంబర్ 116.
నవంబర్ 1994 నెంబర్/1917 క. న. పు 797 నెంబర్ 97 గ
పాఠ్యం చేయబడినది. 1994 నెంబర్ "అక్షయం" నెంబర్
2-9 వ తేదీ 1917 క. న. పు 797 నెంబర్ 97 గ వ తేదీ

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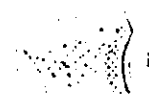


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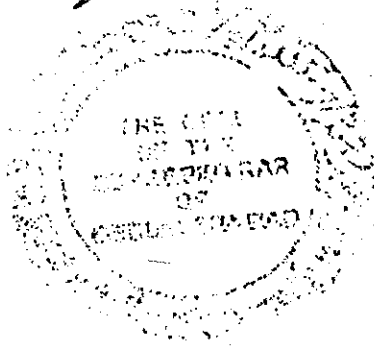


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వస్తా వేళ్ళా సంఖ్య..... 297/95
వ వృత్త సంఖ్య..... 1 శా.శ. సంఖ్య
రస్తా పేజీల వెం.క్రం కాగితం సంఖ్య 10
కా కాగితం పరిమాణ సంఖ్య..... 8

నామోదించినది



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PLAN FOR SALE DEED OF BOPHAT KARKING. M. No. 108/1384

SITUATED AT (UNTRABAD) KARAKURU

VENDOR: GURDEV SINDHAVETI

CONSENSING PARTY: SATISH MEHTA

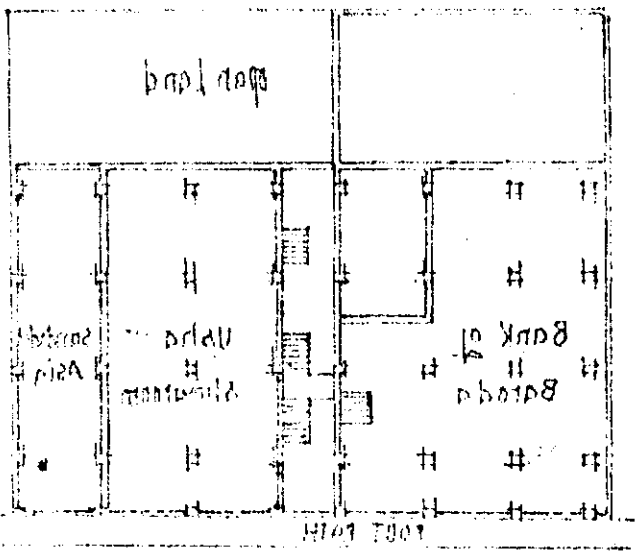
LAND AREA: 20.20 sq. yds (20% Undivided share in)

REINFORCEMENT AREA: 20% (20% Undivided share in total Reinforcement Area of 20 sq ft)

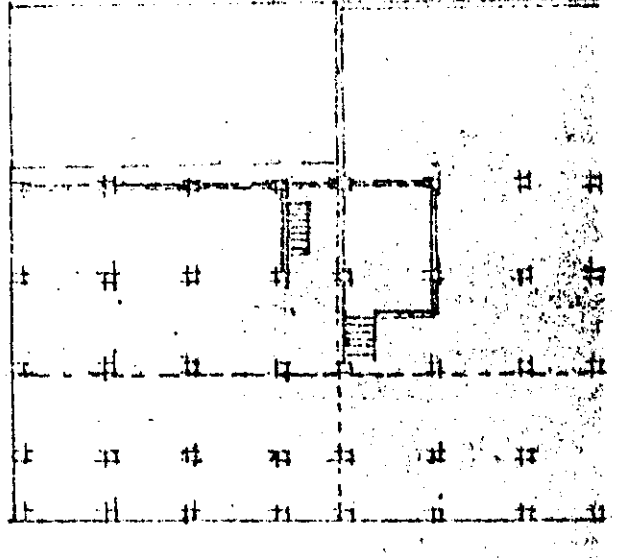
And Excluded: []

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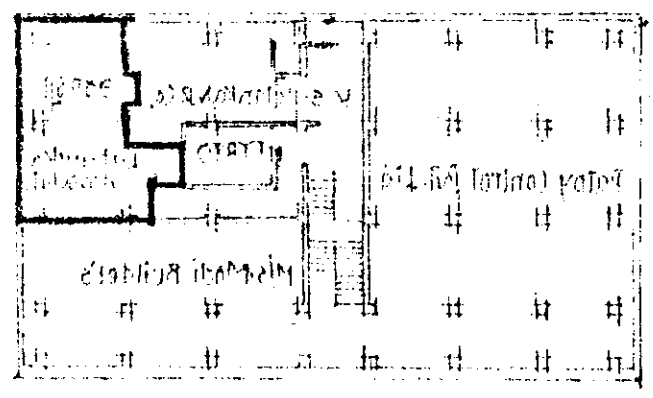
BOUNDARIES: SOUTH: R-2 Palankar St. EAST: Palankar St. WEST: God Road. NORTH: Neighbors Building.



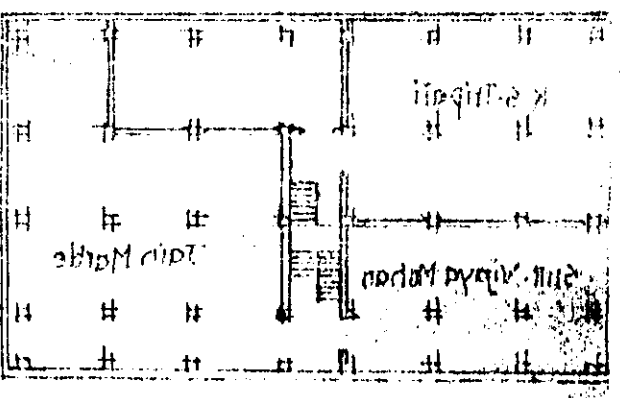
GROUND FLOOR



SINKING AREA



SECOND FLOOR



FIRST FLOOR

SIGNATURE: [Signature]

CONSENSING PARTY: [Signature]

