



21-5-44
A. Chakravarti P. V. M. Rao Hyd
Gurudev Siddhpeeth Secbad

DEED OF EXCHANGE

THIS DEED OF EXCHANGE executed at
Secunderabad on this the 14th day of July, 1988
by and between:

- (1) SHRIMATI GIRJABAI MODI CHARITABLE TRUST, 1-10-176, Begumpet, Hyderabad, Andhra Pradesh, represented by its Trustees Shri Satish Chandra Modi, Son of Manilal Modi and Shri Jayantilal Kadakia, Son of Manilal Kadakia

hereinafter referred to as the "FIRST PARTY";

A N D

- (2) GURUDEV SIDDHA PEETH, a Public Charitable Trust, registered under the Bombay Public Trust Act, 1950, vide Registration No.A-484 (Thane), having its Registered Office at P.O.Ganeshpuri, District Thane, Maharashtra, PIN-401206, represented by its Honorary General Secretary and Constituted Attorney of the Trustees of the Trust, Shri Shirish Thakkar, Son of Pranjiwandas Thakkar,

M. V. M.

Satish Modi ..2
Shirish Thakkar



1045 2115788 5000!
1st A. Chakrapathi Prop. V. M. Rao Hyderabad
Gurudev Siddhupeth Secbad

21-5-64

: 2 :

hereinafter referred to as the "SECOND PARTY";

WHEREAS the First Party is the absolute and beneficial owner in possession of property bearing No.1-8-169, consisting of land admeasuring 8140 sq. ft. equivalent to 904 sq. yards equivalent to 757 sq. meters or thereabout forming part of property known as 'LAKHPATH BUILDING', situate at 141, Prenderghast Road, Secunderabad, shown in detail in the Plan annexed hereto and described more particularly in Schedule 'A'.

..3

Shankar

Satish Reddy
Satish Reddy



no. 9046 dated 21/12/85

old to P. A. Chakravarti; So p.v.m. Rao Hyd.

of whom Chandrababu Sridharaiah Sec. Genl.

21.12.85
 R. G. HYDERABAD
 Sec. Genl.

: 3 :

AND WHEREAS the Second Party is the absolute and beneficial owner in possession of property bearing No.1-8-179, consisting of land, admeasuring 8140 sq. ft. equivalent to 904 sq. yards, equivalent to 757 sq. meters or thereabout, forming part of property known as 'LAKHPATH BUILDING', situate at 141, Prenderghast Road, Secunderabad, shown in detail in the plan annexed hereto and described more particularly in Schedule 'B'.

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21/5/54
 P. A. Chakravarty
 Gurudev Siddhipeeth Secbad

21-5-54
 R. G. HYDERABAD

: 4 :

AND WHEREAS the Parties aforementioned have agreed to exchange their respective properties aforementioned on the terms and conditions mentioned hereunder:-

NOW THIS DEED OF EXCHANGE WITNESSETH AS FOLLOWS:

- 1) In consideration of the premises and transfer made by the Second Party, all the property mentioned in Schedule 'B' to the First Party, the latter (the First Party) hereby conveys and transfers all the property delineated in the plan annexed hereto and described in Schedule 'A' inclusive of all its

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21/5/84 5000/-

P. G. Chandra Sekhri P. V. M. Rao H. S.
Gurudev Siddhupeth Secb.

21.5.84

: 5 :

right, title and interest therein absolutely in favour of the Second Party to have and hold the same as full and beneficial owner thereon forever for self and assigns or successors-in-interest. The possession of the said property has been delivered to the Second Party.

The First Party has also handed over all the title deeds relating to the said property, mentioned in Schedule 'A'.

2) In consideration of the premises and transfer made by the First Party of the property

[Handwritten Signature]

Satish Moh. *[Handwritten Signature]*



9049... 31/12/19...
 P. A. Chakravarties P. M. Rao
 Gurudev Sidhuprath Sec 6 and

[Signature]
 GOVERNMENT LAND OFFICE
 E. O. HYDERABAD

: 6 : 1

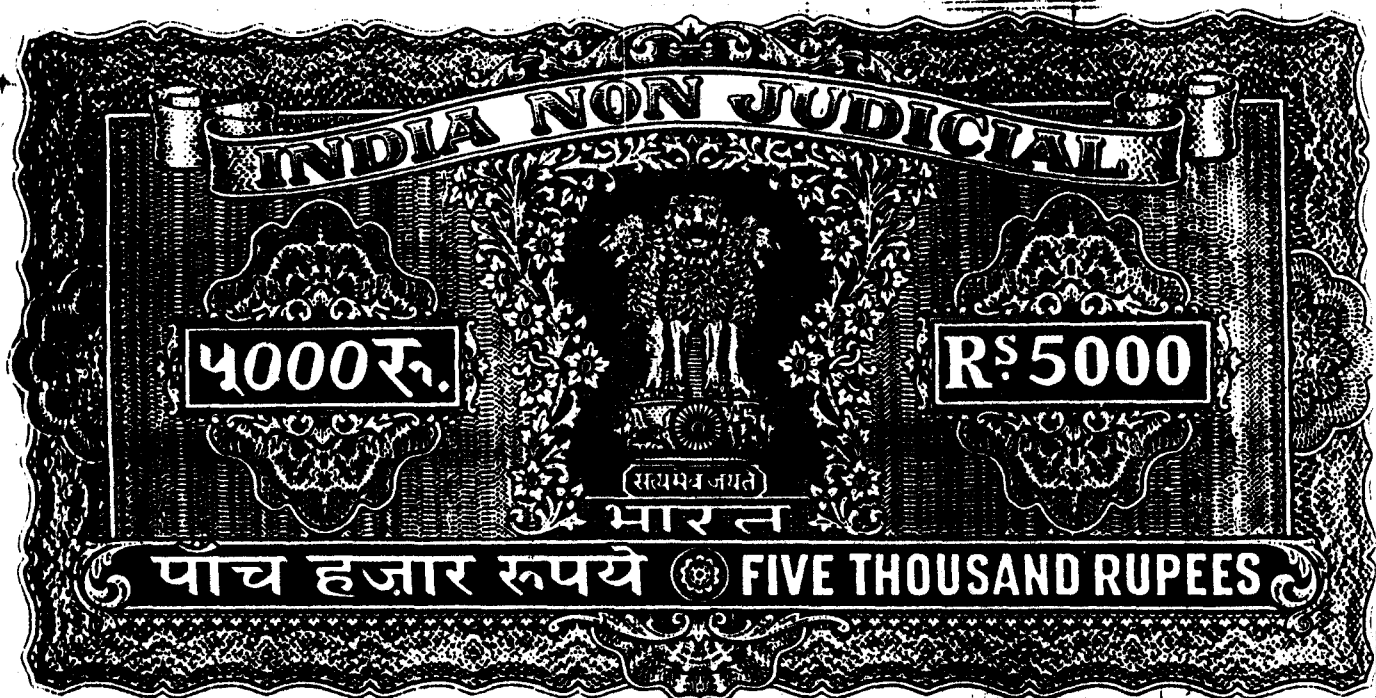
mentioned in Schedule 'A' to the Second Party, the latter (the Second Party) hereby conveys and transfers all the property delineated in the Plan annexed hereto and described in Schedule 'B' inclusive of all its rights, title and interest therein absolutely in favour of the First Party to have and hold the same as full and beneficial owner thereof forever for self and assigns or successors-in-interest. The possession of the said property has been delivered to the First Party.

The Second Party has also handed over all the title deeds relating to the said

[Signature]

Satisfactory
 [Signature]

5000Rs



9050 215784 m. Singh

P. A. Chandrasekharthi Prop. P. V. M. Road
Gurudev Siddhapeeth, Secbad.

21-5-47
REGISTRAR
HYDRABAD
R. G. HYPER CARD

: 7 :

property mentioned in Schedule 'B'.

3) Each of the Parties hereby covenant with the other that the property transferred by it is free from encumbrances, that the property so transferred shall be quietly entered upon, held and enjoyed by the other without any let or hindrance from the other party.

4) The Parties mutually agreed that this Deed, in original with the Plans, shall be retained by Gurudev Siddha Peeth, Party of the Second Part, who shall be bound to keep it in safe custody and produce the same whenever

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Satish Mohan...8

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1057 2/5/88
 P.A. Chauravarti, P.O. P.O. P.O. P.O.
 Gurukul, Jaldhapatra Secbad
 R. S. WICKLISSA

: 8 :

required by the other party.

5) The Parties further agree that in the event of the title of any of the parties being found to be defective or the property found to be encumbered for any reason, the other Party shall cause this Deed of Exchange annulled and declared void.

6) The Parties further agree to execute any other Deed or Deeds for the purpose of assuring the other Party of its title to the Property conveyed to the Party requisitioning the same.

7) The Parties hereby agree that the value

[Signature]

Satish Moh. 79
[Signature]



4052- 21/5/88. Cons. No.

P.A. Chakrabarti, for P.M. Modi, Secy. to
Gurudev Siddhapaeth Seebani.

25-5-88
RECEIVED
SUPPLEMENTARY
S. S. MTC/1188.
S. S. MTC/1188.

: 9 :

of the properties are equal and belong to
Charitable Trusts.

SCHEDULE 'A'

Land forming part of the property known as
'LAKHPAT BUILDING', admeasuring 8140 sq. feet
equivalent to 904 Sq. yards equivalent to 757
sq. meters or thereabout in premises bearing
No.1-8-169 situate at 141, Prenderghast Road,
Secunderabad, more particularly shown in the
Plan annexed hereto and bounded on the

NORTH BY : P.M.Modi Bungalow and property belonging
to the Party of the Second Part;

SOUTH BY : 30 feet wide planned private road;

EAST BY : 50 feet wide planned private road; and

WEST BY : Garden

[Signature]

Satish Modi
25-5-88

5000Rs.



2025 21/5/85 5000

P. A. Chakravarti: Esq. P. V. M. Justice
 Consider Siddhupeth, Secbad

21-5-85
 GOVERNMENT
 S. S. HYDERABAD

: 10 :

together with all easements and appurtenances
 and internal and external rights belonging to
 or reputed to belong to the said land. Value of the
 property Rs. 3.13. 60

SCHEDULE 'B'

Land forming part of the property known as
 'LAKHPAT BUILDING' admeasuring 8140 sq. feet
 equivalent to 904 sq. yards, equivalent to
 757 sq. meters or thereabout in Premises
 bearing No.1-8-179, situate at 141, Prenderghast
 Road, Secunderabad, more particularly shown

Shankar

Satish Mohan ...11

5000Rs.



7005 21/5/78 SWC.
 P. A. Chakravarti: Iro p.v.m. R. v.
 Govindar. Siddhapatra Secy.

THE ASSISTANT
 SUPERINTENDENT
 R. & HYDERABAD

: 12 :

together with all easements and
 appurtenances and internal and
 external rights belonging to or
 reputed to belong to the said

M. S. S.
Satish mal.
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21578V. 5/11/11
 P. A. Chandra Varadachari
 Varadachari Siddhupeth Seccham.

21.5.11
 THE MASTERS
 SUPERINTENDENTS
 R. S. HYDERABAD

: 13 :

land.

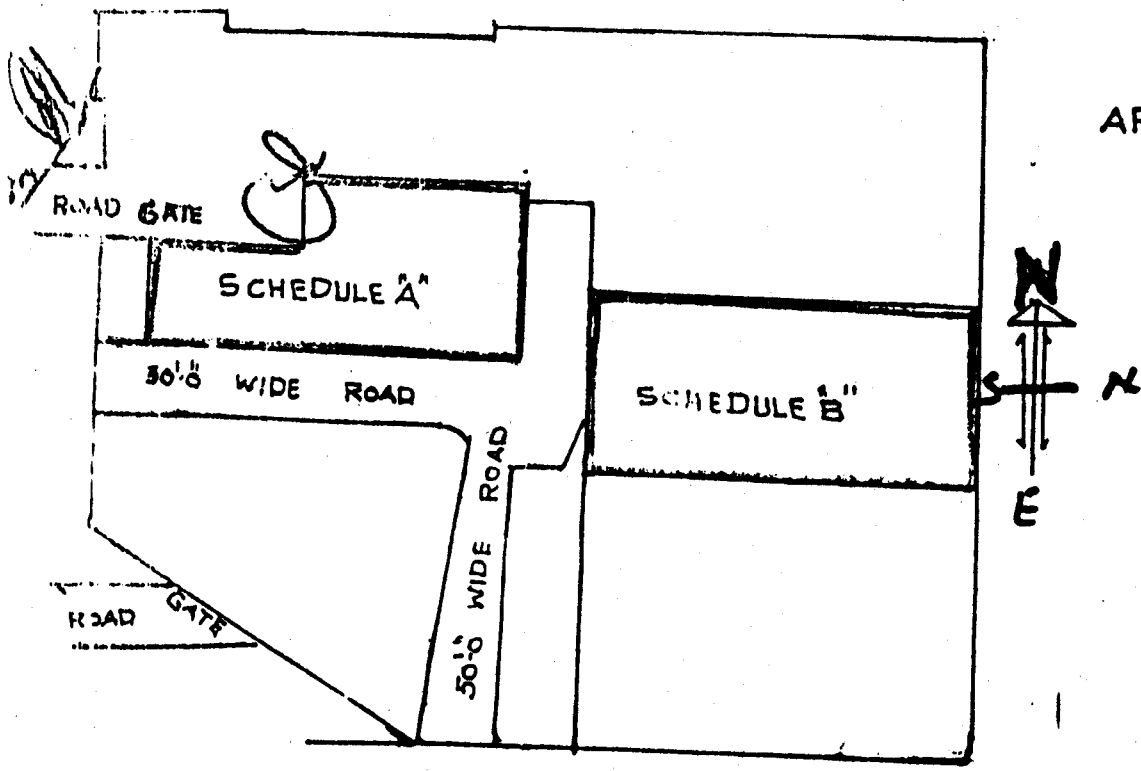
IN WITNESS WHEREOF the
 Parties hereto have hereunto set
 their respective hands and seals
 on the date and at the place mentioned
 first hereinabove in the presence

[Handwritten signature]

Satish mod
[Handwritten signature]

REGISTRATION PLAN SHOWING EXCHANGE OF LAND
 BETWEEN (1) SMT GIRJABAI MODI CHARITABLE TRUST
 SCHEDULE "A" (1-8-169) AND (2) GURUDEY SIDDHA PEETH
 SCHEDULE "B" (1-8-179) FORMING PART OF PROPERTY
 KNOWN AS LAKHPAT BUILDING 141, PREDERGHAST ROAD,
 SECUNDARABAD.

DEED OF EXCHANGE EXECUTED ON JULY 1988.



AREA: 904.64 YD

FOR GURUDEY SIDDHA PEETH.

Shirish Thakkar

SHIRISH THAKKAR,
 HON SECRETARY.

FOR GIRJABAI MODI CHARITABLE TRUST.

Sahib Modi
 TRUSTEE

with witnesses: 1.

Chakravarty
 2. *Chakravarty*