

Ex. B

TO BE PUBLISHED IN PART II SECTION 3(i) OF THE GAZETTE OF INDIA

GOVERNMENT OF INDIA  
MINISTRY OF FINANCE  
( DEPARTMENT OF REVENUE )

NEW DELHI: THE 25TH APRIL, 1990.

NOTIFICATION  
(INCOME-TAX)

No. 8641 (F.No.197/46/90-ITA.1): In exercise of the powers conferred by sub-clause (iv) of clause (23C) of section 10 of the Income-tax Act, 1961 (43 of 1961), the Central Government hereby notifies "Gurudev Siddha Peeth, Ganeshpur Distt., Thane, Maharashtra" for the purpose of the said sub-clause for the assessment years 1987-88 to 1989-90.

*Dalip*  
( DALIP SINGH )  
OFFICER ON SPECIAL DUTY

To  
The Manager,  
Government of India Press,  
Ring Road, Mayapuri Industrial Area,  
(Near Rajouri Garden), New Delhi.

Copy to:

1. The Hon. Secretary, Gurudev Siddha Peeth, Ganeshpuri Distt., Thane, Maharashtra-401206.
2. The Commissioner of income-tax, Pune with ref. to his letter No.T/Report/13(23C)/89-90 dated 26-9-1989.
3. Director General(I.T.Exemptions), 3rd floor, 10, Middleton Row, Calcutta-700071.
4. All Chief Commissioners & All Directors Generals of Income-tax.
5. Director of Income-tax(RSP&PR), 2nd floor, Hans Bhavan, 8.S.Zafar Marg, New Delhi(5 copies).
6. Director of Income-tax(G&MS), Director of Income-tax(Audit), Director of Income-tax(I.T), Director of Income-tax(Systems), Director of Income-tax(Vigilance) & Director of Income-tax(Recovery).
7. All officers & sections of the C.B.U.T., New Delhi.
8. Comptroller & Auditor General of India, New Delhi(20 copies).
9. Bulletin section of the Directorate of Inspection(RS&P), New Delhi(5 copies).
10. Director General of Training, National Academy of Direct Taxes, Nagpur(5 copies).
11. Joint Secretary, Ministry of Law, & Justice, (Deptt. of Law & Affairs), New Delhi.
12. The Chief Controller of Accounts, Central Board of Direct Taxes, H.Block, Vikas Bhavan, New Delhi.
13. I.F.U.(Central Board of Direct Taxes).

*Hasan*  
( Mrs. R. KRISHNAN )  
SECTION OFFICER.

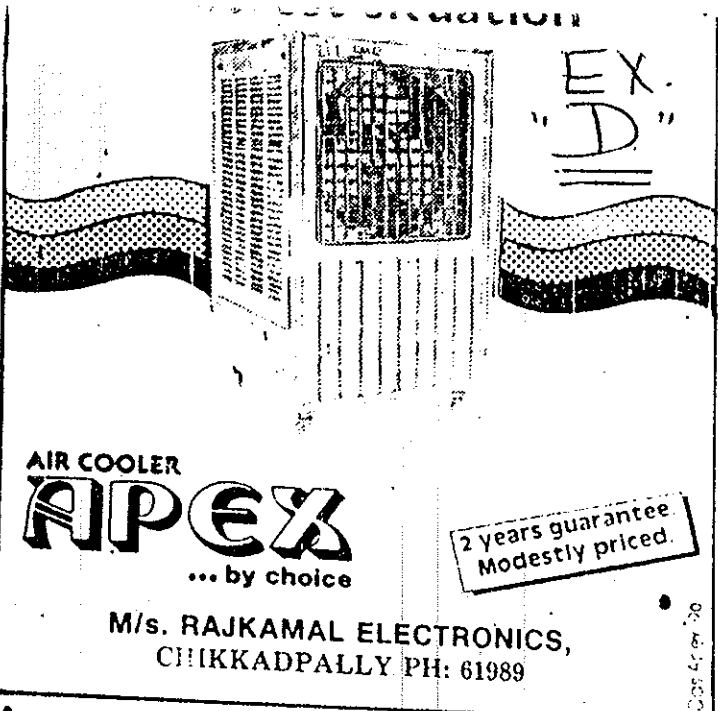
INDUSTRIAL & DECORATIVE LUMINAIRES FOR  
STRIPE INC. LUMINAIRES SON LA

EXCLUSIVE LUMINAIRES FOR ULTRA MODERN  
At. Listed Stockists

**VED ELECTRICAL STORE**

Opp. New Bank of India, 2-2-120, M.G.  
Secunderabad-500 003. Phones : 83336

AVAIL OUR LIGHTING CONSULTANCY SERVICE  
EFFICIENT LIGHTING SYSTEM WITH ENERGY



**AIR COOLER**  
**APEX**  
... by choice

**2 years guarantee**  
**Modestly priced.**

**M/s. RAJKAMAL ELECTRONICS,**  
CHIKKADPALLY PH: 61989

*Avail in easy*  
**Compton**  
*to your choice*

**Scheme A Pay Rs. 1600/-**  
**Scheme B Pay Rs. 2500/-**

For details Rush to  
**RAJKAMAL**  
ELECTRONICS Opp. Vys

**ATTENTION BUILDERS,  
DEVELOPERS & LARGE  
CONSUMERS**

Shri Gurudev Siddhāpeeth, a registered charitable trust, has the following properties in Secunderabad for Sale/ Development/ Rents, for optimum return to the trust:

- KARBALA MAIDAN:** Municipal No. 5-4-187/3 & 4 and 5-4-187/6, at M.G. Road, Secunderabad.
  - Ground plus 2 Floors building with cellars (In all, over 24,770 sq.ft. of total built-up area), standing on the plot area of 1055 sq.yards. Leased out to Bank of Baroda, Usha, Sandvik Asia, LIC, New India Assurance Co., etc and fetching a monthly rent of Rs. 40,000/- per month, including property taxes.
  - 2331 sq.yards additional property on the rear side of the above building, facing Hussain Sagar Ring Road/ Lake, with old construction permission, free from all encumbrances.

**NOTE:** Offers could be separate or combined for both (a) and (b) properties.

- SAROJINIDEVI ROAD:** M.C.H. NO. 1-8-179. Land area 3179 sq.yards, with nearly complete building of 35,000 sq.ft. (4 Floors), plus mesanine on other 4000 sq.ft. Balance about 1800 sq.yards of open land, with old construction permission, all forming a portion of property known as Lakshmi Building
  - For 35,000 sqft unfinished construction standing on 1000 sq.yards
  - For 4000 sq.ft. Structure at ground level. Total potential to construct in all: 16000 sq.ft. in 4 Floors.
  - 1800 sq.yards abutting innvation flats.

**NOTE:** Offers can be made for the total property, or (a), (b), (c) separately.

- 7348 sq.yards of land at Begumpet under litigation, forming a portion of Survey No. 37 & 38 (GPA claiming himself to be representing protected tenant after 25 years of continuous and uninterrupted possession of the trust donors)
- Property belonging to **M.C. MODI EDUCATION TRUST** and **GIRIJABAI MODI CHARITABLE TRUST** together, measuring 3200 sq.yards, and forming portion of Lakshmi Building, with construction permission. For inspection, if desired, contact

**M/s. MODI BUILDERS,**  
1-10-72/2/3, Begumpet,  
Hyderabad. Tel: 845180, 847510.  
Offers may be sent in sealed covers, with credentials and detailed terms, on or before March 27, 1990, to:  
Box No. DC-2697  
C/o Deccan Chronicle,  
36, Sarojini Devi Road,  
Secunderabad — 500 003.

**CENTRAL TUT**  
Bank Street, Kott. H

Acclaimed as one of the best Institute results, offers efficient & expert coach

**B.E. & I  
(ENT)**

English & Telugu Media  
A Glimpse of our prep

Bank Holder	Year	HT No.	Rank	Bank Holders
Venkateshwar Rao	1978	1201	1	M. Sitapathi Rao
Ravinder Reddy	1978	1958	3	Rakesh Kumar
Rajesh Kumar	1978	1273	7	T. Naveen
C. Srinivas	1979	2512	2	B. Srinivas
Ashok Surana	1979	10032	6	Miss K. Rajani
Md. Ghouse	1979	1839	6	P.V. Srikanth
Srinivas	1979	10416	10	N. Venkatesh
Mahesh Kumar	1980	9377	4	V.S. Prasad
M.R. Chary	1980	7277	5	S. Sukender Reddy
Srinivas Prasad	1981	14826	1	Y. Balaji
Achuta Rao	1981	13593	10	A. Srinivas
S. Prasad	1981	14367	12	K. Ram Mohan
Aravinda	1981	13372	11	Madhusudhan
Krishna Kumar	1982	25012	2	K.E. Ramana Rao
G. Sharmm	1982	23491	10	P. Ramana Rao

We provide very precisely prepared synopses  
PAPERS—covering the entire course.  
Course duration: 6 Weeks — N  
Batches commencing from 7-4-90,  
provided to obtain  
FOR FURTHER DETAILS &  
ADDRESSED ST

D.C. Secunderabad. 8/8/89

Ex D. (1)

**ECONOMICS**

# Farm output down 7th Plan target

From Our Bureau  
NEW DELHI, Aug 7

The agricultural production targets of the 7th Plan in respect of cereals, rice, wheat, pulses and oil seeds are likely to be exceeded depending on the normal monsoon this year, according to the Associated Chambers of Commerce and Industry of India (ASSOC CHAM) assessment of current trends in agricultural production.

An ASSOCHAM study the current agricultural scene predicts that 7th Plan food grain target of 175 million tonnes comprising 72.5 million tonnes of rice, 54 million tonnes of wheat, 34 million tonnes of coarse grains and 14.5 million tonnes of pulses is likely to be reached or exceeded depending on bountiful or normal rains this year. The production target of pulses of 14.5 million tonnes by the end of 7th Plan has been exceeded in 1988-89 itself.

The total oilseed production in 1988-89 is likely to touch a new peak of 15.5 million tonnes - a substantial improvement over the previous best of 12.95 million

tonnes in 1984-85. In this case also, the 7th Plan target of 16.55 million tonnes is likely to be reached if not exceeded, this year. Similarly, production of sugarcane increased from 186.09 million tonnes in 1985-86 to 196.72 million tonnes in 1987-88, an increase of about 6 per cent. In 1988-89 production is expected to be around 210 million tonnes, a new record. According to the study, agricultural production in 1988-89 has recorded a spectacular turn round from the set-back it received in 1987-88 due to the severest drought of the century. The output of foodgrains scaled a new peak at 170 million tonnes as against the previous years level of 138.4 million tonnes. The yields of all its various components - wheat, coarse grains and pulses - also had been the highest recorded so far.

Notwithstanding the bumper crop harvested last year, the prices of foodgrains are exerting an upward thrust on the wholesale price index - WPI. The firmness in

the p... due t... Cent... after... when... price... prim... decl... oil se... ing l... follow... mate

TI... price... sch... ust... St... US... UI... CG... CG... CH... PG... MS... GU... IUS

**JOB ORIENTED COURSES**  
(Suitable for SSC/Matriculation standard)

**TRAVEL AGENCY MANAGEMENT**  
**MORNING**  
**PRIVATE SECRETARY** 18-8-89  
For a guaranteed job as a Steno Secretary  
Duration: 6 months followed by one month practical training.  
Full time: 10 A.M. to 3.30 P.M., 4 P.M. - 8 P.M. Part time for Steno's: 6.30 P.M. to 8.00 P.M. 6 months 11-8-89

**ENGLISH**  
Learn to speak English fluently command the language can be yours in just 8 weeks 6 days a week 24 sessions.  
Ladies only from: 11.00 A.M. to 12.30 P.M.  
Ladies and Gents: 2.00 P.M. to 3.30 P.M.  
6.30 P.M. to 8.00 P.M. 11.8.89

**TELE OPERATOR**  
**TELEPHONE RECEPTIONIST**  
weeks 4 days a week, one hour daily evening 11-8-89

**Datamatics corporation**  
Datamatics House, Near Liberty Cinema, Basheerbagh, Hyderabad. Ph: 232626.

**PUBLIC NOTICE**  
**OFFERS FROM DEVELOPERS, ACTUAL USERS, INVESTORS ARE INVITED FOR DEVELOPMENT/ PURCHASE OF THE FOLLOWING PROPERTY.**

1. 40,000 Sq.ft. of nearly finished construction and available for provision for about 17,000 Sq.ft. construction in 1600 Sq.yds. open plot adjacent to the above property.

The above properties form part of Lakhpath Building bearing H.C.A. No. 1-8-169, Prenderghast, Secunderabad-43.

For further details contact Mr. Modi, Phone No. 847510, 345180, at Secunderabad.

Offers in writing to be sent to the trustees:  
**GURUDEV SIDDHA PEETHI,**  
P.O. Ganeshpuri, Dist. Thane, Pin 400 1206

**OFFERS SHOULD REACH ON OR BEFORE 30 DAYS OF THE CLOSE OF THIS ADVERTISEMENT.**

## STOCK QUOTATIONS

BOMBAY, Aug 7 (UNB)	14.11 Ceramic 11.50	25.50	Indian Shaving 22.50	23.50	Paras Capital 9.50	36.50
Following:	Best and Compton 31.26	Bharat Forge 80	India Cement 16.18	India Charge 17	Photophone 20.21	AP Ra
were the opening and closing rates of scrips traded on the Bombay Stock Exchange Monday.	Bihar Alloys 44.43	Bindal Agro 106.25	India Glycol 58.57	India Photo 41.12	Picpl Ltd 18.75	17.50
<b>SPECIFIED SHARES</b>	108.75	Birla Jute 16.48	Indo Ashai 32.50	India Poly 5.5.25	Praskash Pipe 18	19.50
ACC 253.284	Blue Blend 31.35	Blue Star 62.50	Indo Full 1 qto 21	Indo Gulf Fert 11.50	Praskash Tube 30.50	50
Andhra Cem 8.25	Boots 110.105	Burroughs Wel 150	Indo Nissal 11.50	Ingersoll 29.35	Pan Con Cast 157.50	160
Apollo Tyres Spot 101.103	Camlin Ltd 27.27.50	Carb Aircon 21	Camp 18.16	Chaita Man 16	Pan Fractors 192.50	105
Ashok Leyland 60	Carb Aircon 21	Cera India 80.82.50	Chaita Man 16	Chaita Man 16	Pan Chem 170.175	105
Adan Paint 190	Cera India 80.82.50	Champagne 13.11	Chloride Ind 79.80	Choksi Tube 37	Pansum Ind 31.75	26.25
Atlas Copco 31	Choksi Tube 37	37.50	Citurgia 21.92	Class Diam 38.10	Rajkumal Syn 13.14	31.35
Bajaj Auto 332.50	Class Diam 38.10	295.300	Corbin Refineries 19.50	Comet Steel 18.50	Rajpur Chem 31.35	120
338.75	Comet Steel 18.50	19.50	Computer Pan 16.17	21.15	Ralls India 120	51
Buroda Rayon 327.50	Computer Pan 16.17	21.15	Consol Pneu 350.315	Cont Const 17.17.50	Ramanga Fert 10.75	71
115.50	Consol Pneu 350.315	37.50	Corom Fert 21.21.50	Crompton Gr 1250	Rama Petro 26	26.50
Indus 97.50	37.50	14.25	Crown 1310	Cynamid (I) 76.50	Rambay Lab 72.50	75
Brooke Bond 78.79	14.25	14.25	Dynamid (I) 76.50	DCM Toyota 10.50	Rapicut Carb 100	105
Century 1950 1915	14.25	14.25	DCM Toyota 10.50	11.50	Ravoi Ltd 51.53	160
Cent Tyre 145	14.25	14.25	DCM Ltd 56.58	14.25	Rathi Alloys 107.50	160
137.50	14.25	14.25	Dharnsi Chem 31	37.50	Reg Ceramics 13.14	36.50
Century Enka 27.25	14.25	14.25	GE Shipping 38.25	38.35	Reliance Petro 36	36.50
21.15	14.25	14.25	De. Ruddy 58.75	58.75	Remington 60.62.50	71.25
Colgate 36.50	14.25	14.25			Revarbi CP 71.25	75
Depak Fert 27.50	14.25	14.25			Rinko Oils 23.50	25
El Hotels 57.58	14.25	14.25			Roche Prod 67.66.25	21
Escoerts 66	14.25	14.25			Rock Concr 16.17	21
Eskayef 116.25	14.25	14.25				21
113.75	14.25	14.25				21
Essar Ship 121	14.25	14.25				21
120	14.25	14.25				21
Food Special 158.75	14.25	14.25				21
158	14.25	14.25				21
GE Shipping 38.25	14.25	14.25				21
38.35	14.25	14.25				21

**PVX vespa**  
Offers you more. And costs less.

Compared to the other scooters on the road, costing around Rs. 12,500/-, the PVX Vespa, for only Rs. 9,995/- performs just as well. In fact, better.

Delivers a whopping 5.8 BHP - the highest in its class.

Ex.D

**THE ANDHRA PRADESH DAIRY DEVELOPMENT  
CO-OPERATIVE FEDERATION LIMITED,**

Lalapel, HYDERABAD 500 017

Tender Notification No. GM/DMM/MPF/01/PT/1990.;  
A.P.D.D.C.F. LIMITED

Sealed tenders are invited for disposal of 1200 Nos. (Approximately) condemned tyres (in different sizes) at Milk Products Factory, Hyderabad.

The interested parties may purchase Tender schedules from the office of the Deputy Materials Manager, Milk Products Factory, Lalapel, Hyderabad on payment of Rs. 100/- towards the cost of Tender documents in shape of Demand Draft drawn in favour of Managing Director, A.P.D.D.C.F. Limited, Lalapel, Hyderabad on any working day from 20.3.1990 onwards.

Last date for sale of Tender documents 2-4-1990 up to 2.00 P.M.  
Last date for submission of Sealed Tenders by 3.00 P.M. on same day i.e. 2-4-1990.

1150/DMM/90.

Sd/-  
V. RANGA RAO  
GENERAL MANAGER

**ATTENTION BUILDERS,  
DEVELOPERS & LARGE  
CONSUMERS**

Shri Gurudev Siddhapeeth, a registered charitable trust, has the following properties in Secunderabad for Sale/ Development/ Rents, for optimum return to the trust:

1. **KARBALA MAIDAN:** Municipal No. 5-4-187/3 & 4 and 5-4-187/6, at M.G. Road, Secunderabad.

(a) Ground plus 2 Floors building, with cellars (in all, over 24,770 sq ft of total built-up area), standing on the plot area of 1055 sq yards). Leased out to Bank of Baroda, Usha, Sandvik Asia, LIC, New India Assurance Co., etc and fetching a monthly rent of Rs. 40,000/- per month, including property taxes.

(b) 2331 sq yards additional property on the rear side of the above building, facing Hussain Sagar Ring Road/ Lake with old construction permission, free from all encumbrances.

NOTE: Offers could be separate or combined for both (a) and (b) properties.

2. **SAROJINIDEVI ROAD:** M.C.H NO 1-8-179. Land area 3179 sq.yards, with nearly complete building of 35,000 sq ft. (4 Floors), plus mesurine on other 4000 sq.ft. Balance about 1800 sq yards of open land, with old construction permission, all forming a portion of property known as Lakhpat Building.

(a) For 35,000 sq.ft. unfinished construction standing on 1000 sq yards.

(b) For 4000 sq.ft. Structure at ground level. Total potential to construct in all 16000 sq.ft. in 4 Floors.

(c) 1800 sq yards abutting innvation flats.

NOTE: Offers can be made for the total property, or (a), (b), (c) separately.

3. 7848 sq.yards of land at Begumpet under litigation, forming a portion of Survey No. 37 & 38 (GPA claiming himself to be representing protected tenant after 25 years of continuous and uninterrupted possession of the trust donors.

Property belonging to M.C. MODI EDUCATION TRUST and GIRIJABAI MODI CHARITABLE TRUST together, admeasuring 3200 sq.yards, and forming portion of Lakhpat Building, with construction permission For inspection, if desired, contact:

**M/s. MODI BUILDERS,**

1-10-72/2/3, Begumpet,  
Hyderabad. Tel: 845180, 847510.

Offers may be sent in sealed covers, with credentials and detailed terms, on or before March 27, 1990, to:

Box No. DC-2697  
C/o Deccan Chronicle,  
36, Sarojini Devi Road,  
Secunderabad - 500 003.

**AMBASSADOR CAR FOR SALE**

QUOTATIONS are invited for the sale one 1975 MODEL AMBASSADOR CAR good running condition. Quotation should reach the undersigned on or before 23.3.1990.

Chief Manager,

UNITED BANK OF INDIA,  
4-3-331, Bank Street,  
Hyderabad - 500 195

**FOR SALE / LEASE**

Accommodation ideal for Office of Lawyers, Chartered Accountants, Architects Consultants, Pathological Labs, Electric Electronic Service Shops, Storage of Light Merchandise Etc.. Located at Bashirbagh & Ranigunj. Attractive Terms

Contact: Mogul Builders, Babhukhan Estate, Bashirbagh. Ph: 232583/ 230491.

A well qualified Senior Executive with 25 years working experience in very senior positions with professional and large organisations and conversant with all commercial operations is available associate with any foreign or Indian company full-time / part-time / business terms to look after their activities based at Bombay. Has his own excellent office in a prestigious commercial building with all necessary infrastructure. Would prefer to operate from his own office representing the interest of the company associated with. Please communicate to Box No: DC 2692, C Deccan Chronicle, Secunderabad 500 003.



**INVITATION**

**THE OVERSEAS BRANCH OF  
STATE BANK OF HYDERABAD**

INVITES

**IMPORTERS, EXPORTERS, NRIs &  
FOREX CUSTOMERS  
TO THE FIRST CUSTOMERS MEET  
ON 15.3.90 AT 5.30 P.M.**

This specialised Branch is the FIRST of its kind in Twin Cities, offering full range of FOREX Services including Consultancy to Exporters & Importers.

We invite you to avail our various services.

U. Bhaskara Rao

N. Subba P.



**ANDHRA PRADESH OPEN  
UNIVERSITY**

HYDERABAD

**డిపార్ట్‌మెంట్ ఆఫ్ టెలికమ్యూనికేషన్స్**  
(భారత ప్రభుత్వం)

జాతి నిర్మాణానికి సమర్థవంతమయిన ప్రాథమిక సౌకర్యాలను ఏర్పరచుట.



**HYDERABAD TELECOMMUNICATIONS**

**సంచారనగదు కౌంటర్**

1989 ఆగస్టు నెలలో తెలిపిన బిల్లుల చెల్లింపులను ఆంగీకరించడానికిగాను, సంచారనగదు కౌంటర్, దిగువ తెలిపిన ప్రదేశాలవద్ద ఆయా ఏకీకృతం చేసిన ఎదురుగా తెలిపిన తేదీలనాడు వనిచేస్తుంది.

వ్యక్తం కోసం	తేదీ
SDOP కంట్రాక్టు	1989 ఆగస్టు 8 & 14 తేదీలు
నాచారం	" " 9 & 16 తేదీలు
	" " 11, 18, 22 తేదీలు

ఉండారాలు తమ బిల్లులను పైవె తెలిపిన తేదీలనాడు 10.30 - మ. 1.30 గంటల మధ్య కౌంటర్లో చెల్లిస్తూ ఆవకాశాన్ని వినియోగించుకొనవలసిందిగా కోరవలసింది. సంచారనగదు కౌంటరుకు సంబంధించి ఏదైనా వ్యక్తిగతాలకు సా.నం. 235007 పై ఆకౌంట్స్ అభివర్ (TR-III) వారిని సంప్రదించవలసిందిగా కోరవలసింది.

ప్రారంభించాలి అధికారి  
హైదరాబాద్ టెలికమ్యూనికేషన్స్

**అసెంబ్లీని సమావేశ**

హైదరాబాద్, ఆగస్టు 7 (స్వాతిటైమ్): ప్రజా సమన్వయ గురించి చర్చించేందుకు కాసుబ్రహ్మణ్య వెంటనే సమావేశం చేయాలని సి.పి.ఐ. కార్యకర్తల వర్గం ముఖ్యమంత్రి ఎన్.టి.రామారావును డిమాండ్ చేసింది. ఆగస్టు 4, 5 తేదీలలో కాసుబ్రహ్మణ్య డి.సి.మల్లయ్య ఆధ్వర్యంలో హైదరాబాద్లో జరిగిన సి.పి.ఐ. కార్యకర్తల సమావేశంలో అమోదించిన తీర్మానాలను పార్టీ కార్యకర్తల సమితి కార్యదర్శి ఎన్.గిరిప్రసాద్ సోమవారంనాడు విలేజ్ కలెక్టరుకు వివరించారు.

అటార్ని జనరలు అధికారులు మామిడిని పీడలను చేరించుకుంటూ గురిచేస్తున్నారని, మామిడి, పింజీలు అమలుపరచడంతో ప్రభుత్వం భూదళాలను అణచివేస్తున్నదని సి.పి.ఐ. కార్యకర్తల వర్గం విమర్శించింది.

వివిధ ప్రజాసమన్వయ వర్గాలన్నీ కలిపి జిల్లావారీగా రిక్వెస్టుల నిర్వహించవలసిందిగా తెలుసుకున్నాడు. ఎ.పి. జనకారావు, నామవల్ల ప్రజాస్వామ్య సంఘటన సమావేశం జరిగిన ప్రజలకు ఇచ్చిన విలువను నకలంతో తినుకొన్నా సర్వే ద్వారా పేర్లంటూ ఆకార్యక్రమాలను విజయ

**సి.పి.ఐ డిమాండ్**

సంకం చేయవలసిందిగా సి.పి.ఐ. కార్యకర్తల వర్గం ప్రజలకు విజ్ఞప్తిచేసింది.

బోధార్థి ఆయుధాల కంట్రాక్టును వ్యతిరేకంగా తీరాలం జరగవలద్యూగా కార్యకర్తల తలుగుచేసే ప్రభుత్వం తన ఆక్రమణకు ప్రజా వ్యతిరేక విరాళాలను కల్పిస్తున్నారని ప్రయ

తిస్తున్నట్లు సి.పి.ఐ. కార్యకర్తల సమావేశం ఆల్టిమేటువేసింది. ఎన్.టి.ఆర్.పై అధినేత బంధుప్రేమ అరెస్టును సలహాపించి ప్రాథమిక సౌకర్యాలను ప్రస్తుత వ్యయస్థానాలు ఆల్టిమేటువేసింది. ముఖ్యమంత్రి తన వరకు వికల రాజనామా చేయకపోవడం విచారకరమని

**PUBLIC NOTICE**

OFFERS FROM DEVELOPERS, ACTUAL USERS, INVESTORS ARE INVITED FOR DEVELOPMENT/PURCHASE OF THE FOLLOWING PROPERTY.

- 40,000 Sq.ft. of nearly finished construction and available further provision for about 17,000 Sq.ft. construction in 1600 Sq.yds. in plot.
- 1500 Sq.yds open plot adjacent to the above property.

The above properties from part of Lakhpeth Building bearing H.C.A.No. 1-8-169, Prenderghast, Secunderabad-3.

For further details contact Mr. Modi, Phone No. 510, 845180, at Secunderabad.

Offers in writing to be sent to the trustees,

**GURUDEV SIDDHA PEETH,**

P.O. Ganeshpurn, Dist. Thane, Pin:400 206

OFFERS SHOULD REACH ON OR BEFORE 10 DAYS OF THE RELEASE OF THIS ADVERTISEMENT

**ఈ ఏడాదిపంట ఇబ్బడిముబ్బడి**

స్వాతిటైమ్, ఆగస్టు 7: ఈ ఏడాది పంటలు ముమ్మారుగా ఉంటే గదులు, వచ్చుదానాలు, బియ్యం, సాగునీరు విషయంలో ఏదో ప్రణాళికలో నిర్దేశించిన ఉత్పత్తి లక్ష్యాలను అధిగమించవచ్చు. ఈ సంవత్సరం వర్షపాతాన్నిబట్టి ఏదో ప్రణాళిక అవారాధానాలు ఉత్పత్తిలక్ష్యం 17 కిల్లో 50 లక్షల టన్నులను సాధించవచ్చు లేదా అధిగమించవచ్చుని ఆశీర్వాదించి భాజ్యార్థి అవకాశాన్ని అండ్ ఇంజనీర్ (ఆర్కె) తెలిపింది. ఏదో ప్రణాళిక అంశానికి 1 కిలో 45 లక్షల టన్నుల వచ్చుదానాలు ఉత్పత్తి చేయాలని లక్ష్యంగా పెట్టుకోగా, 1988-89లోనే దీనిని అధిగమించిన టి. ప్రస్తుతం వ్యవసాయ రంగంలో పేదతో ఏడు దశలవరకు అభ్యయనంలో ఆర్కె భాగం పెట్టింది.

1988-89లో మొత్తం సాగునీరు ఉత్పత్తి 1 కిలో 55 లక్షల టన్నులమేరకు ఉండవచ్చునని, 1984-85లో ఇది ఒకకిలో 29 లక్షల 50 వేల టన్నులు ఉండవచ్చునని తెలిపింది. ఏదో ప్రణాళికలో ఒకకిలో 65 లక్షల 50 వేల టన్నులమేరకు, సాగునీరు ఉత్పత్తి లక్ష్యాన్నికూడా సాధించవచ్చు లేదా అధిగమించవచ్చుని తెలిపింది. అదేవిధంగా చెరకు ఉత్పత్తి 1986-87లో 18 కిల్లో 60 లక్షల 90 వేల టన్నులుగా 1987-88లో 19 కిల్లో 67 లక్షల 20 వేల టన్నులకు పెరిగింది అంతే దాదాపు 6 శాతం పెరిగింది. 1988-89లో చెరకు ఉత్పత్తి 21 కిల్లో టన్నులమేరకు ఉండవచ్చునని భావిస్తున్నారు. 1987-88లో తీవ్ర అనాభివృద్ధి వ్యవసాయ ఉత్పత్తి చెప్పుకోవచ్చునట్టి, 1988-89లో ఉత్పత్తి గణనీయంగా పెరిగింది.

**లారీ వర్కర్ల రాష్ట్ర మహాసభ**

కర్నూలు, ఆగస్టు 7 (స్వాతిటైమ్): ఆంధ్రప్రదేశ్ లారీ, మోటార్ వర్కర్ల పెదరేపిన కృషియే సువాసనలను ఆగస్టు 14, 15 తేదీల్లో కర్నూలులో నిర్వహిస్తున్నారు. ఈ సువాసనలకు రాష్ట్రంలోని నలుమూలల నుంచి 300 మంది లారీ మోటారు వర్కర్ల నాయకులు వస్తున్నారు. నిర్వాహకులు తెలిపారు. 14 వ తేదీ ఉదయం వదిగంటలకు ఆంధ్రప్రదేశ్ కార్యకర్తాభిమాన కమిటీలు బిజినెస్ ఉమహాసన ప్రారంభిస్తారు. ఆతిలభారత సి.పి.ఐ.యూ కార్యదర్శి పార్లమెంట్ సభ్యుడు మొహమ్మద్ అమీన్, అలిండియా ప్రావీన్ బాక్ష్ వర్కర్ల పెదరేపిన ఉపాధ్యక్షులు నందార ప్రసాద్ గౌడ్, లారీ వర్కర్ల సెంట్రల్ కమిటీ సభ్యులు

వివరించారు. లారీ కార్మికులకు ఇక్కడ రాష్ట్ర ప్రభుత్వం ఇచ్చేందుకు కూడా వర్కర్ల కృషి మన ఆయుధం తెలిపారు. ఈనెల 15వ తేదీన అన్ని జిల్లాలవారితో సదస్సు నిర్వహిస్తామని చెప్పారు. మోటారువాహనాల సుతనవచ్చి అమలులో ఉంచుకోవచ్చు ఇబ్బందులను ప్రభుత్వవ్యతిరేక తెచ్చేందుకు ఆగస్టు 15వ తేదీన ప్రదర్శన కూడా నిర్వహిస్తామని ఎం.ఎ. గృహ్యర్ వివరించారు.

**కౌన్సిలరు**

\* అనుభవముగల సెక్యూరిటీ సుపర్ వైజులు

**SRI DURGA MALLESWARA SIDDHARTHA MAHILA KALASALA VIJAYAWADA-10**  
(Sponsors: Siddhartha Academy of General & Technical Education)

SATISH MODI

CALL: Off.: 845180  
847510  
Res.: 248473

1-10-72/2/3, Begumpet,  
HYDERABAD - 500 016.

24th May, 1990

TO:

The Trustees of Shree Gurudev Siddha Peeth  
GANESHPURI  
District Thane,  
Maharashtra.

Dear Sirs,

Sub: Proposed alienation by way of sale by you  
of the four immovable properties  
at Secunderabad - Hyderabad (A.P.)  
belonging to the Trust.

1. We refer to the meetings and discussions I have had in the past with some of your Trustees for the proposed sale of the abovementioned four properties belonging to your Trust.

2. As discussed (and explained in the course of the discussions) the reasons and factors for the stalemate having come into existence concerning the development of the above-mentioned properties, are the following:

(a) Property named AHMED MANZIL (presently known as "Muktashram"), situated at Banjara Hill.

The property is part of the larger property which belonged to Mr. Pravinchandra M. Modi. This portion was donated to the Trust by the said Pravinchandra M. Modi on condition that an Ashram be built to propagate the teachings and philosophy of Swami Muktanand and of his Guru, Swami Nityanand. This donation had been made during the lifetime of Swami Muktanand but no directions were given by Swami Muktanand during his lifetime for construction of the Ashram and consequently the property has remained undeveloped and the Trust is unable to develop the same

Res. Plot No. 1065, Road No. 45, Taru Villa, Jubille Hills, Hyderabad.

(b) REGUMFETH LAND:-

This land was donated by Mrs. Kusumben Modi, wife of Mr. Pravinchandra M. Modi, to the Trust for putting up an Ashram, to be used for carrying out the aims and objects of the Trust. However, this is agricultural land, in the heart of the City of Hyderabad, in the residential locality. There are unauthorised encroachers on this land, who have got their names inserted in the Revenue Records as protected tenants. The encroachers have filed a suit in the CIVIL COURT and have obtained injunction which requires status-quo to be maintained. In these circumstances, this land has remained undeveloped as the matter is pending in Court.

(c) LAKHPAT BUILDING at Sarojinidevi Road:-

This estate, known as "Lakhpatt Building" is a large property admeasuring approximately 10,000 square yards equivalent to 9361 square metres with several structures, with different segments, belonging to different owners. The segment belonging to the Trust admeasuring 3000 square yards equivalent to 2508 square metres or thereabouts has been partly developed at a cost of about Rs.35,00,000/- (thirty-five lacs only) but as the tenants of the neighbouring Trust (who are transporters) were not vacating the premises and were blocking up the only approach road to this segment belonging to the Trust, further development was not possible and a stalemate had arisen and the further development of this property could not be done by the Trust. Now the tenants have vacated the premises but unless the sheds of the neighboring owners are removed and a systematic and planned development of the entire estate is taken up in a proper and coordinated manner, it is not possible or viable to develop this property belonging to the Trust, especially in view of the present market conditions and the stagnation in the demand of developed properties in the area.

Res: Plot No. 1065, Road No. 45, Tara Villa, Jubille Hills, Hyderabad.

(d) KARBALA MAIDAN:-

This property is partly a R.C.C. building and partly (that is, the rear portion) is a factory workshop. The R.C.C. building, as well as the workshop, are all tenanted. In the case of the R.C.C. building, the tenants must co-operate with the Trust in the development and in the factory workshop portion is also tenanted and development is not possible.

3. In view of the above, it was realised that it was in the best interest of the Trust and since the Trustees cannot utilise, for the objects of the Trust, any of the properties situated at Secunderabad/Hyderabad (A.P.), it is best that these properties be sold off and the proceeds thereof be realised and utilised for the objects of the Trust.

4. Since your Trust is a Public Charitable Trust duly registered with the Charity Commissioner, Maharashtra State, under the provisions of the Bombay Public Trust Act, 1950 (hereinafter referred to as "the said Act") and in view of the provisions of Section 36 of the said Act, no alienation by way of sale of any of the properties of the Trust can be effected without the prior permission in writing of the Charity Commissioner, Bombay, the proposed alienation of the above-mentioned properties would, necessarily, have to be subject to the sanction of the Charity Commissioner, Bombay. You will therefore apply to the Charity Commissioner but I will follow up the application, and all professional and out-of-pocket costs of your legal advisors, Messrs. Ambubhai & Diwanji, as also all costs, charges and expenses in that behalf, for obtaining the sanction for sale shall be borne and paid by the Purchaser.

5. I hereby offer to purchase the above-mentioned four immoveable properties belonging to the Trust (as a composite



transfer the property.

- (c) I will be at liberty to obtain the documents of title (Deeds of Conveyance or Assignments) either of all the properties in one lot or by separate documents in respect of different properties or portions thereof;
- (d) Such documentation(s) shall be in my favour or in favour of such person or persons (including registered or incorporated or co-operative bodies) as I may direct.

7. A limited Special Power of Attorney to represent the Trust before the Public authorities will be necessary to be executed after the acceptance of this offer by the Trustees. I will prepare the draft Power of Attorney for approval by the Trustees and their legal advisors. The Power of Attorney as approved by the Trustees and their legal advisors will be executed in favour of my nominees.

8. I have to request you to kindly acknowledge receipt of this offer on the terms and conditions contained in Exhibit 'A' hereto and communicate to me latest within one month from the date of receipt of this letter by you as to whether my offer has been accepted, subject to the sanction of the Charity Commissioner.

Yours faithfully,

*Satish Modi*  
(SATISH M. MODI)

Encl. Exhibit 'A'  
Standardised Terms and  
Conditions of Sale

EXHIBIT - "A"

STANDARD TERMS AND CONDITIONS FOR SALE of the four immoveable properties situated at Secunderabad-Hyderabad (A.P.) as per particulars set out in the First Schedule hereto annexed and marked "A" and shown on the Plan hereto annexed as B1, B2, B3 and B4.

PARTIES :

(A) CHANDRAKANT NARAYAN BAGVE and others, Trustees of Shree Gurudev Siddha Peeth Trust; a Public Charitable Trust registered under No. A-404 (Thane) with the Charity Commissioner, Maharashtra State, and having its office at Ganeshpuri, District Thane - Vendors.

(B) MR. SATISH MANILAL MODI C/o. MODI BUILDERS, 1-10-72/2/73, Begum Peth, Sardar Patel Road, Hyderabad (A.P.) 500 016 - Purchaser.

- (1) The subject matter of the sale are the four immoveable properties listed above, in one lot, on "as is where is" condition. The Vendors shall sell to the Purchaser the said four immoveable properties subject to all existing tenants, occupants, and unauthorised encroachments, and subject to the existing claims and

litigations in respect thereof. The Purchaser is fully aware of the present status and condition of the said properties.

2. The Purchaser shall not be entitled to require the sale to be completed merely in respect of one or more of the properties without at the same time being bound and liable to complete the sale in respect of all the four immoveable properties.

3. The physical conditions of the respective properties is described in the Second Schedule hereto annexed and marked "C".

Ex. "C"

(4) The Purchaser shall be at liberty to get the title of the abovementioned properties investigated at his own cost, latest within two months from the date of the sanction of the Charity Commissioner, Bombay, and to satisfy himself that the title of the Vendors to the said immoveable properties is free from all encumbrances. For this purpose, the following documents shall be accepted by the Purchaser as the root of title:

1. Deed of Gift dated 12-8-75 From PRAVIN MODI to SHREE GURUDEV ASHRAM
2. Deed of Gift dated 7-7-75 From KUSUM MODI to SHREE GURUDEV ASHRAM

*Handwritten notes:*  
1. 10/10/72  
2. 10/10/72

SATISH MODI

61  
CALL: Off.: 8451  
8475  
Res.: 2484

1-10-72/2/3, Begumpet  
HYDRABAD 500 01

- 1. Deed of Gift dated 16-10-71 From SATISH MODI to SHREE GURUDEV ASHRAM
- 2. Deed of Gift dated 7-5-77 From SATISH MODI to SHREE GURUDEV ASHRAM
- 3. Deed of Gift dated 16-10-71 From PRAMODCHANDRA to SHREE GURUDEV ASHRAM
- 4. Deed of Gift dated 17-10-74 From PRAMODCHANDRA to SHREE GURUDEV ASHRAM.

Sohani  
M. Ann  
deh...  
Bl...

The Purchaser shall not be entitled to raise any objections as to title or otherwise question the title of the Vendors prior to the dates of these documents. Subject as aforesaid, if the Purchaser finds, within the time aforesaid, that the title of the Vendors to the abovementioned immoveable properties or any of them is subject to any encumbrances, the Purchaser shall have the option (to be exercised within the aforesaid period of two months) either to waive the defect/deficiency, if any, in the title of the Vendors to the said immoveable properties or any of them or to give notice to the Vendors terminating the Agreement because of such defect/deficiency in title. In the event of the Purchaser exercising his option to terminate the Agreement, the Vendors will refund to the Purchaser the monies hitherto paid by the Purchaser to the Vendors without interest or any compensation whatsoever and in such event neither party will have any claim of any kind against the other.

*W. S. S. S.*

Res: Plot No. 1065, Road No. 45, Taru Villa, Jubille Hills, Hyderabad.

5) Purchase Price:- Lump sum price of Rs. 2,50,00,000/-  
(Rupees Two Crores Fifty Lakhs) to be paid as under:

(a) Rs. 2,50,000/- (Rupees Two Lakhs and  
Fifty Thousand only) to be paid by the  
Purchaser to the Vendor, within one month  
from the date of the sanction of the sale by  
the Charity Commissioner as and by way of  
part earnest money against execution of the  
Agreement for Sale between the parties to be  
executed within one month from the date of  
sanction of the Charity Commissioner;

(b) A further sum equivalent to 40% of the  
total purchase price viz: a further sum of  
Rs. 50,00,000/- (Rupees Fifty Lakhs) to be  
paid within eight months from the date of the  
Agreement for Sale;

(c) A further sum of Rs. 50,00,000/- (Rupees  
Fifty Lakhs) to be paid within 14 months from  
the date of Agreement for Sale;

(d) A further sum of Rs. 50,00,000/- (Rupees  
Fifty Lakhs) to be paid within 20 months from  
the date of the Agreement for Sale;

4.

*Sahak modi*  
Res. Plot No. 1065, Road No. 45, Taru Villa, Jubille Hills, Hyderabad.

(e) A further sum of Rs. 50,000,000/-  
(Rupees Fifty Lakhs) to be paid within 26  
months from the date of the Agreement for  
Sale;

(f) The balance amount of the purchase  
price (after deducting and adjusting the part  
earnest moneys referred to in sub-clauses (a  
above) to be paid within 32 months from the  
date of the Agreement for Sale.

6. If Purchaser makes any delay in payment of any  
installment on its due date, in such event interest at the rate  
of 1 per cent per month, payable monthly, shall be payable by the  
Purchaser to the Vendor on the installment in default.

7. If the default continues beyond the last specified date  
for payment, viz: thirty-two months after the date of the  
Agreement for Sale, the installments in default shall thereafter  
carry interest at the rate of 1.5 per cent per month on the  
installments in default, payable monthly but so that the total  
purchase price shall, in any event, be paid latest within 48  
months from the date of the Agreement for Sale and the Purchaser  
shall not withhold the said payment under any circumstances. If  
the Purchaser fails or neglects to pay the full purchase price

*Sahib Modi*

within 48 months from the date of the Agreement for Sale (time for payment being of the essence of the contract) in such event, the Vendors shall be entitled to terminate the Agreement for Sale and to forfeit a sum of Rs. 27.5 lakhs and the Vendors shall promptly refund the balance amount to the Purchaser without interest or compensation and in such event neither party will have any other claim against the other of any kind whatsoever. The Vendors may, however, at their option, extend the said period of 48 months for such further period and on such terms and conditions as they may at their absolute discretion deem fit and proper.

In case any claim of any kind whatsoever is made by any third party against the Vendors either during the subsistence of the agreement or after the termination or completion thereof, in any such event, the Purchaser shall keep the Vendors saved and indemnified in respect thereof as also all costs, charges and expenses becoming payable by the Vendors.

(B) After the Purchaser accepts the title of the Vendors to the abovementioned property, the Purchaser shall be at liberty, at his own risks and costs:

(a) To enter upon the property for the purpose of carrying out improvements thereon or redevelopment thereof at the costs of the Purchaser himself (but with all proper

permissions and sanctions from all authorities concerned) and the same will be carried out in keeping with such permissions/sanctions. The nature of the improvements/redevelopment shall be indicated to the Vendors in advance and their concurrence as to the same shall be obtained in writing before carrying out such improvements/redevelopment;

(b) To arrive at any arrangements/settlement with the occupants of the properties for shifting such occupants or to get such occupants vacated and to get the civil suits settled;

(c) The Purchaser may in his turn enter into agreements for sale/transfer of the properties to a third party but on condition that the actual document of alienation shall be effected and possession given to such third party only after the Purchaser has paid in full the agreed purchase price referred to above receivable by the Vendors.

*Satish Modi*



(d) The Purchaser shall do all such acts enumerated in sub-clauses (a) to (c) above at his own risk and costs and keep the Vendors saved and indemnified in respect thereof. In the event of this agreement coming to an end as provided herein, the Purchaser shall not make any claim of whatsoever nature against the Vendors in respect of any act mentioned in sub-clause (a) to (c) above.

9. If the Purchaser desires the respective four properties or any segment to be transferred prior to the total full purchase price of Rs. ~~2,50,00,000/-~~ <sup>2,50,00,000</sup> being received by the Vendors, such deeds of transfer shall be executed by the Vendors on condition that at least the amounts specified hereunder are received by the Vendors before each of the respective properties can be transferred/acquired by the Purchaser or required to be transferred by the Vendors:

- (a) Rs. 10 lacs for property No. 1 known as Ahmed Manzil (Muktashram)
- (b) Rs. 20 lacs for property No. 2 known as Begumpeth Land
- (c) Rs. 120 lacs for property No. 3 known as Lakhpatt Building

(a) property under construction 75 lacs

B

Res: Plot No. 1065, Road No. 45, Taru Villa, Jubille Hills, Hyderabad.

- (b) public hall under construction 15 lacs
- (c) adjacent land 30 lacs
- (d) Rs. 100 lacs for property No. 4. known as  
Karbala Maiden
- (a) R.C.D. BUILDING (Soham Mansion) 50 lacs
- (b) workshop premises Land at Karbala  
Maiden 50 lacs

1.20

1.10

10. The Purchaser shall not be entitled to require the Vendors to obtain any sub-division of the properties or permission from the U.L.C. authorities or from any public or local or municipal body or Competent Authority or government authority for sale, transfer or alienation of the respective properties. If any such permission is required, the Purchaser shall himself obtain the same at his own cost but the Purchaser shall not be entitled to withhold payment of the purchase price on any ground whatsoever irrespective of any such permissions.

11. The Deed or Deeds of Sale/Transfer/Conveyance shall be executed by the Vendors in favour of the Purchaser or in favour of such person or persons (including a registered incorporated body or authority,) as the Purchaser may from time to time decide, subject to the conditions, if any, in this behalf imposed by the U.L.C. or any other body or authority.

*Handwritten signature*

12. This sale shall be subject to the sanction of the Charity Commissioner, Maharashtra State. The application to the Charity Commissioner will be made by the Vendors, but the Purchaser will make all efforts to obtain such permission at his own risk and costs, including the professional and out-of-pocket costs of the legal advisors of the Trustees.

13. It is agreed that if the Charity Commissioner does not pass any order sanctioning the sale within 12 months from the date of the application to be submitted to him within 30 days from the date of acceptance of this offer by the Trustees, the said period of 12 months may, if mutually agreed upon by both the parties in writing, be extended for such period as may be agreed upon. If, however, the Charity Commissioner refuses to grant the necessary permission or if the Trustees do not extend the said period of 12 months mentioned above, in such event this agreement shall come to an end and neither party will have any claim against the other either for damages, compensation or specific performance or otherwise. Similarly, within 30 days from the date of acceptance of this offer by the Charity Commissioner, the Trustees will sign all applications etc. to the Urban Land Ceiling and other local/municipal authorities in the manner required by the Purchaser and approved by the legal advisors of the Trustees for development and/or re-development of the properties and if such permissions are not granted within 12 months from the date of the applications so submitted as

*Signature*

aforsaid, the said period of 12 months may be further extended by mutual consent of both the parties in writing for such further period as may be agreed upon. In any such event, the Purchaser shall not, until such permissions are granted, carry out any work of development or re-development of the properties or any part thereof but the Purchaser shall not be entitled to withhold payment of the purchase price as agreed between the parties. All such applications will be followed up by the Purchaser at his own risk and costs in all respects.

14. All costs, charges and expenses including cost of development and ultimate transfer and the stamp duty and registration charges, of and incidental to such Deed or Deeds of Sale/Conveyance, shall be borne and paid by the Purchaser alone.

15. Except as provided in clause 12 hereof, each party shall bear and pay the fees and professional costs of their respective legal advisors.

16. The Vendors shall obtain their Certificate under Section 230A of the Income Tax Act in respect of the documentation of transfer referred to above, provided, however, the Purchaser shall submit to the Vendors four true copies of the finally approved drafts of the documents at least 60 days before the date of completion of the sale.

17. Within two weeks upon acceptance of the titles by the Purchaser to the proposed alienation, Statement in Form 37-1 shall be signed and submitted jointly by both the Vendors and the Purchaser to the Appropriate Authority as per the provisions of Income Tax Act for which presently Chapter XX-C of the Income-tax Act, 1961 applies, and in particular Section 269 UC of the said Act. In case the properties are acquired by the Income Tax Authorities, in such event this agreement shall come to an end in respect of the property so acquired by the Income Tax authorities and the Vendors will forthwith refund to the Purchaser the installment of the purchase price, if any, received from the Purchaser, without interest or any compensation whatever in respect of such acquired property.

18. In view of the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, whatever permissions and/or sanctions are required to be obtained for the purpose of development/redevelopment or alienation (though to be applied for in the names of the Vendors) shall be obtained by the Purchaser and all costs in that connection shall be borne and paid by the Purchaser. If any premium or like amount is required to be paid to the State Government or to the Competent Authority under the said Act for obtaining any such permission of alienation/redevelopment, all amounts in that connection shall also be borne and paid by the Purchaser alone.

*Satish Modi*

SATISH MODI

CALL: Off.: 845180  
847510  
Res.: 248473

1-10-72/2/3, Begumpet,  
HYDERABAD 500 011.

19. The Purchaser will be entitled to all rents of property known as "Soham Mansion" properties and shall pay all taxes or outgoings from the date the Charity Commissioner sanctions the sale and in lieu thereof the Purchaser will pay the Vendors on or before the 10th day of each calendar month a sum of Rs. 25,000 (Rupees Twenty Five Thousand) without any deduction or abatement. This arrangement will be continued up to the date the sale is completed in respect of Soham Mansion or the agreement is terminated, whichever event happens earlier.

Dated this            day of            , 1990.

(VENDORS)

(PURCHASER)

**P. Seetha Ram Rao, B.E. (CIVIL)**  
 (Retired Executive Engineer, P.W.D., A.P.)  
 Valuer, Govt. of India,  
 Approved Valuer, Category Ed-1-617 of 1975  
 Registered Valuer,  
 Category Wt. 1-1999 of 1973  
 Licensed Engineer, MCH No. 223.

Phone: 65471

H. No. B-4-509,  
 Barkatpura,  
 HYDERABAD-500027. (A.P.)

Date 8-5-1990

VALUATION REPORT

On the requisition of "M/s. Gurudev Siddha Peeth", Ganeshpuri Thana District, Maharashtra to evaluate the present value of the properties of the Institution situated in Twincities of Hyderabad and Secunderabad inspected them on 8-5-1990. The valuation is given below.

1. Property bearing MCH No:5-4-187/3&4 situated at Karbala Maidan, Secunderabad. It has a land area of 1055 sq.yards. There is an RCC framed structure in it with cellar floor, ground floor, first floor and second floor with a total built up plinth area of 24,770 sft. It is at the Tri-Junction where the Rashtrapathi Road abutts the Ranagunj, Tank Bund Road. It is constructed during the years 1965-67. The cellar floor has cement flooring. The Ground Floor has polished shabad stone/Mosaic flooring and Steel windows and Rolling shutters. The First Floor has polished shabad stone flooring and steel windows. The Second Floor has Mosaic flooring and Steel windows. The amenities such as Electricity, water supply, sanitary fittings and drainage connected to public sewer are provided. The whole property is tenanted. It is fetching a monthly rent Rs.35,000/- The property tax is Rs.63,000/-p.a. The valuation is given below:

Monthly rent	Rs.35,000		
Annual rent	Rs.35,000x12	=	Rs.4,20,000
Deduct property tax			- 63,000
" 15% for maintenance			- 63,000


Rs. 3,54,000

4. Property bearing S.No.37 and part of S.No:38 situated adjacent to Chikoti garden, Begumpet, Sec'nderabad. It is agricultural land but around Residential buildings have come up. It is low lying land and storm water passes through the entire land. The land area is 7848.55 sq.yards. The value of land is about Rs.400 per sq.yard. The present value of the property is  $Rs.400 \times 7848.55 \text{ sq.yards} = Rs.31,39,420$  or say Rs.31,40,000/-. It is reported that the land is in litigation as revenue records with Govt. show existence of a protected tenant. As per law protected tenant has a right on 60% of the land. Hence the net value is 40% of the owner i.e.,  $Rs.31,40,000 \times 40\% = Rs.12,56,000/-$ .

5. Property bearing MCH No:6-3-344(Part) situated at Banjara Hills (near Road No.1) Hyderabad. approachable by a bye law. This is open land admeasuring 2840 sq.yards. The value of land in this area is about Rs.400 per sq.yard. The present value of the property is  $2840 \text{ sq.yards} \times Rs.400 = Rs.11,36,000$ .

Total value of properties is  $Rs.36,75,000 + Rs.58,28,000 + Rs.86,61,000 + Rs.12,56,000 + Rs.11,36,000 = Rs.2,05,56,000/-$

(Rupees Two crores Five lakhs Fifty six thousand only)

  
D. Seetharam Rao, B.E. (01/11)  
REGISTERED VALUER