



S No. 11625 Date 7/2/96 Rs 100/-
 Sold to P. Suresh Chetty
 S/o, D/o, W/o P. Venkata
 For Whom Signed

62635
 AP-23-IV-A

A. RAGUNATH
 Stamp Vendor L No. 15 CB R No 20/98
 Shed No 2-12-85. Marredpally,
 SECUNDERABAD - 500 026.

A G R E E M E N T

This AGREEMENT executed at Secunderabad, on this the 7th day of March, 1996 by and between:-

P. SUDARSHAN, S/o P. Pentalaiah, aged 41 years,
 R/o H.No.1-4-465, Musheerabad, Hyderabad;

hereinafter referred to as the "FIRST PARTY" which term shall mean and include whenever the context may so require his heirs, executors, administrators and assigns;

P A R T Y

Garudev Siddhipeeth (formerly known as Garudev Ashram), a Charitable and Religious Trust, represented by its Honorary Trustee, Sri Satish Modi, S/o Late Sri Hanimal C. Modi, aged 53 years; R/o 1-8-167 to 179/3, Sarojini Devi Road, Secunderabad-500 003;

hereinafter referred to as the "SECOND PARTY" which term shall mean and include whenever the context may so require its successors-in-interest; Witnesseth as follows:-

P. Suresh Chetty

Satish Modi Contd.....2.

Land, admeasuring 1 acre 35 guntas in Survey No.37 and 38 (part), situated at Begumpet village, Cheekoti Gardens, Vallabhnagar Taluq, Ranga Reddy District, was gifted to the Second Party under a registered Deed of Gift Settlement, dated 7-7-1975.

The said property originally belonged to Nawab Asam Jung Bahadur, who purchased the same under a registered sale deed, dated 24-1-1344 Fasli. The said Nawab Asam Jung Bahadur sold the land to one Richerla Veerabhadra Rao under a registered sale deed, dt.22-5-1958. The said Richerla Veerabhadra Rao by a sale deed, dt.1-4-1961, sold the property to three persons, namely., Sri Satish Modi, Smt.Sirija Ben Modi and Smt.Kusum P.Modi. After the sale in their favour, Sri Satish Modi and Smt.Sirija Ben Modi sold their right, title and interest in the property, in favour of Smt.Kusum P.Modi. Thus, Smt.Kusum P.Modi became the owner of the property. She in her turn, gifted the property to Gurudev Ashram, now known as Gurudev Siddha-peeth, under a registered Gift Deed, dated 7-7-1995. According to the Second Party, it and its predecessors were in possession of the said property. While so, three persons, namely., Varikoppula Barsamma, Varikoppula Laxman and Varikoppula Yadagiri claiming to be the heirs of Varikoppula Ramiah, claimed protected tenancy in the said land. They claimed that Varikoppula Ramiah was a protected tenant and after his death, they have become entitled to the rights as protected tenants. They further claimed that they have obtained a succession certificate, as such under Proceedings, dated 24-12-1964. The first party claiming to be the holder of Attorney-holders of the said land, instituted a suit bearing G.S.No.458 of 1964, on the file of the Principal Subordinate Judge, Sarcomnagar, Ranga Reddy District for an injunction against third parties. Thereafter, the Second Party filed a suit for declaration of title in respect of the said property and other reliefs. The said suit was numbered as G.S.No.74 of 1965, on the file of the Principal Subordinate Judge, Sarcomnagar, Ranga Reddy District. After the institution of the said suit, Smt.Varikoppula Barsamma, Varikoppula Laxman and Varikoppula Yadagiri filed a suit through the First Party as their General Power of Attorney against the Second Party and another. The said suit

P. Subbaray

Satish Mod

Cont.....3.

3. The First Party shall satisfy the claims of all the third parties claiming any right, title and interest in the said land or any portions thereof, through him or through Smt. Varikoppula Narsamma, Varikoppula Lakshma and Varikoppula Madayiri.

4. The First Party shall withdraw O.S.No.131/93 and also satisfy the claims of the claimants in O.S.No.242/93; 247/93 and 248/93, on the file of the Principal Munsiff Magistrate, West & South, Srirangnagar, Ranga Reddy District.

5. The First Party shall not claim any right as owner or possessor of the said property.

6. In consideration of the First Party withdrawing all claims as the holder of General Power of Attorney or agreements of sale or sale deeds in respect of the said property or any portion thereof and surrendering his possession, the Second Party shall pay a sum of Rs.35,00,000/- (Rupees Thirty five Lakhs only) in the manner specified hereunder.

7. The Second Party has this day paid a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs only) through two Demand Drafts, bearing No.059643, dated 7-3-1996 for Rs.9,00,000/- (Rupees Nine Lakhs only) and D/D No.559642, dated 7-3-1996 for Rs.6,00,000/- (Rupees Six Lakhs only), both drawn on Canara Bank, Barradally Branch, Secunderabad, in favour of the First Party, in part payment of the amount specified above and the receipt of which sum is hereby acknowledged by the First Party.

8. The balance of Rs.20,00,000/- (Rupees Twenty Lakhs only) shall be paid by the Second Party to the First Party within three months and for which, the Second Party has delivered the following post-dated Cheques:-

- (1) Cheque bearing No.141839 for Rs.5,00,000/- (Rupees Five Lakhs only), dated 9-3-1996, drawn on Bank of Baroda, H.G.Road, Secunderabad, in favour of the First Party.
- (2) Cheque bearing No.141840 for Rs.5,00,000/- (Rupees Five Lakhs only), dated 23-5-1996, drawn on Bank of Baroda, H.G.Road, Secunderabad, in favour of the First Party.
- (3) Cheque bearing No.141841 for Rs.5,00,000/- (Rupees Five Lakhs only), dated 1-6-1996, drawn on Bank of Baroda, H.G.Road, Secunderabad, in favour of the First Party; and

P. S. Lakshmi

Satish Mohan

Contd.....5.

TO MAHARAJA I. RAY CHANDRA

As a result of amicable settlement reached between us, I, P. Suparchan, S/o Sri P. Ramaiah, do hereby admit and acknowledge that Gurudev Siddhacheth is the absolute owner and possessor of land, measuring 1 acre 35 guntas in Survey Nos. 37 and 38 (part), situated at Begumpet village, Cheekoti Gardens, Secunderabad, and I have delivered possession of the land to Shri. Satish Modi, S/o Late Sri Hanilal C. Modi, Executive Trustee of Gurudev Siddhacheth.

Secunderabad; |

Dt: 7-5-1996 |

P. Suparchan

(P. SUPARCHAN)
S/o Sri P. Ramaiah,
P/O 1-4-425, Musheerabad,
HYD. SECUNDERABAD-500 020.

1. Ambanney
(M. B. Ramaswamy)

2. G. P. Hanumantharao
G. P. HANUMANTHARAO.