

2362/94

2000R



110739 13-8-94 2000/-  
 G. S. ...  
 G. S. ...

**SALE DEED**

This Indenture made at Hyderabad 28th day of July

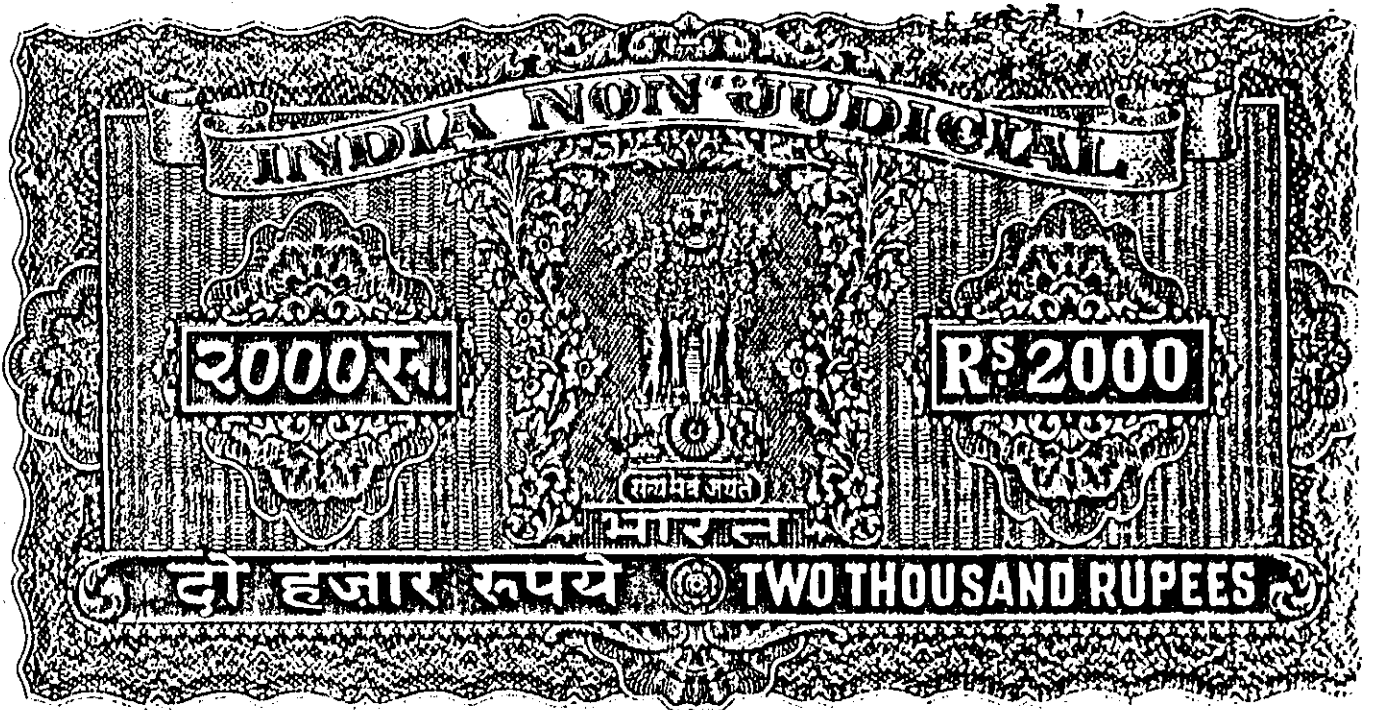
1994

BETWEEN

- 1) GURUDEV SIDDHA PEETH, a Public Charitable Trust, registered under the Bombay Public Trust Act, 1950 VIDE PRT No.A 484 (THANE) with its office at Ganeshpuri, Taluka Bhiwandi, Dist. Thane, Maharashtra State 401 206, represented by its Honorary Secretary and constituted attorney of the Trustees of the Trust. SHRI SHIRISH THAKKAR son of Pranjivandas Thakkar hereinafter called "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its trustees, successors in office trust of them of the one part.

Contd..2.

2000Rs



1/5/10 13-8-75 7087/-  
... ..  
...

13/8

( 2 )

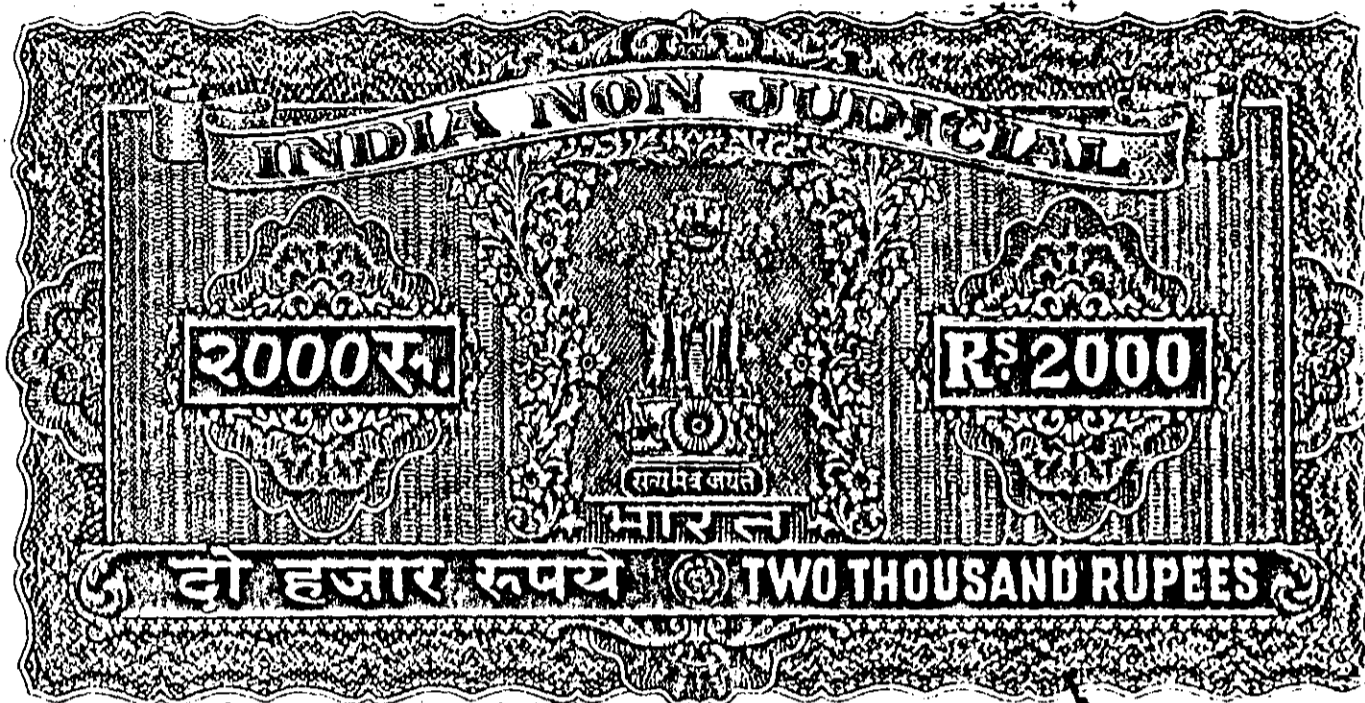
A N D

SHRI SATISH MODI son of Shri Manilal C. Modi, Hindu aged 48 years, Occupation: Business, with his at premises No. 1-10-72/2/3, Begumpet, Hyderabad-500 016 and residing at the same address hereinafter called the "CONSENTING PARTY" (which expression unless repugnant or consistent with the subject or context shall mean and include not only the said consenting party but also his heirs, executors, administrators and assignees etc., of the Second Part.

Contd. .3.

*[Faint, illegible text]*

2000Rs



A16741 13.8.23

STAMP

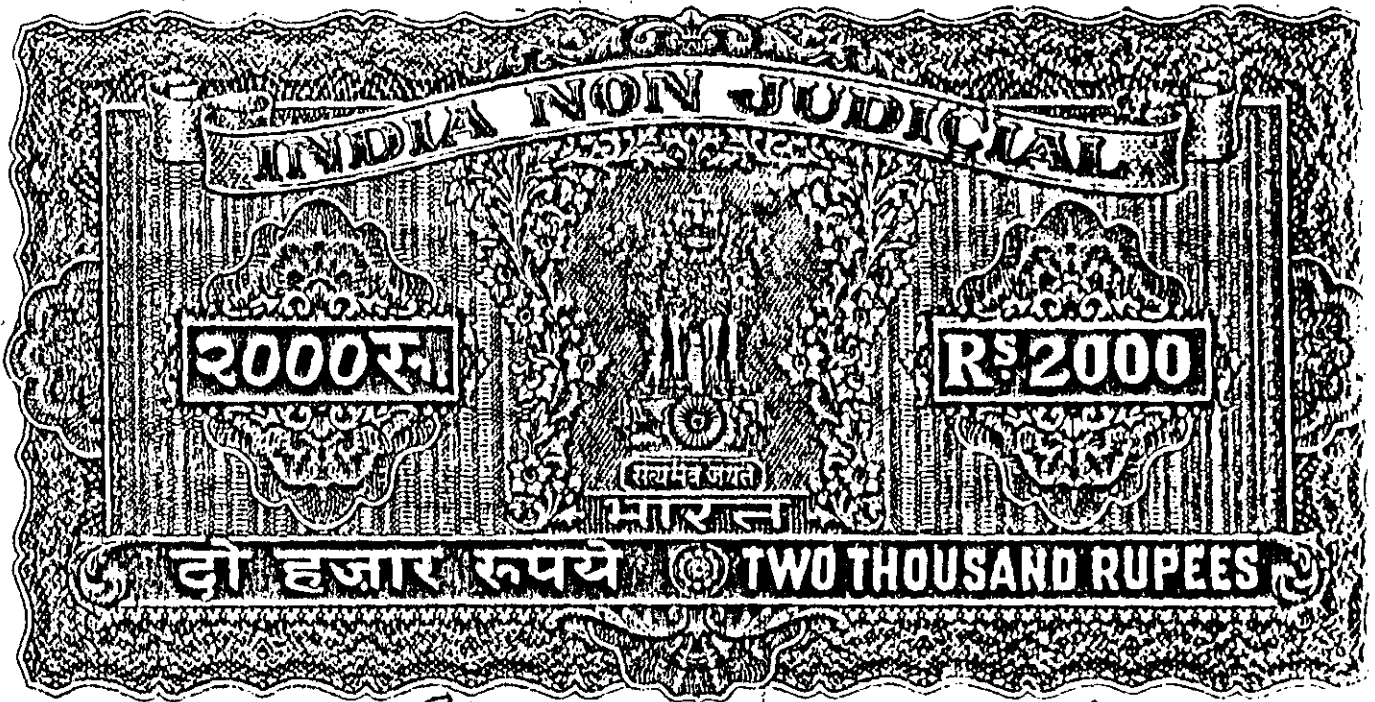
( 3 )

IN FAVOUR OF

1. SHRI G. LAKSHMI NARAYANA S/o. G. Subba Rava Shetty aged about 46 years, residing at Gowra Nivas, Adoni, Kurnool District (A.P.) (herein-after called the "VENDEE" which expressions shall unless repugnant to the context or meaning thereof be deemed to include his/her heirs and executors of the Third Part);

Contd..4.

2000Rs



110742 13 8-93 2588

*[Faint handwritten text, possibly a signature or date]*

*[Handwritten signature]*  
19/8

( 4 )

W H E R E A S :

(a) The Vendor owns several properties in the twin cities of Secunderabad and Hyderabad which interalia includes land admeasuring 502 Sq.yards, equivalent to 419.88 Sq.Mtrs. bearing Old No. 141 and New M.C.H. No. 1-8-169, forming part of the property known as 'LAKHPATH BUILDING', S.D. Road, Secunderabad by virtue of the settlement deed dated: 16.10.1971 and registered, as Documents No. 1853/71 at Office of the Sub-Registrar, Secunderabad executed by Shri Pramod Chandra Modl.

*[Faint handwritten text]*

Contd..3.

2000



*Handwritten notes in Hindi:*  
 1. No. 10/2000-8-8-7-2000  
 2. Condition of stamp is R/O Hand  
 3. Stamp is cancelled by the R/O

*Handwritten signature and initials:*  
 [Signature]  
 [Initials]

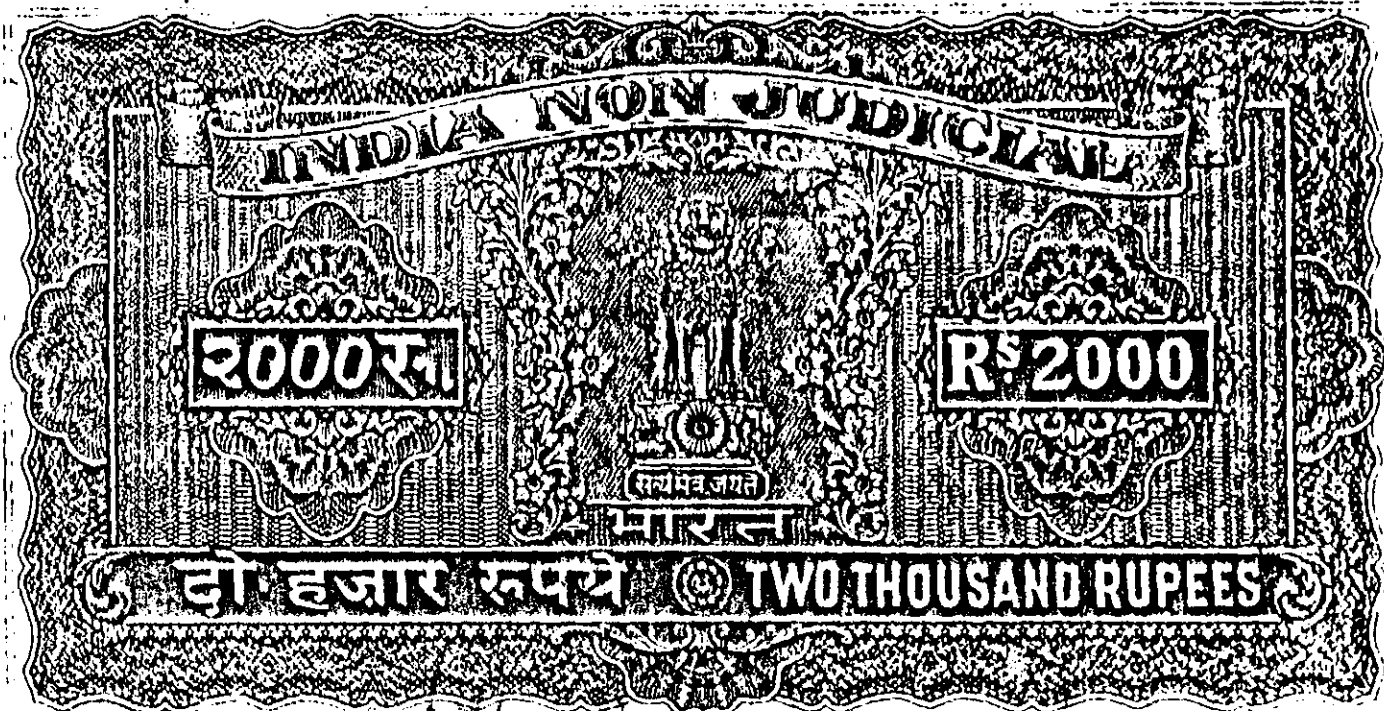
( 5 )

(b) AND WHEREAS the Vendor is the Public Charitable and Religious Trust registered under the Bombay Public Trust act 1950 vide registration No. A-484, (Thane) on 19-2-1962 and the aim of the Ashram is to promote the sense of brotherhood and build "PARASPARA DEVO BHAWA" and for the purpose of attaining the above subject and to meet the running expenses of the said Ashram, intended and agreed to alienate its immovable properties at Hyderabad and Secunderabad in favour of the consenting party here in and who was also authorised to sell, alienate, enter into agreements to sell with 3rd parties.

*Handwritten signature and initials:*  
 [Signature]  
 [Initials]

Contd..6.

2000Rs.



A16744-13-5-93 240  
Purchaser: *[Handwritten Name]*  
Subscribers: *[Handwritten Name]*

*[Handwritten Signature]*  
14/11

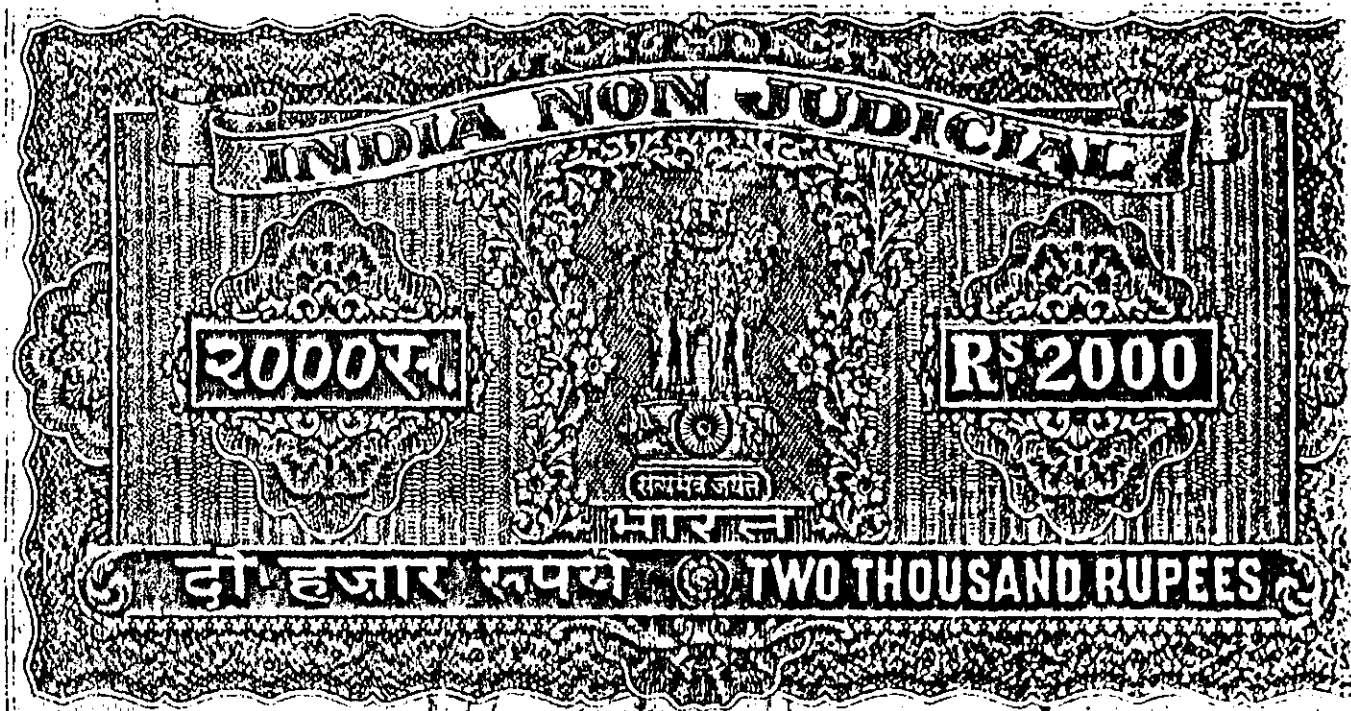
( 6 )

(c) AND WHEREAS the necessary permission from Charity Commissioner, Maharashtra State, Bombay is granted vide order No. J/4/181-91/477/12224/92 dated: 20-1-1992 and 30-6-1992 in respect of Sale of immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled property to the consenting party land/or his/her nominees.

(d) AND WHEREAS pursuant to the said agreement consenting party has constructed on Ground Floor R.C.C. semi-finished structure admeasuring about 3901.6 Sq.ft.

*[Handwritten Signature]*

Contd...7.



A10745-13-8-93-2000  
 Purchaser: G. Padiliga S/O G. Subbaraya Setty  
 Vendor: G. Subbaraya Setty

SUB-POSTAL  
 EX OFFICE  
 STAMP COUNTER, R. O. HYD.

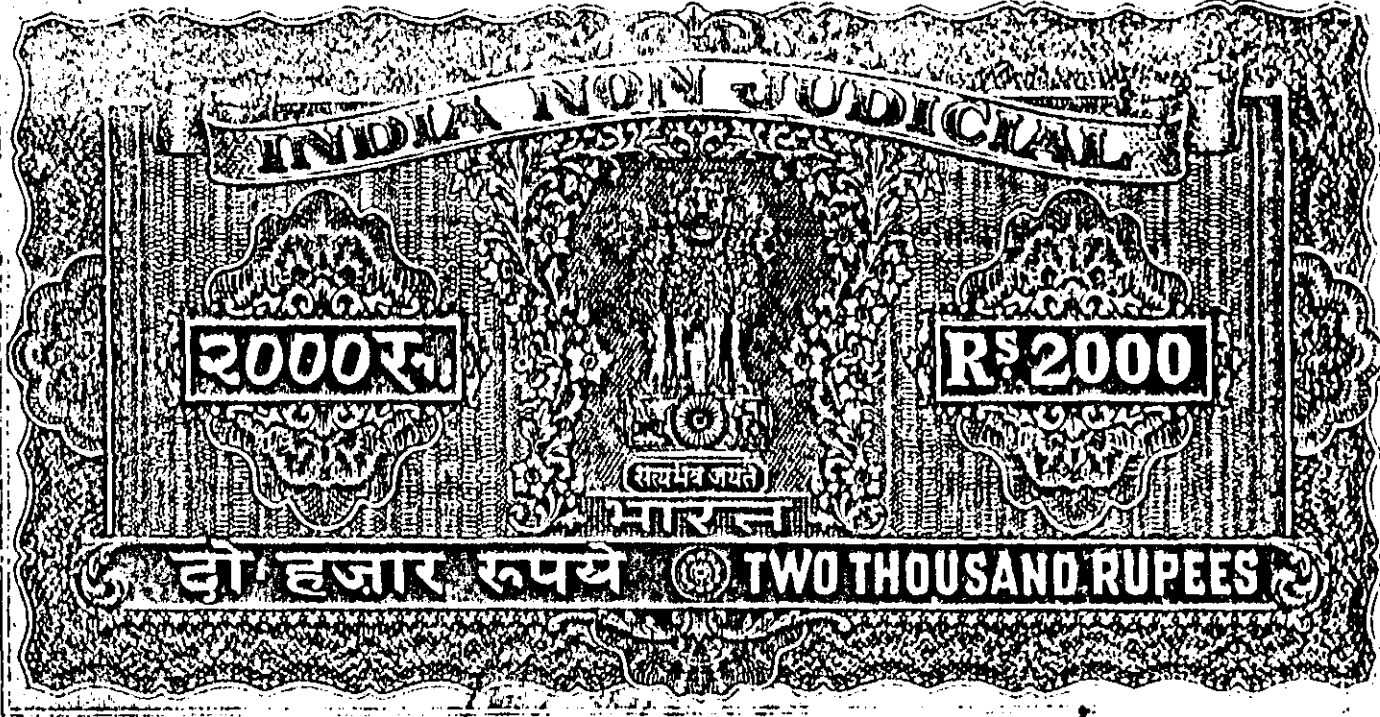
( 7 )

(e) AND WHEREAS, the consenting party has nominated the Purchaser herein in respect of sale of scheduled property herein.

(f) AND WHEREAS at the request of the Purchaser herein the Vendors herein have agreed to complete the sale and convey the schedule property in favour of the Purchaser being nominee of the consenting party.

Satish Kumar

Contd..8.



*110746... 13-8-93 2000*  
*G. Aditya S. G. S. was R/O Hand*  
*G. Lakshminarayana S/O G. Subbaraya S/O*  
*R. Raju*

*[Signature]*  
MUNICIPAL  
HYDRABAD

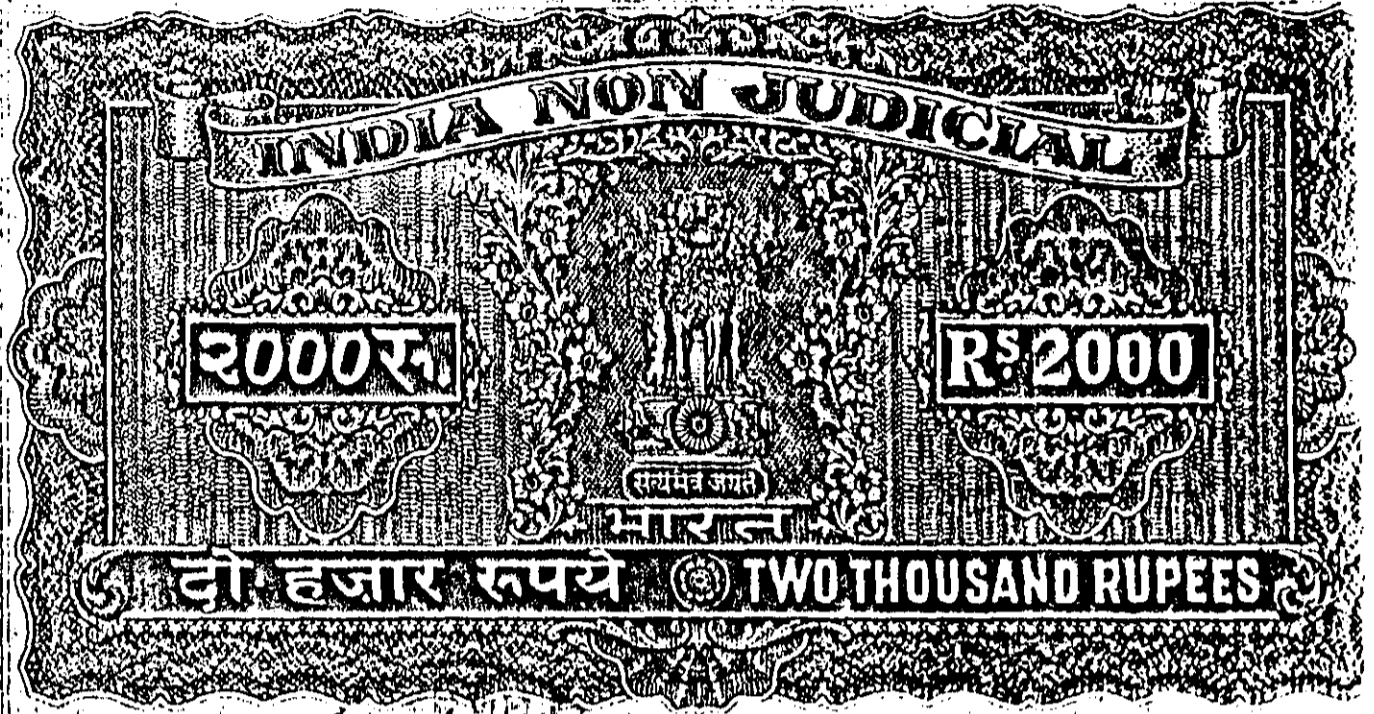
( 8 )

NOW THIS INDENTURE WITNESSETH that in pursuance of the sanction given by the Charity Commissioner of Maharashtra and in consideration of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand only), of which, the Vendee has given a sum of Rs.1,00,000/- (Rupees One Lakh only) by way of cheque namely cheque No. 0883643 dated: 24.09.1993 drawn on the Vysya Bank Limited, General Bazar Branch, Secunderabad in the name of consenting party Shri Satish Modi and the payment of which the Vendor and the consenting party do hereby admit and acknowledge. AND WHEREAS the Vendee has given a sum of Rs.2,50,000/- (Rupees two lakhs fifty thousand only) being the remaining balance of sale consideration vide Demand Draft No. 036860 || dated: 8.7.1994. Drawn on the Vysyn Bank Ltd., Adoni

*Satish Modi*  
*[Signature]*

Contd..9.





A10747 13-8-93  
 of ...  
 by ...

*[Handwritten signature]*  
 STATE COLLECTOR, R. O. HU

( 9 )

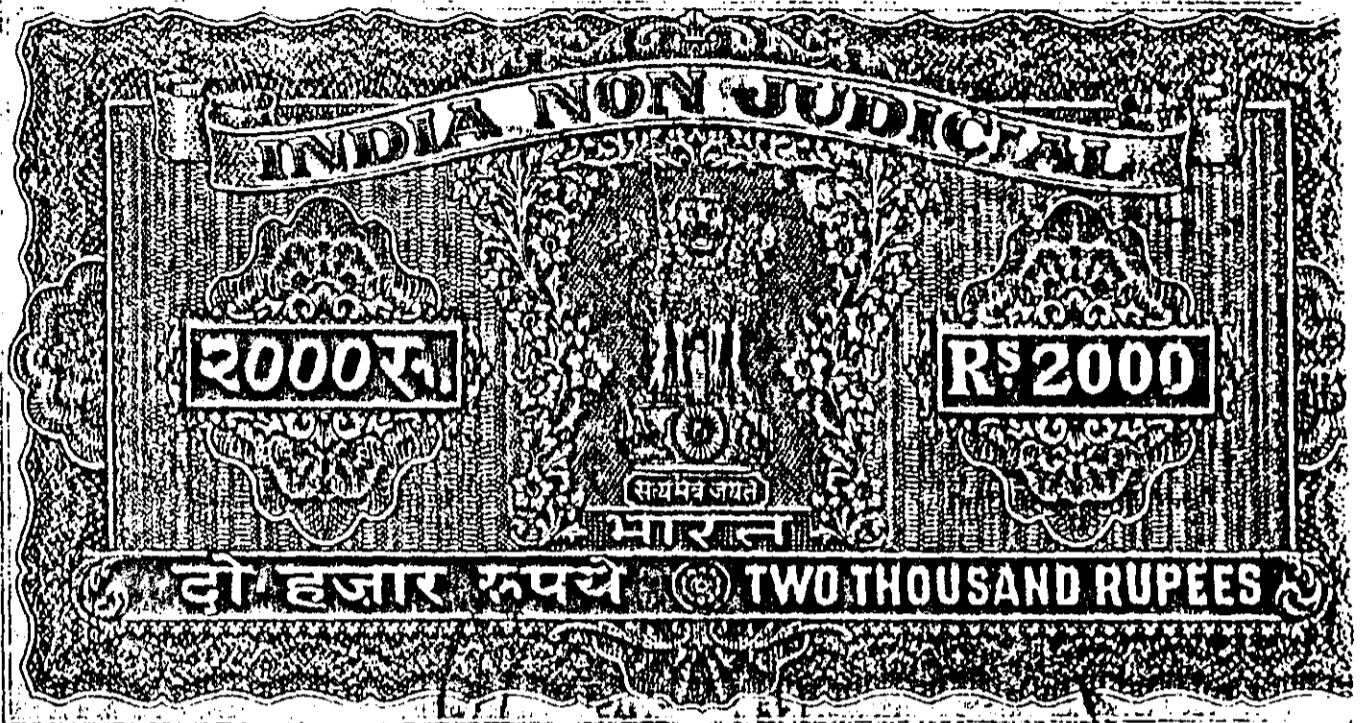
on the name of consenting party before the Sub-Registrar at the time of registration of this Sale Deed. Thus the Vendor and the consenting party has received from the Vendee the entire sale consideration of Rupees Three Lakhs Fifty Thousand only.

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 has delivered vacant possession of the scheduled property to the Purchaser which the Purchaser shall hold and enjoy the same as absolute owner.

*Sahib Malik*

*[Handwritten signature]*

Contd..10.



A10748 13-8-73 2000F  
 G. Aditya & Co. Secy. R.G. Hyd  
 G. S. Venkayya & Co. Secy. R.G. Hyd

( 10 )

The Vendor and consenting party hereby covenants with the Purchaser as follows :-

(1) The said property shall be quietly entered into and upon by the Purchaser who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or Consenting party or any person/persons claiming through them.

(2) The Vendor and consenting party has given vacant possession of the said property to the Purchaser along with copies of the title deeds.

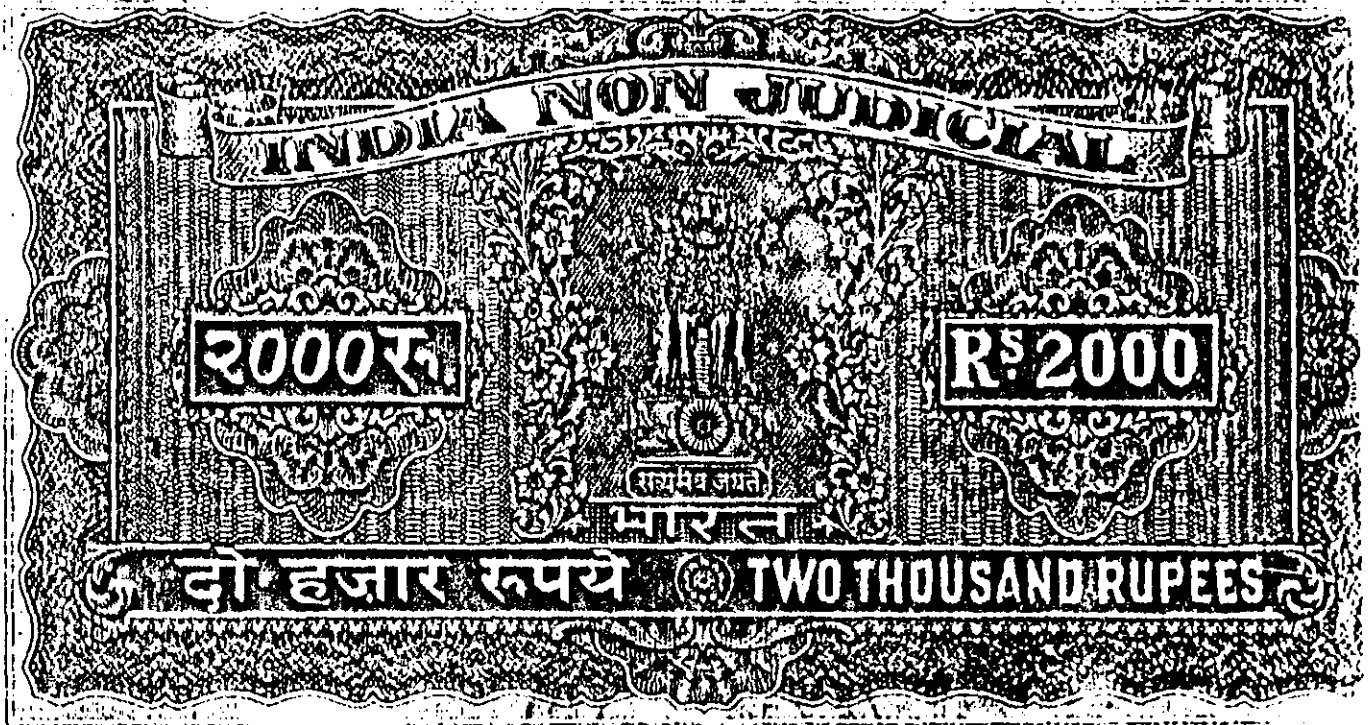
(3) The Vendor and consenting party undertakes and agree to produce the original title deeds at any reasonable request and cost of the Purchaser for inspection (or) in evidence.

Satish Mahi

M.

Contd..11.

2000R



1. No. A10749 13-8-95 2000-  
2. By Aditya Sethi S. P. S. R. O. Hyd.  
3. By Govindarajanna B. S. S. S. R. O. Hyd.

*[Handwritten signature]*  
13/8/95

( 11 )

(4) The Vendor and consenting party has paid all the taxes etc. payable on the scheduled property upto date and the Purchaser has to pay such taxes etc. payable hereafter.

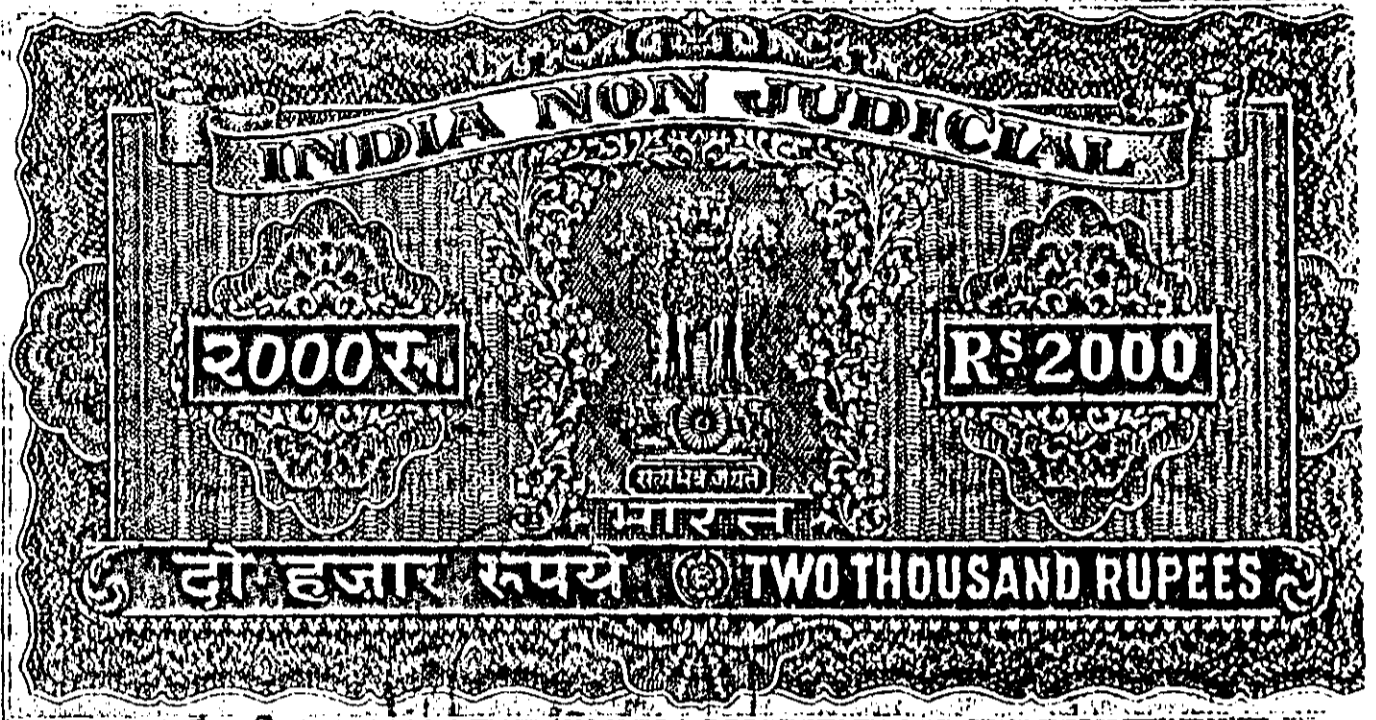
(5) The property is free from all encumbrances, charges, mortgages prior assignment of sale or lease hold or court attachments and it is not subject to any other litigations.

(6) The Vendor and consenting party hereby agrees to cooperate with the Purchaser to mutate the said property in the name of the Purchaser in Municipal Records etc., and also for getting permission from Government and other Local Authorities.

*Satish mehta*  
*[Handwritten signature]*

Contd..12.

2000R



A/10750 13-8-73  
 G. Aditya Me G. Subbaraj  
 G. Subbaraj Me G. Subbaraj

13/8  
 TAMP COINTEL. 3.

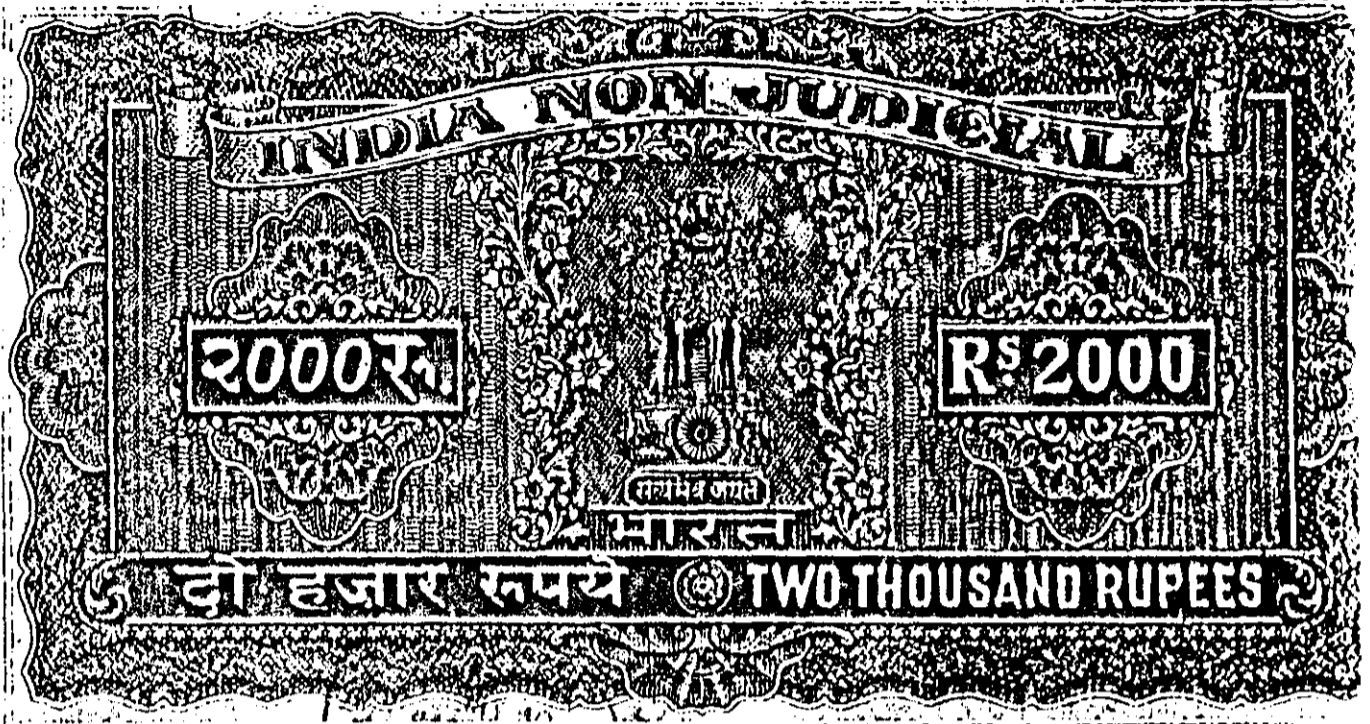
( 12 )

(7) The Vendor and consenting party thus hereby further agrees with the Purchaser at all times thereafter and at the cost of the Purchaser 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 Purchaser.

(8) The Vendor and consenting party does hereby agrees to save harmless and keep indemnified the Purchaser from or against all the losses caused damages and expenses which the Purchaser may sustain or incur by reason of any claims made by anybody to the said property in future.

*Subbaraj*

Contd..13.



110751 13-8-23 2000  
 G. N. Srinivas Reddy  
 G. N. Srinivas Reddy, Secunderabad

15/8

( 13 )

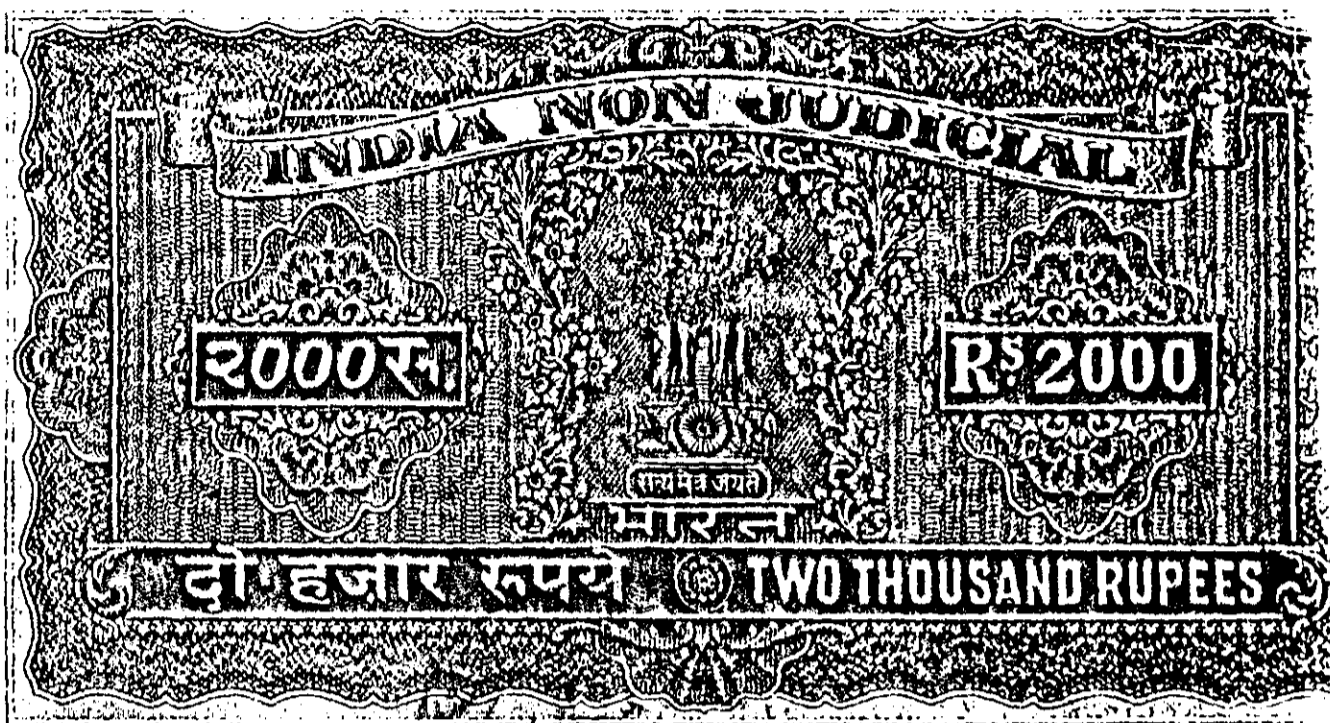
SCHEDULED OF THE PROPERTY

All that premises bearing MCH No. 1-8-169 New forming Ground Floor of premises known as LIONS BHAVAN having semi-finished RCC Structures of about 1950.80 sq.ft. with proportionate share in land to the extent 48.65 Sq.mtrs., situated in LAKPHATH BUILDING compound together with a easementary rights, existing thereon situated at Prenderghast Road, S.D. Road, Secunderabad and more clearly shown in the plan annexed hereto with Red Colour and bounded by :

|       |   |   |
|-------|---|---|
| NORTH | : | L.I.C. Building   |
| SOUTH | : | Property belonging to<br>Pramod Chandra Modi.             |
| EAST  | : | Common Passage  |
| WEST  | : | Property belonging to Kambate<br>(Innovation Apartments). |

Contd..14.

Satish Modi



1072-73-8-75-2000/  
of Anurupa S.G. Subbaraya R/o Hyd  
of Laxminarayana S.G. Subbaraya Setty  
R/o Hyd

*[Handwritten signature]*  
13/10

( 14 )

IN WITNESS whereof the Vendor and Consenting Parties having set their hands on this Indenture of Sale on the day month and year first above written in the presence of the following witnesses.

WITNESSES

- 1. *[Handwritten signature]*  
(G. K. KANDAKURU)
- 2. *[Handwritten signature]*  
(A. N. SAKHAI)

- 1. VENDOR *[Handwritten signature]*  
Shriek Thakk  
Hon Gen Secy  
Gandhi Park  
District: Thane.
- 2. CONSENTING PARTY *[Handwritten signature]*

Self drafted

*[Handwritten signature]*  
C. Gangi Reddy, M Com; LL. B;  
Sub Registrar of Assurances  
&  
Marriages Officer,  
Vallabha Nagar, R. R. Dist.

# ANNEXURE-IA

1. Description of the Building ..... Rs. H No. **1-8-169 Ground Floor, at Prenderghast Road, S.D. Road, Secunderabad.**
- (a) Nature of Roof **R.C.C.**
- (b) Type of Structure : **Constructed on Pillars**
2. Age of the Building : **\_\_\_\_\_**
3. Total Extent of Site : **Undivided share of land  
58.2 Sq. Yards out of  
502 Sq. Yards**
4. Built up Area Particulars (with break up floor-wise) :
- Cellar, Parking Area :
- In the Ground Floor : **1950.80 Sft.,**
- In the First Floor :
- In the 2nd Floor :
- In the 3rd Floor :
5. Annual Rental Value : **Rs**
- Municipal Taxes per Annum :
7. Executant's estimate of the MV of the Building : **Rs. 3,50,000/-**

Date : **28-7-1994.**

  
Signature of the Executant

## CERTIFICATE

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

Date : **28-7-1994.**

Signature of the Executant

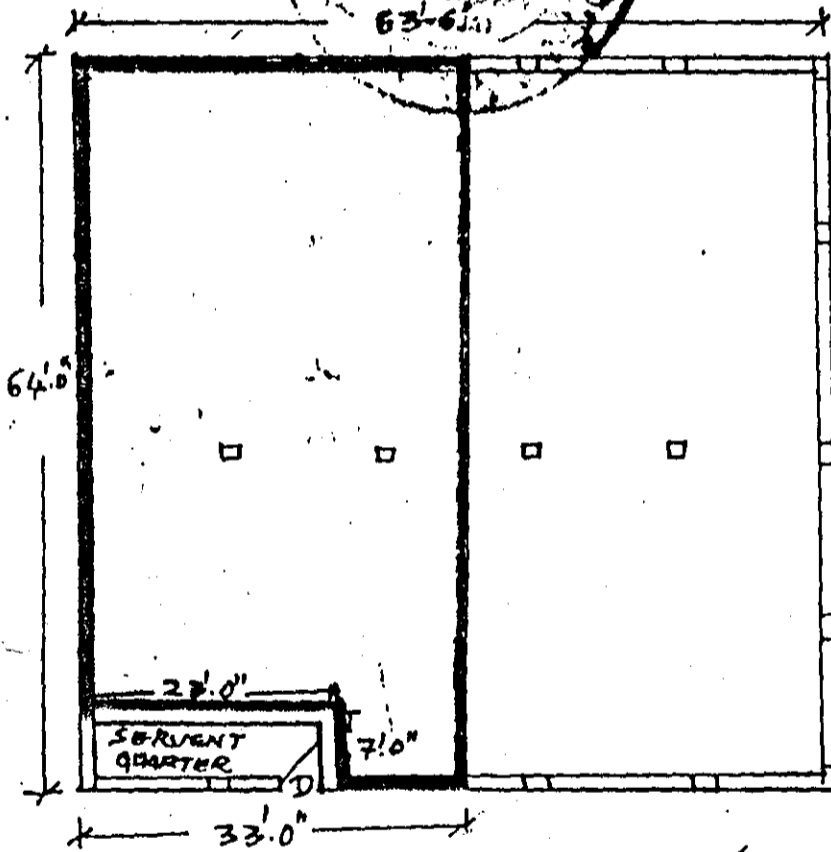
Signature of the Claimant

REGN. PLAN SHOWING BEARING OF CHAIN NO - 8-169  
 GROUND FLOOR SITUATED AT IN KHANABAD BUILDING  
 B.D. ROAD SEC' DAD. - 500002

VENDOR:- GURUDEV SIDDHA PERTH  
 CONSENTING PARTY:- SRI. SATISH MODI  
 VENDEE:- SRI. G. LAXMINARAYANA



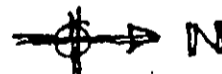
AREA:- 1950.80 SFT.



BOUNDRIES

NORTH:- PROPERTY BELONGING TO SMT. G.L. KAMADEVI  
 SOUTH:- PROPERTY BELONGING TO SRI. PRAMOD CHANDRAMA  
 EAST:- COMMON PASSAGE  
 WEST:- INNOVATION APTS.

INCLUDED :-   
 EXCLUDED:-



WITNESSES

1.

2.

SIGN. OF VENDOR

(Shriish Thankar)  
 Hon Gen Secretary,  
 Gurudev Siddha Perth  
 Bangalore - 500002

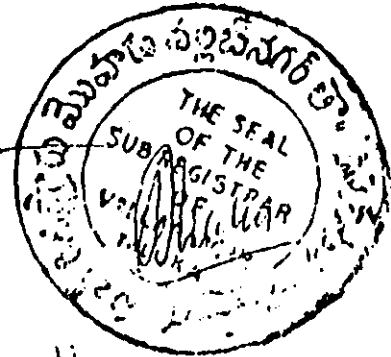
SIGN. OF CONSENTING PARTY

C. Gangi Reddy, M.Com, LL.B;  
 Sub Registrar of Assurances  
 &  
 Marriages Officer,  
 Vallabha Nagar, R. R. Dist.



1st Sub-section 1914...వ రం. పు...  
మొదటి...  
...

199...వ సం...  
1916...  
...



...



...



...

G. KANAKARAO

G. KANAKARAO

...

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...

18 గుర్తింపు 1994 ..... పం. 16  
 మొత్తం గుర్తింపు: పం. 2  
 ఈ గుర్తింపుకు సంబంధించిన వివరాలు.....

58 000-0

STAMPS

..... 1256 ..... 499 మొత్తం కుమారియం వల్ల 1257  
 మొత్తం 1994 సం./1916 ర. సం. 2362  
 కుమారియం రికార్డు చేయబడినది  
 1994 సం. 18 నవంబరు 1 వ తేదీ  
 1916 ర. సం. 10 5 30

58 000-0



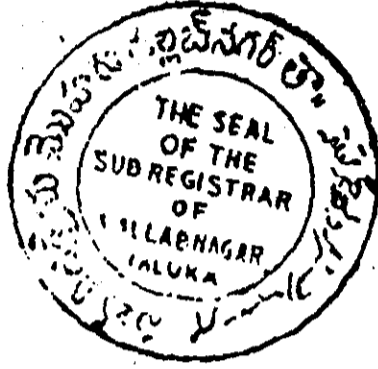
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ఈ కారితప్పుకడకును సంఖ్య.....

ఆకలిరాజు



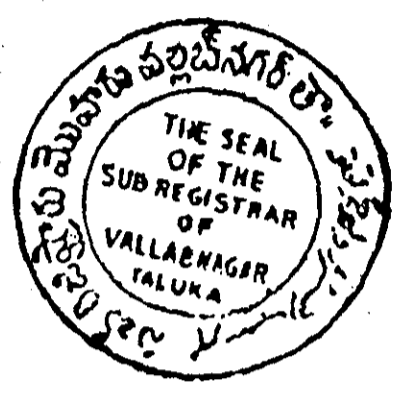
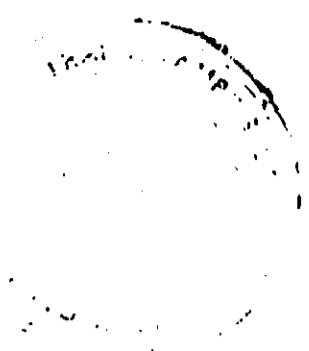
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ఈ కలిగియున్న సంఖ్య..... 4

కె. జి. రెడ్డి



తేదీ: 1954 .....వ సం, పు. 76  
మొదటి గ్రామముల నామములు.....  
ఈ గ్రామములకు సంబంధించిన గుర్తింపు.....

*[Handwritten signature]*  
కె. వి. రెడ్డి



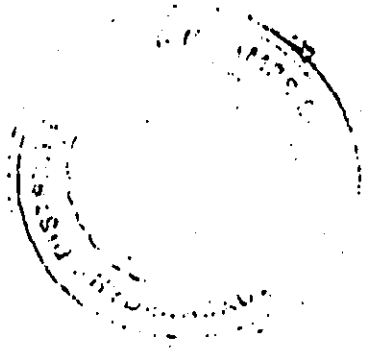
ಕ ಪುಸ್ತಕಮು 1994 ..... ಪುಟ. 2362  
ಮೊತ್ತ ಮು ಕಾಗಲಿಯ ಎಂಟು..... 16  
ಈ ಕಾಗಿ ಕಪುವಕುವ ಎಂಟು..... 6

*[Handwritten signature]*  
ಕೆ. ಕೆ. ಕೆ.



క పుస్తకము 1994 .....నం. 236 L  
మొత్తము కాగితము - సంఖ్య..... 16  
ఈ కాగితపూసకు సంఖ్య..... 7

*[Handwritten signature]*  
క. క. క.



16  
మొత్తము శాసించు నింజ్య.....  
ఈ శాసితపూవరుని ముఖ్య.....

శ్రీ  
పట్టణం





2362  
16  
9

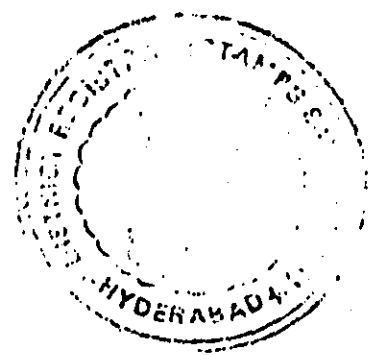


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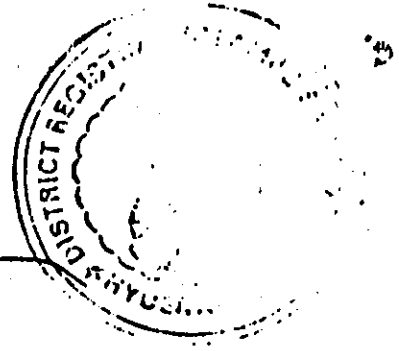
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ఈ కారితపూతరుల సంఖ్య..... 10

  
క. క. క. క.

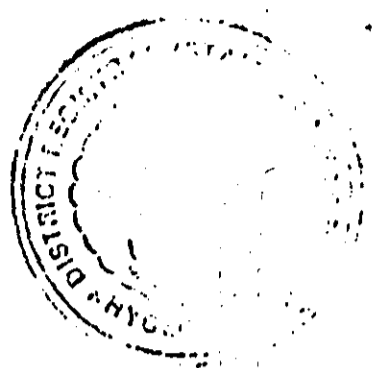


ది పుస్తకము 1954 ...వ సం. పు. 2362 దస్తావీజు  
ముక్తము కాగితముల సంఖ్య: 16  
ఈ కాగితపువరుస సంఖ్య: 11

చక్ర రేఖాంశం



2362  
16  
12

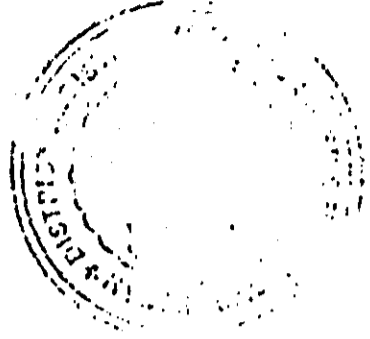


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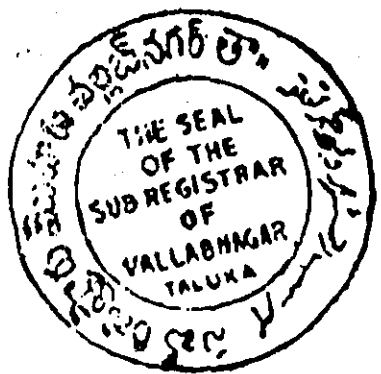
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ముక్తము కార్యముల సంఖ్య.....  
ఈ కార్యములకు సంఖ్య.....

కె. శ్రీనివాస



క పుస్తకము 1994 .....వ నం. పు.....<sup>262</sup>వనానెం  
మొత్తము కారితముల సంఖ్య.....<sup>16</sup>.....  
ఈ కారితపూవరున సంఖ్య.....<sup>4</sup>.....

*[Handwritten signature]*  
కె. జె. రెడ్డి



1. 1-1-1994 ..... 2062  
మొత్తము శానితముల సంఖ్య..... 6  
ఈ క్రింది పేరున సంఖ్య..... 10  
... ..

*[Handwritten signature]*

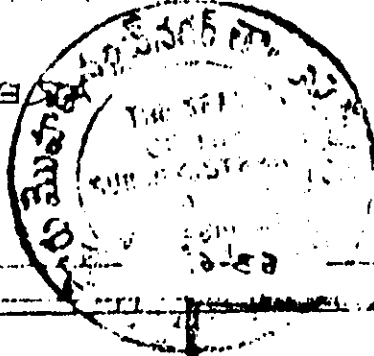


101411000

2-D ROAD SEC 10 - 2003  
 FRONT FLOOR  
 SITUATED AT  
 ROAD PLAN 10/10/10

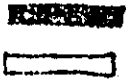
VENDOR: SRI G. LAXMINARAYANA  
 CONSORTING PARTY: SRI. SATISHKUMAR  
 GURUPRA SIDDHA PETHI

192080 SRI



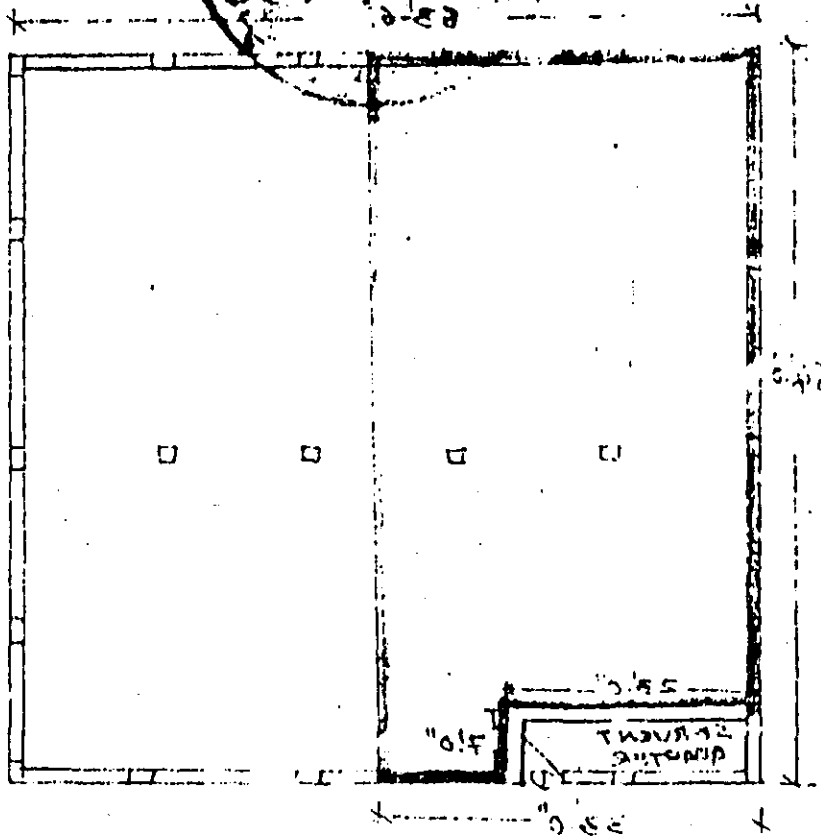
BOUNDRIES

NORTH: PROPERTY BELONGING TO SRI G.L. RAMANATHAN  
 SOUTH: PROPERTY BELONGING TO SRI. PRASAD CHINMAY  
 EAST: COMMON PASSAGE  
 WEST: INNOVATION APTE



INCLUDED  
 EXCLUDED

11



*Handwritten signature*

SIGN OF VENDOR  
 SRI. SATISHKUMAR  
 HAN...  
 ...

WITNESSES  
 ...

**Handwritten signature**