



1) P. Lakshminarayana Murthy P. V. M. Rao Hyd  
Gurudev Siddhanta Sebaid

21-5-88  
10/11  
30

DEED OF EXCHANGE

THIS DEED OF EXCHANGE executed at  
Secunderabad on this the 14<sup>th</sup> 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,

*[Handwritten signature]*

*Satish Modi*  
*[Handwritten signature]*  
..2



1145 2115788 5000!  
1<sup>st</sup> A. Chakravarty: Proprietor. Rao & Co  
Gurukulam, Siddhapuram Secbad

21-5-44

: 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

Shivan

Satish and  
21-5-44



no. 9046/13/85-1-5000/-

Issued to P. A. Chandra Varthi, Sr. P. V. M. Rao, Hyderabad.

For whom, Chandrabhan Srinivasan Sec. Genl.

*[Handwritten signature]*

RECEIVED  
CHANDRABHAN SRINIVASAN  
R. O. HYDRABAD

: 3 :

AND WHEREAS the Second Party is the absolute and beneficial owner in possession of property bearing No. 1-8-179, consisting of land, amounting 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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*[Handwritten signature]*

..4



... 21/12/19...  
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*[Handwritten Signature]*  
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: 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

*[Handwritten Signature]*

*[Handwritten Signature]* ...5



21/5/88 5000/-  
 1. Mr. Chanderbhanji P. P. V. M. Rao H/o  
 ... Gurusdev Sidhupeth Secb...

21.5.88

: 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

*[Signature]*

Sd/-  
 21/5/88



*Handwritten notes in Devanagari script, including names like 'Suryadev' and 'Sachin'.*

*Official stamp and signature of the Reserve Bank of India, with the name 'R. D. MURKAR' visible.*

161

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

*Handwritten signatures and notes at the bottom of the page, including the name 'Sachin' and a date '27-7-19'.*



7050 . 215780 no. 5122  
 P. P. Chaturvedi, P. V. M. Rao  
 Gurudev Siddhpeeth, Secbad.  
 21-5-4  
 SUPERINTENDENT  
 S. S. HYPER LITHO

: 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

*[Handwritten signatures and notes]*  
 S. S. Hyper Litho  
 21-5-4



2/5/88  
R.A. Chaurywarhi  
Gandhinagar, Oldhapatra, Sec 2  
2  
R. S. WICKHAM

: 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

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Sahar Mohi  
*[Handwritten signature]*





4000 21/5/88  
 P.A. Chakrabarti & Co P.O. No. 10  
 Gurudev Siddhupeth Sec 6.

21.5.88  
 SUBREGISTRAR  
 SECUNDERABAD

: 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]*

S. Subrahmanyam  
 21.5.88  
 10



21/5/78 - 5000/-  
 P. A. Chakravarti, P.O. D. V. M. Post  
 Secunderabad, Secunderabad

21/5/78  
 SUBMITTED  
 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. 5.13.60

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

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...  
SUB REGISTRAR  
HYDRABAD  
...  
1-5 W

: 11 :

in the Plan annexed hereto and bounded  
on the

NORTH BY : Property belonging to  
the Party of the Second  
Part

SOUTH BY : Property belonging to  
M.O. Modi Educational  
Trust;

EAST BY : Passage; and

WEST BY : 50 feet wide planned  
private road

value of the property is Rs 8.13.60/-

*Handwritten signature:*  
M. K. ...

*Handwritten signature:*  
... 12



21/5/58 Swa.  
 P. A. Chakravarti: to p. u. m. P. u. v.  
 G. S. de. Siddhapatn Secy.

GOVERNMENT OF INDIA  
 HYDRABAD  
 R. G. HYDRABAD

: 12 :

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

*[Handwritten signature]*

*Satish mal*  
 2/5/58

5000Rs.



21578V. Jan. 11  
 sold to P. A. Chandraiah - K. S. Prasad - Mysore  
 1 28078 and two others out of 10000  
 G. S. Sridharappa Secy.

THE ASSISTANT  
 REGISTRAR  
 B. 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 mal*  
 14



21/1/84

*[Handwritten text in Telugu script, partially illegible]*

GOVERNMENT  
OFFICE  
HYDERABAD

: 14 :

of the witnesses.

SIGNED, SEALED AND DELIVERED  
by the First Party, Shrimati  
Girjabai Modi Charitable Trust  
at the hands of its Trustees  
Shri Satish Chandra Modi and  
Jayantilal M. Kadakia in the  
presence of

WITNESSES:

1. *[Handwritten signature]*
2. *[Handwritten signature]*

SIGNED, SEALED AND DELIVERED  
by the Second Part, Gurudev  
Siddha Peeth at the hands of  
Shri Shrish Thakkar, its  
Honorary General Secretary  
and Constituted Attorney of  
the Trustees in the presence  
of

WITNESSES:

1. *[Handwritten signature]*

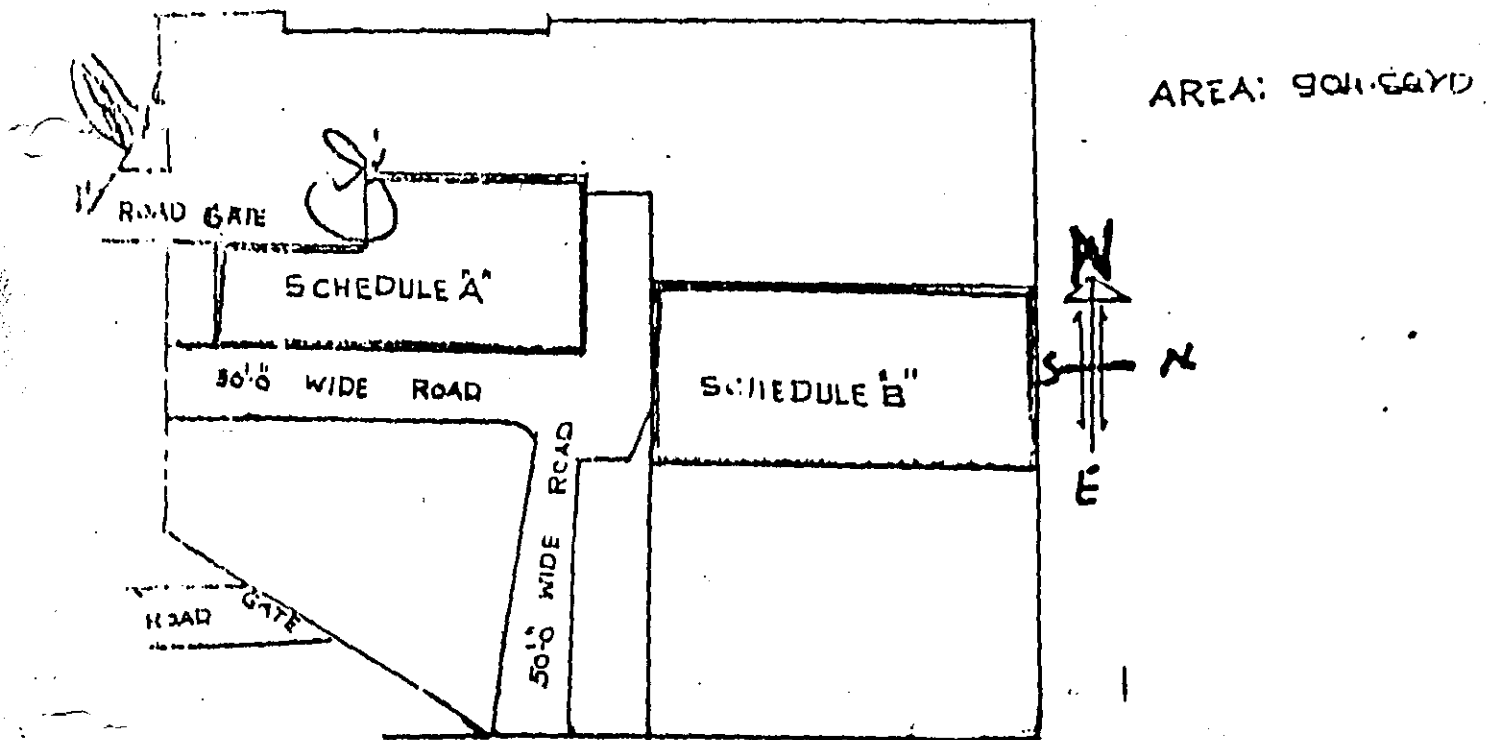
*Satish Modi*  
1. (SATISH CHANDRA MODI)

*[Handwritten signature]*  
2. (JAYANTILAL M. KADAKIA)  
TRUSTEES,  
Shrimati Girjabai Modi  
Charitable Trust

*[Handwritten signature]*  
(SHIRISH THAKKAR)  
Honorary General Secretary  
and Constituted Attorney  
of the Trustees of Gurudev  
Siddha Peeth

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.



FOR GIRJABAI MODI CHARITABLE TRUST.

*Sahib Mohi*  
 TRUSTEE

with witnesses: 1.

2. *Chakraborty*

FOR GURUDEY SIDDHA PEETH.

*Shirish Thakkar*  
 SHIRISH THAKKAR,  
 HON. SECRETARY.