



manu
(V. LAKSHMIAN, 318)
Sub-Registrar Supdt.
Ex-Office Stamp Vendor
G.S.O., Hyderabad.

4315
93
4315.93
P245/93

SALE DEED

This indenture made at Hyderabad August 4th day of in the Christian year one thousand nine hundred ninety three.

BETWEEN

(1) GURU DEV SIDDHA PEETH, a Public Charitable Trust, registered under the Bombay Public Trusts Act, 1950 VIDE PTR 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 and of the one part.

AND

Shri Satish Modi, son of Shri, Manilal C. Modi, Hindu aged 48 years occupation: Business, with his office 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 inconsistent with one 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.

[Signature]
Satish Modi



- 3 AUG 1993

- 3 AUG 1993

- 3 AUG 1993

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IN FAVOUR OF

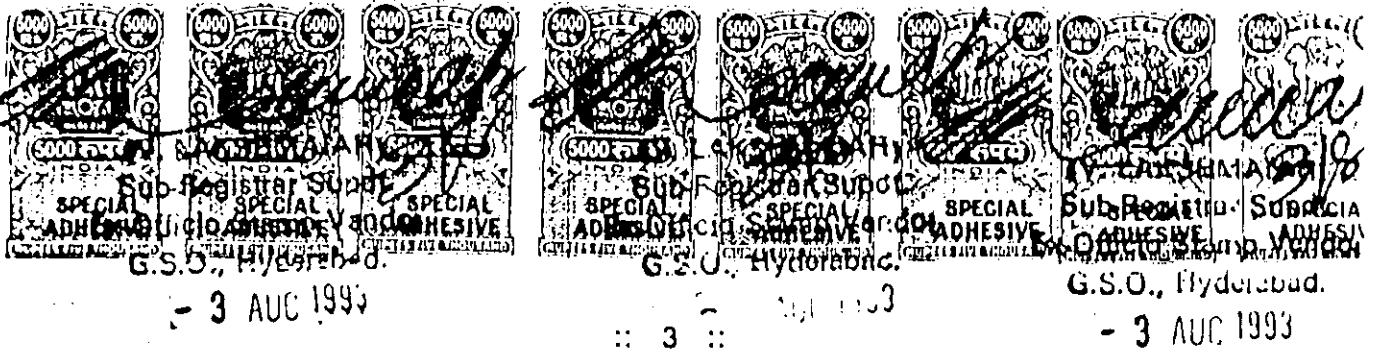
U. Laxman
Sub-Registrar
Ex-Officio Stamp Vendor

HARYANA SEVA SANGH a charitable and Social Welfare Organisation having its registered office at "Srinath Complex". 3rd floor, S.D. Road, Secunderabad 500 003 (AP) represented by:

- a) SHRI RAM KUMAR GOEL, S/O LATE SHRI BANWAHILAL GOEL, aged 49 years, resident of "Surya Towers" 105, S.P. Road, Secunderabad - 500 003. (A.P.)
- b) SHRI MANOHARLAL AGARWAL, S/O LATE SHRI D.P. AGARWAL, aged 42 years, resident of 3-6-140/2, Himayatnagar, Hyderabad (A.P.)
- c) SHRI VIJAY GARG, S/O SHRI HARICHARAN GARG, aged 40 years resident of Plot No. 95 and 96, I.D.A. Gandhinagar, Hyderabad - 500 037.
- d) SHRI KASHMIRI LAL AGARWAL, S/O LATE SHRI CHUNILAL AGARWAL, aged 58 years, resident of "Kabra Complex" Mahatma Gandhi Road, Secunderabad - 500 003.
- e) SHRI BANI PRASAD SINGHAL, S/O SHRI CHANDGI RAM SINGHAL, aged 46 years, resident of 4-4-171, Mahakali Street, Secunderabad - 500 003.
- f) SHRI BABURAM GOYAL, S/O LATE SHRI KASHIRAM GOYAL, aged 47 years, R/o Secunderabad.
- g) SHRI VINOD GUPTA, S/O SHRI RAM RATAN GUPTA aged 35 years R/o 5- 1-495, Ranigunj, Secunderabad - 500 003.

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Subst. made

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h) Shri Shashi Bhushan Agarwal, S/o Shri Kesho Ram Agarwal, aged 46 years resident of B 15, Co-Operative Industrial Estate, Hyderabad.

(hereinafter called the "Purchasers" which expressions shall unless repugnant to the context or meaning thereof be deemed to include its trustees, successors in office/trust of the third part):

WHEREAS.

a) The vendor owns several properties in the twin cities of Secunderabad and Hyderabad which interalia includes land admeasuring 1558 Sq. Yds, equivalent to 1303 Sq. Mtrs. with old dilapilated walls and structures bearing old No. 141 and New MCH No. 1-8-179, forming part of the property known as LAKHPAT BUILDING, S.D. Road, Secunderabad by virtue of the settlement deed dt. 16-10-71 and registered as documents No. 1853/71 at office of the Sub-Registrar, Secunderabad executed by Shri Pramod Chandra M. Modi. Out of the same, the land admeasuring 904 Sq. Yds. equivalent to 757 Sq. Mtrs. was exchanged vide exchange deed dt. 14.7.1988 (hereinafter referred to as Scheduled Property).

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 brother hood and build "PARASPARA DEVO BHAWA" and for the purpose of attaining the above object and to meet the running expenses of the said Ashram, intended and agreed to alienate its immovable properties at Hyderabad & 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.

c) AND WHEREAS the necessary permission from Charity Commissioner, Maharashtra State, Bombay is granted vide order No. J/4/181 - 91/1477/12224/92 dt. 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 and/or his nominees.

d) AND WHEREAS, the consenting party has nominated the purchaser herein in respect of sale of scheduled property herein and accordingly an Agreement of sale dated 30.11.1992 by and between the Vendor. The consenting party and the Purchaser herein was entered into the executed.

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 Sub-Registrar Secu...
 Hyderabad

e) AND WHEREAS, the necessary permission from appropriate authority of Income Tax department, Bangalore has been obtained vide order No. AA/Hyd/12(21)2/92-93 dt. 26.2.1993.

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 parts in terms of the agreement dt. 30.11.92 referred above supra.

NOW THIS INDENTURE WITNESSETH that in pursuance of the sanction given by the Charity Commissioner of Maharashtra which is the appropriate authority and in consideration of Rs. 35,00,000/- (Rupees Thirty five lakhs only) received by the Vendor from the Vendee an amount of Rs. 31,00,000/- (Rupees Thirty One Lakhs only) by way of cheques namely.

Cheque No.	Bank	Date	Amount (Rs.)
054382	City Union Bank Ltd., Secunderabad	26-8-92	4,00,000.00
054384	-do-	10-9-92	4,00,000.00
054385	-do-	16-9-92	4,00,000.00
054386	-do-	16-9-92	4,00,000.00
054388	-do-	30-9-92	3,00,000.00
054389	-do-	21-10-92	2,50,000.00
054390	-do-	6-11-92	50,000.00
054392	-do-	21-11-92	1,00,000.00
054393	-do-	19-12-92	2,00,000.00
054394	-do-	21-12-92	1,00,000.00
004604	-do-	15-3-93	2,00,000.00
004605	-do-	15-3-93	2,00,000.00
TOTAL			31,00,000.00

and the payment of which the Vendor and the consenting party do hereby admit and acknowledge.

The Vendee has given a sum of Rs.4,00,000/- (Rupees four lakhs only) for the remaining balance of Sale consideration vide Cheque No. 004611, dt. 4.8.93, Drawn on The City Union Bank Ltd., M.G. Road, Secunderabad -3 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 Thirty Five Lakhs only.



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The Vendor hereby transfer, convey the property described in the schedule free from all encumbrances and to hold the same as absolute owner together with apertunences, 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 delivered vacant possession of the scheduled property to the purchaser. The purchaser shall hold and enjoy the same as absolute owner.

The Vendor 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 any person/persons claiming through the Vendor.
2. The Vendor has given vacant possession of the said property to the purchaser along with copies of the title deeds.
3. The Vendor undertakes and agree to produce the original title deeds at any reasonable request and cost of the purchaser for inspection (or) in evidence.
4. The Vendor 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 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.
7. The Vendor thus hereby further agrees with the purchaser at all times hereafter 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 does hereby agrees to save harmless and keep indemnified the purchaser from and 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 infuture.



Satish Mohan

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9. The purchaser is entitled to construct any No. of floors or structures on the schedule site and open doors or windows on all the sides and the Vendor shall not raise any objection thereto. The land with structures sold to the purchaser by the Vendor is not assigned land within the meaning of A.P. Assigned Lands (prohibition of Transfers Act 9 of 1977) The Vendor declares that the market value of the property is Rs.35,00,000/- (Rupees Thirty five lakhs only).

SCHEDULED OF THE PROPERTY

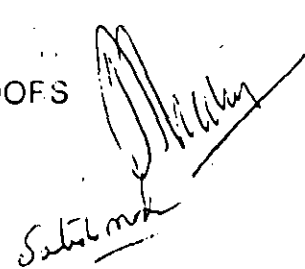
All that premises bearing M.C.H. No.1-8-179 New (Old No.141) with dilapidated walls & structures land admeasuring 1558 Sq.yds. equivalent to 1303 Sq. mtrs. forming a portion of the property known LAKHPATH BUILDING, together with a easementary rights, existing thereon situated at Prenderghast Road, S.D. Road, Secunderabad and more clearly shown in the plan annexed hereto with red colour and bounded by :-

- NORTH - Neighbours property (Lady Barton Club)
SOUTH - Common Passage and LIC Building
EAST - GIRIJABAI MODI CHARITABLE TRUST (after exchange)
WEST - Property belonging to Kambate (Innovation).

The size of the land with structure of the Schedule property is 107.06 ft. x 131 ft.

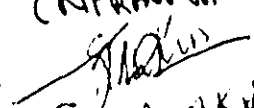
In witness whereof the Vendor and consenting parties having set their hands on this indenture of sale on the day, month and year first above written in the presence of the following witness.

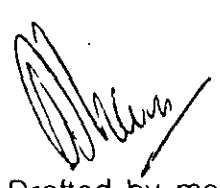
1. VENDORS



2. CONSENTING PARTY

WITNESSES:

1. N. S. Srinivasulu Reddy
(N. S. Srinivasulu Reddy LALAGARWA)
2. 
G. K. ANAKURU



Drafted by me.

SEGN: PLAN OF PREMISES NO: 1-8-179 AT S.D.ROA

SECUNDERABAD A.P

VENDOR: GURDEV SODHA DEETH

CONSENTING PARTY: SRI SATISH MODI

VENDEE: HARYANA SEVA SANGH

REFERENCE

AREA 1558.0 SQ. FT. INCLUDED 

OR 1303.0 SQ. METERS EXCLUDED 

SCALE - 1/32" = 1'

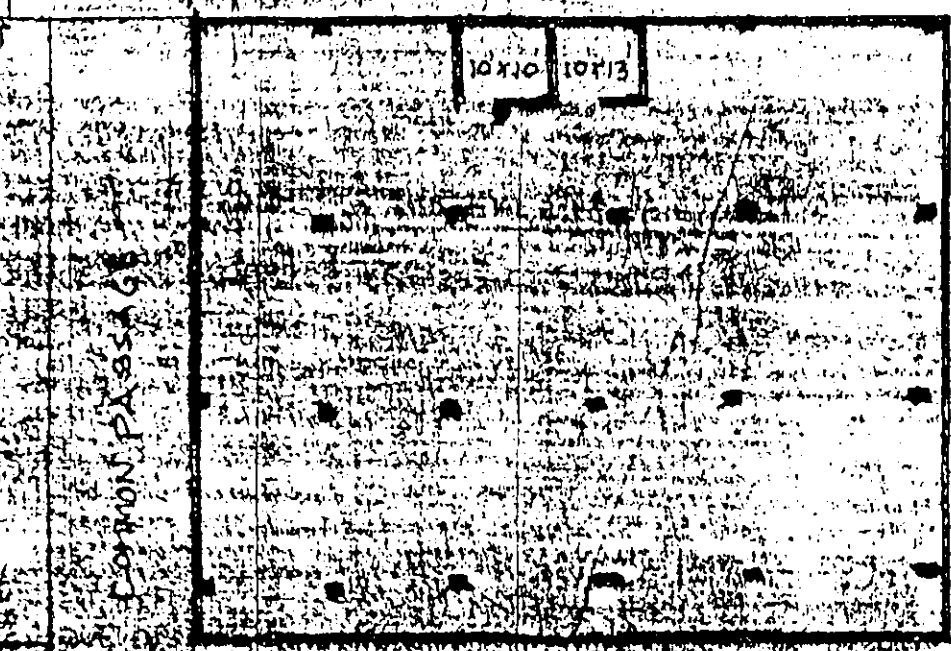
SIGN OF VENDOR/CONSENTING PARTY

Satish Modi *Satish Modi*

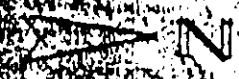
WITNESSES

[Handwritten signatures]

INNOVATION BUILDING



10x10
10x13
COMMON PASSAGE
COMMON PASSAGE



4215

మొత్తము రూ. 1000000
ఈ కారితమైనందున సులభము

91 వ సం. 1927
గలు మెరియు... గంటల మధ్య వల్లక కని
క 04 స్థారు కార్యాలయములో వాటలు చేసి మెరియ
ముము రూ. 192 7/1200 చెల్లించిత

శ్రీ శ్రీ

Shirish



SHIRISHI THAKKAR S/S PRANJIVAI
60 Gurukul Street
P.O. Ganeshpur, Bilaspur
Sahelwade Gramonil c.m., Bunder 4012
1-10-24/13 Rajmurti
Hydrabad 500 016

వాని అచ్చినలు అప్పుకొన్నట్లు

Shirish

ఎవమ వాటన వ్రాలు Sathish m...

1) Niranjan Anil...

Niranjan Lal Agarwal 50 Sagar road
5-5-40/41, Raniganj

2) G. K. Anand Rao Acet
S/O. G. Anand Rao (1-10-24/13) Hyderabad-16

... 3. Paul A. Dew Ch...

Signature

Signature

93 వ సం. 1928

15 వ సం. 1928
Signature

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 87
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4/11/2006

note: - Two copies have been registered along with the original.

Sub Registrar

సమగ్ర వివరము 1059 వార్యుల 491 నుండి 500 మరయవారి 01061
 సంఖ్య 1993 సం/1915 క. సంఖ్య 4315
 కంబడు గా రిజిస్టరు చేయబడినది
 1993 సం. జనవరి నెం. 21 వ తేది
 1915 క. క. సం. జనవరి నెం. 39 వ తేది

Sub Registrar



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by

1. త పుస్తకము 10 రూపాయలు 43/50 వాడే
మొత్తము రూపాయలు 100/00
ఈ రూపాయలు పంపించుటకు

పక 94/20-క



1వ పుస్తకము 1993.....వ సం. పుస్తకములు
మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితపు పుస్తక సంఖ్య.....

సబ్ రిజిస్ట్రార్



18.05.1993

STATE OF KARNATAKA

GOVERNMENT OF KARNATAKA

DEPARTMENT OF LAND REVENUE

NOTICE

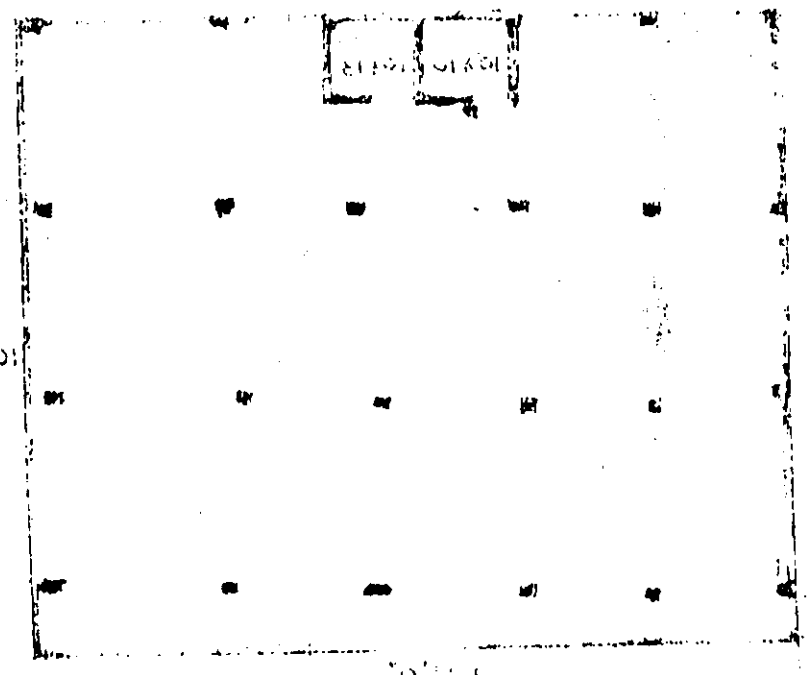
INCOME

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STATE OF KARNATAKA

DEPARTMENT OF LAND REVENUE

NOTICE



DEPARTMENT OF LAND REVENUE

18.05.1993