

ORIGINAL

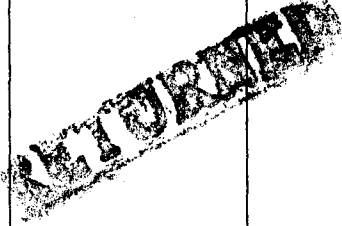
సా. 491

దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ Satish Modi.

ఈ దిగువ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ రూ॥	1385000/			
స్టాంపు విలువ రూ॥	800/			
దస్తావేజు నెంబరు	512/0			
రిజిస్ట్రేషన్ రుసుము	6925			
లోటు స్టాంపు	93000			
యూజర్ చార్జీలు	100			
అదనపు షీట్లు	1-p. 69250			
5 x	/			
మొత్తము	169275			



(అక్షరాల One lakh thirty Nine thousand
100 rupees, five only సాయలు మాత్రమే)

వాపసు తేది 29/3/05 సా॥ 4 గంటలకు

Remitted into SBH Kanoliquda Branch,

Vide Challan Receipts No. 700019 Date 29/3/05

సబ్ రిజిస్ట్రార్

Note : Document will be returned at 3-30 p.m. to 5-00 p.m.

గమనిక : దస్తావేజు సిద్దమైన తేది నుండి 2 సం॥ల లోపు వాపసును తీసుకొనని ఎడల అట్టి దస్తావేజు కాలివేయబడును.

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

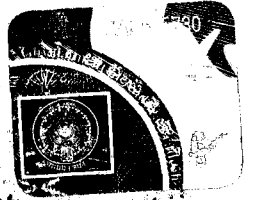
05AA 812730

S.No. 17622 Date 29/3/2005 Rs. 100/-
Name Mrs. Bhopinder Kaur
Sp. D/o. W/o. Tejinder Singh
For Whom SELF

12008

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD.



524
570

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 29th day of March 2005 by :

SHRI. SATISH MODI, SON OF LATE. SHRI MANILAL C. MODI, aged 61 years, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter called the **VENDOR** (Which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said **VENDOR** but also all his heirs, successors-in-interest, legal representatives, administrators, assigns, and successors in Office etc.),

IN FAVOUR OF

Mrs. BHOPINDER KAUR, WIFE OF SHRI. TEJINDER SINGH aged 50 years, Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad – 500 009 hereinafter called the **PURCHASER** (which expression unless repugnant or inconsistent with the subject or context shall mean and include her heirs, executors, administrators and assignees etc).

Satish Modi

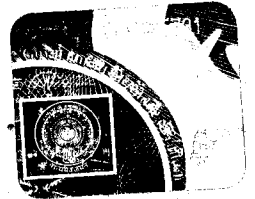


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 812731

S.No. 17623 Date 29/3/2005 Rs. 100/-
 Name Mrs. Bhopinder Kaur
 Sp. D/o. W/o. Jatinder Singh
 For Whom Self

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 -2- SECUNDERABAD.



WHEREAS:

- The **VENDOR** is the absolute owner of an area admeasuring about 1,130 sq. ft. of super built up area (about 983 sft of built up area) on the ground floor, together with undivided share of land of 12.59 square yards (10.53 sq. meters), bearing M.C.H. No. 5-4-187/3 & 4 (part) in a commercial complex known as 'SOHAM MANSION' situated at Karbala Maidan, M.G. Road, Secunderabad 500 003 hereinafter referred to as the "Schedule Property" by virtue of Sale Deed dated 26th day of November 2002 and registered as document No. 1573/2002 with the Office of the Sub-registrar, Secunderabad. The particulars of the Property is morefully described in the Schedule annexed hereto and is shown in red in the enclosed plan.
- The **VENDOR** has acquired the Scheduled Property from the previous Owner Gurudev Siddha Peeth (formerly known Gurudev Ashram) a Public Trust registered in the year 1962 vide PTR No. A-484 (Thane) under the Bombay Public Trust Act 1950. The said Gurudev Siddha Peeth has acquired the ownership of the R.C.C Building admeasuring 24,770 Sq.ft of constructed area bearing MCH No. 5-4-187/3 & 4, known as Soham Mansion, by virtue of Gift Settlement dated 07.05.1977 and registered as document No. 756 of 1977 Book I, Volume No. 372, at the Office of the Sub Registrar, Secunderabad. The building was constructed vide permit No. 237/E of 1967 dated 25.09.1967 of M.C.H, Secunderabad.

Satish mod.



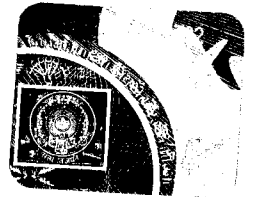
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ / ANDHRA PRADESH

05AA 812732

S.No. 17624 Date 29/3/2005 Rs. 100
 Name Mrs. Bhopinder Kaur.
 S/o. D/o. W/o. Tejinder Singh
 For Whom SELF

100
K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 -3- SECUNDERABAD.



- c. The Scheduled Property is in occupation of a tenant M/s. Metal Creek Motors under a registered Lease Agreement dated 13th April 2004 registered with Office of the Sub-registrar, Secunderabad as document No.586/2004 for a primary period of 5 (five) years and on such other terms and conditions as contained therein.
- d. The **PURCHASER** approached the **VENDOR** to purchase of the Schedule Property. The **VENDOR** have agreed to sell the Scheduled Property which is in occupation of the above referred tenant to the **PURCHASER** for a consideration of **Rs.13,85,000/-** (Rupees Thirteen Lakhs and Eighty Five Thousand only) and the Purchaser has agreed to purchase the same for **Rs.13,85,000/-** (Rupees Thirteen Lakhs and Eighty Five Thousand only).

NOW THIS INDENTURE WITNESSETH:

1. THAT in pursuance of the above said total sale consideration, the **PURCHASER** has already paid the total sale consideration of **Rs.13,85,000/-** (Rupees Thirteen Lakhs Eighty Five Thousand only) vide cheque No. 987155 dated 13.05.2001 drawn on State Bank of Patiala, Hyderabad and the **VENDOR** hereby acknowledges the receipt of the same, hence this Sale Deed.

Satish Reddy

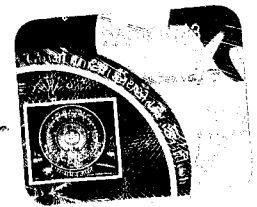


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05AA 812733

S.No. 1265 Date 29/3/2005 Rs. 100/-
 Name M.C. Bhopinder Singh
 S/o. D/o. W/o. Jethender Singh
 For Whom SELF

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD.



-4-

2. That the **VENDOR** do hereby convey, sell, alienate, assign, transfer the schedule property with all titles, rights, claims, interest, easements, peaceful possession and enjoyment to the **PURCHASER** and the **PURCHASER** hereafter shall be the absolute owner and possessor of the Schedule Property and shall enjoy the same absolutely forever, without any interruption or disturbance from anybody whatsoever.

The **VENDOR** hereby covenants with the **PURCHASER** as follows:

1. That the schedule property is free from all encumbrances charges, mortgage, lien, litigations and attachments and the **VENDOR** shall indemnify the **PURCHASER** in the event of any prior claims or charges, defects in title or all losses.
2. That the **PURCHASER** shall hold and enjoy all rights, facilities in the building of the schedule property and shall join and co-operate with other SHOP/OFFICE Owners in the said Building for all purposes and shall abide by all such decisions to be taken by the association of said SHOP/OFFICE Owners or their Agency.
3. That the **VENDOR** or any person or persons claiming under him shall not have any claims or right against the ownership, enjoyment, rights and interest etc., of the **PURCHASER** over the Schedule Property.

Satsal meel



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 812735

S.No. 762 Date 29/3/2005 Rs. 100/-
 Name Mrs. Bhopinder Kaur
 St. D/o. W/o. Tejinder Singh
 For Whom SELF

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004

City Civil Court,
 SECUNDERABAD.



-5-

4. That the **VENDOR** hereby declares that in the event of defect in ownership title, and if a third party claims the **SCHEDULE PROPERTY** hereby sold, the **VENDOR** hereby agree to indemnify the **PURCHASER** from and against all losses, damages, costs, and expenses suffered by the **PURCHASER** due to defect in title and the same may be recovered from the movable & immovable properties of the **VENDOR** without any hindrance whatsoever separately.
5. The **VENDOR** hereby further declare that they have paid all the tax charges etc., and there are no dues of M.C.H., Property tax, water, electrical, maintenance and other charges whatsoever etc., to the government or any person, if in future any dues found, the same shall be cleared by the **VENDOR** upto date of registration of Sale Deed.
6. That the Schedule Property not being an open land does not require any permission or sanction from the Urban Land Ceiling Authority.
7. That the **PURCHASER** agrees that all items of common enjoyment will be maintained and kept in good condition by them in co-operation with all the tenement / **OWNERS** and they shall share the expenses thereof, including of salaries and emoluments of the persons who are appointed to keep the same in good shape.

Satish Moh.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 812734

S.No. 17626 Date 29/3/2005 Rs. 100/-
 Name Mrs. Bhupinder Kaur
 St. D/o. W/o. Jitinder Singh
 For Whom SELF

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD.



-6-

8. That the **PURCHASER** hereby undertake that he shall not install any machinery which create vibrations of any manner which causes damage or injury to the building.
9. That the **PURCHASER** alone shall bear all expenses of stamp duty and registration charges as may be payable in respect of sale and transfer of the Scheduled Property and for registration of the sale deed in favour of the **PURCHASER**.
10. That the **PURCHASER** shall compulsorily become a member of the society / association as the case may be formed for the purpose of maintenance and good enjoyment and benefit of the tenement owners of the entire complex and pay the charges levied by the society / association without default regularly and society / association shall be entitled to recover the charges and membership fee from the defaulting members / person and property and also shall have the right to disconnect all the facilities and amenities to defaulting member and the **PURCHASER** hereby confirm and covenant and undertake to do so.

Sateesh Reddy



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 812736

S.No. 176/8 Date 29/3/2005 Rs. 100/-
 Name Mrs. Bhupinder Kaur
 S/o. D/o. W/o. Tejinder Singh
 For Whom Self

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD.



-7-

11. That the **PURCHASER** shall not at any time demolish or cause to demolish the said structure of the said premises or any part thereof, not any alteration in the said elevation and outside colour scheme of the said premises and shall keep the partition walls, sewers, drains pipes in the said premises and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beams, slab or R.C.C. parts or other structural members in the said premises and shall not alter, deface or affect the exterior or common interior architecture of the complex, without the prior written permission of the society or the association.
12. That the **VENDOR** hereby agree to co-operate with the **PURCHASER** to mutate the Schedule Property in the name of the **PURCHASER** in Municipal records etc.,
13. That the **PURCHASER** observe and perform all the rules and regulations which the society or the association may adopt from time to time and resolved for protection and maintenance of the said building and the tenements therein.
14. That the **VENDOR** has handed over the original title deeds and Xerox copies of link documents to the **PURCHASER**.

Settel mod.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 812737

S.No. 17629 Date 29/3/2005 Rs. 100/-

Name MRS. Bhopinder Kaur.

S/o. D/o. W/o. Tejinder Singh

For Whom SELF

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004

City Civil Court,
SECUNDERABAD.



-8-

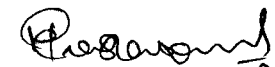
DESCRIPTION OF THE SCHEDULE OF THE PROPERTY

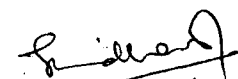
All that premises admeasuring about 1,130 sq. ft. of super built up area (about 983 sft of built up area) on the ground floor together with undivided share of land admeasuring 12.59 square yards (10.53 sq. meters) bearing M.C.H. No. 5-4-187/3 & 4 in a commercial complex known as 'SOHAM MANSION' situated at Karbala Maidan, M.G. Road, Secunderabad - 500 003 and more clearly shown in the plan annexed hereto, marked in Red and bounded by:

North by	: Premises owned by Mr. Mahesh Desai & Others
South by	: Premises owned by Mr. Naveen Kumar Kedia HUF
East by	: M.G. Road
West by	: Open land and parking space

In witness whereof the **VENDOR** having set his hands on this indenture of sale on the day, month and year first above written in the presence of the following witness:

WITNESSES:

1. 
(K. P. Reddy)

2. 
(S. K. Reddy)


VENDOR

Bhopinder Kaur

ANNEXURE - 1A

Megacity No.

- 1) Description of the Building : Premises Bearing MCH NO. G-4-187/3 & 4
(Part) on the ground floor, forming
Part of a bigger Property known as
(a) Nature of roof : "SOHAM MANSION" situated at Karbala
(b) Type of Structure : Maidan, M.G. Road, Sec 24
- 2) Age of the Building : (Years) 30 yrs.
- 3) Total Extent of site : 24,770 sq ft
- 4) Builtup area of site
(with breakup floor wise) :
- XX Cellar parking area :
- In the Ground Floor : 1130 sq ft Super built up area
In the 1st Floor : (983 sq ft Built up Area)
In the 2nd Floor : (Undivided share of 12.59 sq. yards)
In the 3rd Floor :
In the 4th Floor :
In the 5th Floor :
- 5) Annual Rental Value : Rs.
- 6) Municipal Taxes (per Annum) : Rs.
- 7) Party's own estimation of
Market Value of the Building : Rs. 13,85,000/-

Date: 29/03/05

Satish mod.
Signature of the Executant.

CERTIFICATE

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

Satish mod.
Signature of the Executant.

Bhopinder Kaur
Signature of the Claimant.

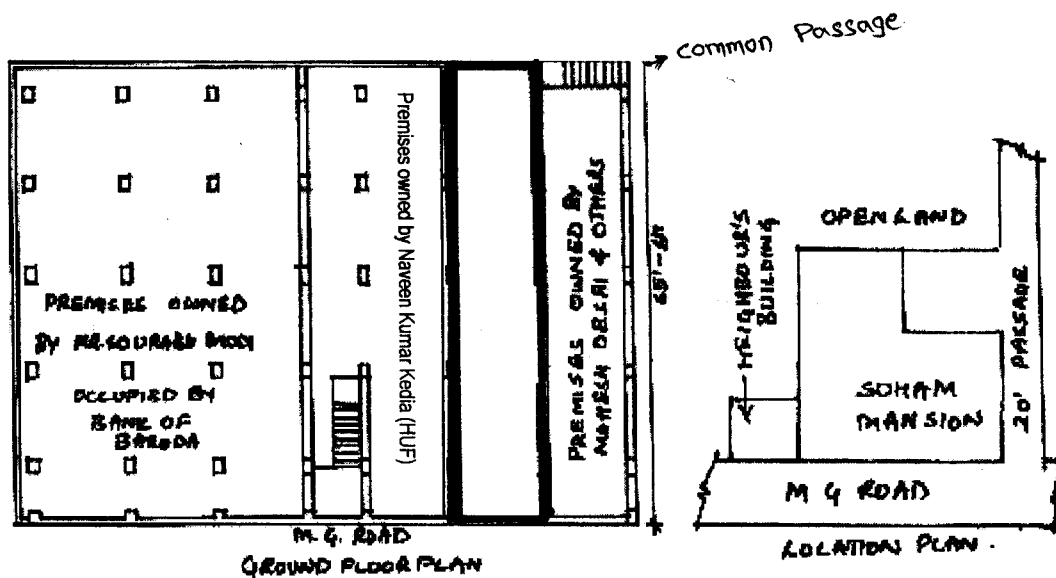
REGISTRATION PLAN OF SALE DEED for the Premises bearing M.C.H No. 5-4-187/3 &4 (Part) admeasuring 1,130 Sq. ft of super built up area on the ground floor, forming part of a bigger property known as Soham Mansion situated at Karbala Maidan, M .G. Road, Secunderabad – 500 003.

Vendor : Mr. Satish Modi, S/o. Late Manilal C Modi
 Vendee : Mrs. Bhopinder Kaur, W/o. Tejinder Singh

Area : 1,130 Sq. ft
 Undivided Share of Land : 12.59 Sq. yards

BOUNDARIES:

North by : Premises owned by Mr. Mahesh Desai & Others
 South by : Premises owned by Mr. Naveen Kumar Kedia HUF
 East by : M. G. Road
 West by : Open Land and Parking space

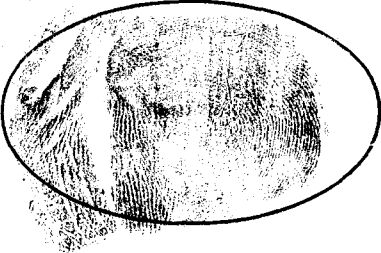
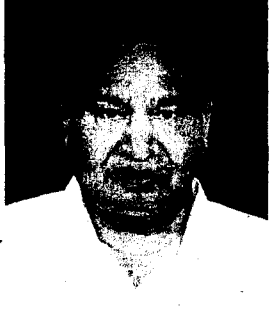
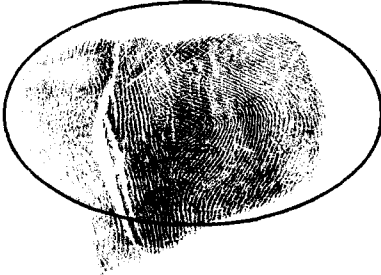

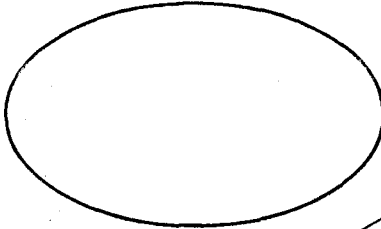
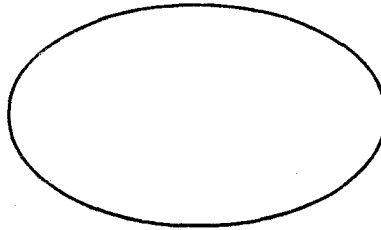


Witnesses:

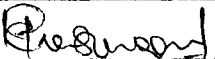
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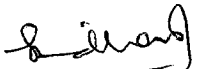
VENDOR

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	<u>FINGER PRINT IN BLACK INK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER</u>
			<p>VENDOR:- <u>MR. SATISH MODI</u> <u>PLOT No. 280, ROAD No. 25,</u> <u>JUBILEE HILLS</u> <u>HYDERABAD - 034</u></p>
			<p>PURCHASER:- <u>MRS. BHOPINDER KAUR</u> <u>R/o. 32, WAHAB NAGAR</u> <u>SIKH VILLAGE</u> <u>SEC - BAD - 003.</u></p>
		<p>PASSPORT SIZE PHOTO BLACK & WHITE</p>	
		<p>PASSPORT SIZE PHOTO BLACK & WHITE</p>	

SIGNATURE OF WITNESSES :

1. 

2. 

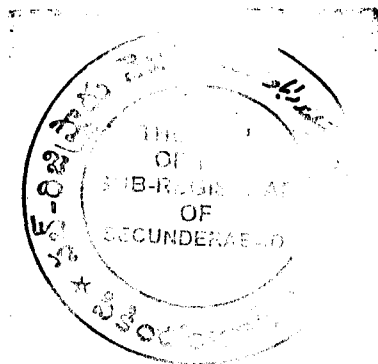
Satish modi

SIGNATURE OF THE EXECUTANT'S
Bhopinder Kaur

సంఖ్య 512/2005

1926 శా.శ సంఖ్య

28 MAR 2005
VC-SEC-BAD
MADRAS. ZONE



2005 సంవత్సరము మార్చి 29 తేది 1926 శా.శ.

సంఖ్య 8 తేది పేజీ 2

గంటల మధ్య నిర్వహించిన సబ్-రిజిస్ట్రారు కార్యక్రమంలో
శ్రీ Satish modi చట్టము. 1986 లోని

సెక్షన్ 32 అనుసరించి సమర్పించవలసిన ఫోటో ప్రతులు మరియు

ఫోటో ప్రతులతో సహా దాఖలు చేసి రుసుము రూ. 76175/-

చలానుద్వారా చెల్లించినారు.

Satish modi

s/o manil c. modi, occ: Business

వాసియిచ్చినట్లు ఒప్పుకున్నది

ఎడమ బొటన వ్రేలు

Satish modi



NAME Satish modi S/O Late manil c. modi

OCC Business R/O Plot no. 289 Road no.

Jubilee Hills, Hyderabad

మధ్య బొటన వ్రేలు

Bhopinder Kaur



NAME Bhopinder Kaur S/O Tajinder Singh

OCC Housewife R/O 32 Wahabnagar

Sikh village, Sec 34

వికాసింపినది

Prabha Reddy

NAME Prabha Reddy S/O Padma Reddy

OCC Seeris R/O S-4-187/354 m.G. Road

Sec 34

10

Sridhar

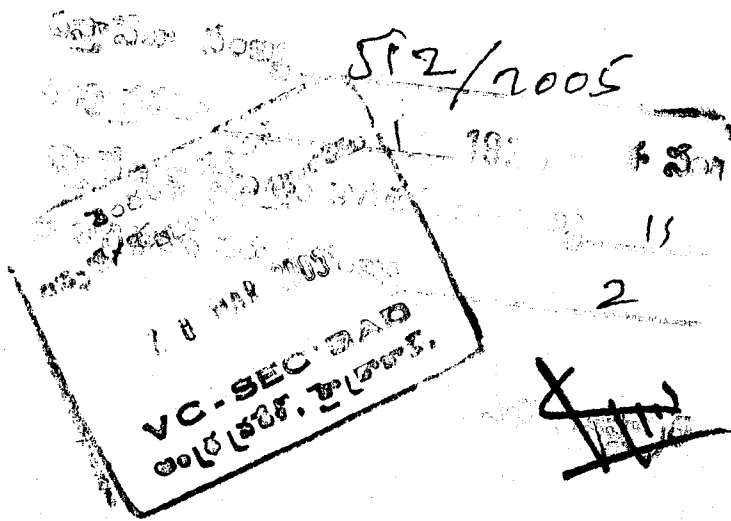
NAME SRIDHAR S/O Ramchandra

OCC Business R/O 2-3-6/10/24 Hyderabad

21

2005 వ సంఖ్య మార్చి 29 తేది సబ్-రిజిస్ట్రారు

1926 శా.శ సంఖ్య 8 తేది

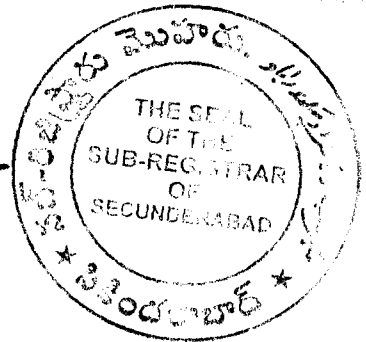


Rs. 93000/- towards Stamp Duty under Section 41 of I. S. Act and Rs. 1385000/- towards Registration fee on the property value of Rs. 1385000/- through SBH Receipt Number 700019 dated 29-3-05

~~Signature~~
SUB-REGISTRAR
SECUNDERABAD

CERTIFICATE OF REGISTRATION

Registered as Document No: 512
of 2005 (1926 SE)
of Book 1 and assigned the
Identification Number 1606...
For Scanning,
Date: 29/3/05 Registering Officer



విస్తావించిన నంబర్ 512/2005

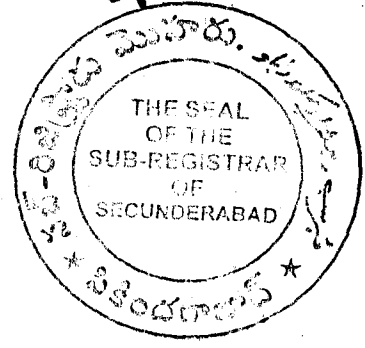
వ పే నంబర్ 197 ప. * నంబర్

విస్తావించిన తేదీ 11

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 పంపిణీ అధికారి, సెకండరాబాద్

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దస్తావేజు నంబరు

512/2005

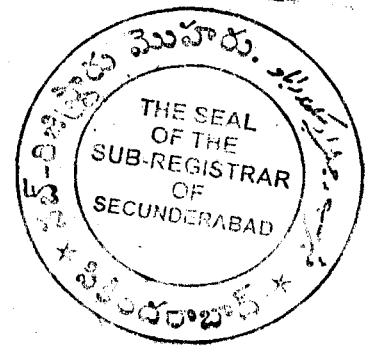
వ పు నెరవేరు

1923 నా క నం

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 మొదటి మొదటి భాగము
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అనామిక సంఖ్య 517/2005

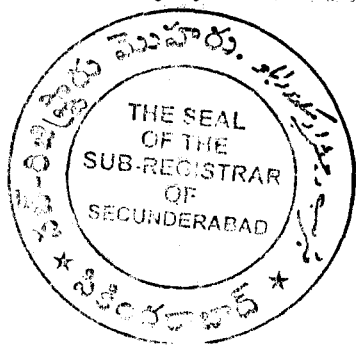
1926 క. క. నం

28 MAR
VC-SEC-BAD
సంకల్ప కార్యదర్శి

మొత్తం కార్యదర్శి సంఖ్య 11

ఈ కార్యదర్శి వర్తన సంఖ్య 5

~~సహ కార్యదర్శి~~



విస్తావణ సంఖ్య 512/2005

వ స్త్రోతము (1926 కా శ సూ

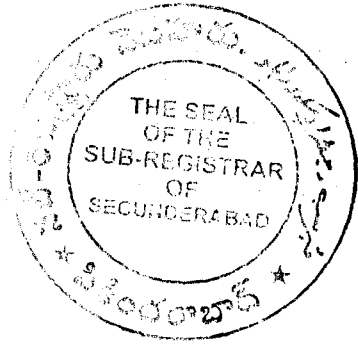
అంతర్గతముగా మొదటి కాగితము సంఖ్య 11

ఈ కాగితము వరుస సంఖ్య 6

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అంతర్గతముగా

~~సంఖ్య~~

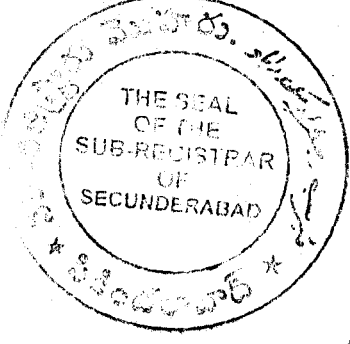


దిస్తావేళ నంబర్ 512/2005

ర పు న్నకము 1 1928 శ నం

వచ్చినట్లుగా
ఈ సాగితము వర్షపు సంఖ్య 7
28 MAR 1928
VC-SECERABAD
అంకె 123456789

~~పాప వజ్రాగార~~



దస్తావేజు నంబర్ 512/2005
వచ్చిన తేదీ 1 1923 వ సం
ప్రజాపాలనా కమిషన్ కార్యక్రమం నంబర్ 1
కాగితము నంబర్ 2
VC-SEC-BAD
సెక్యూరిటీ, సెక్యూరిటీ

~~సంఖ్య~~



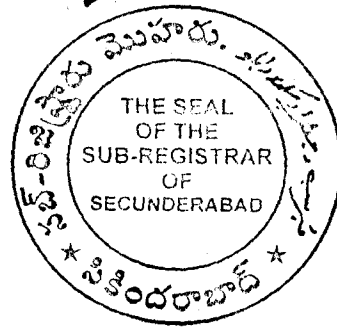
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దస్తావేజు సంఖ్య 512/2005

వస్తు స్థకము 1 1926 కౌ. శ. నం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 11

ఈ కాగితము నడువ సంఖ్య 10

~~సంఖ్య~~



దస్తావేజు నంబ్ర 512/2005

వ పుస్తకము (1926 శా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల నంబ్ర ||

ఈ కాగితము వరుస నంబ్ర ||

~~సబ్ రిజిస్ట్రార్~~

