

S.L.NO: 0000962 DATE: 04/01/95 RS: 5,000

PURCHASER: S VIJAYA MOHAN
W/D S MOHAN
HYDERABAD.

Specimen
వకీల పేరు. వకీల పేరులు
పండు పేరు. పండు పేరులు
పేరు. పేరులు, పేరులు
పేరులు.

FOR WHOM : SELF

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED, AT SECUNDERABAD
ON THIS THE *4th* DAY OF JANUARY 1995 BY AND
BETWEEN:

1. **Gurudev Siddha Peeth**, a Public Charitable Trust, Registered under the
Bombay Public Trust, Act. 1950 vied PTR No. A-484 (Thane) with its office
at, Ganeshpuri, Taluka Bhiwandi, District Thane, Maharashtra State -401
206, represented its Honorary Secretary and constituted Attorney of the
Trustees of the Trust Shri Shirish Thakkar son of Shri Pranjiwandias
Thakkar.

hereinafter called the **VENDOR** (which expression unless repugnant or
inconsistent with the subject or context shall mean and include not only the

Sh *Mishra* *Satish*



S.L.NO: 0000963 . DATE: 04/01/95 RS: 5,000

PURCHASER: S VIJAYA MOHAN,
W/O S MOHAN
HYDERABAD.

సర్వోపయోగము, వ్యవహారములు
మరియు ఎక్స్-అంబియన్స్ ఫ్యాంక్షన్లకు
• ఫ్యా. కార్యాలయము, 4 • కార్యాలయము
హైదరాబాదు.

FOR WHOM : SELF.

said VENDOR but also its all Trustees, successors in Office (Trust of the One Part).

2. Shri Satish Modi, son of Shri Manilal C. Modi, Hindu, aged 50 years. Occupation: Business, with his Office at Premises No. 1-10-72 2.3, Begumpet, Hyderabad - 500 016, and residing at 1-8-179.3, S.D.Road, Secunderabad - 500 003.

hereinafter called the CONSENTING PARTY (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said CONSENTING PARTY but also his heirs, executors, administrators and assigns etc of the Second Part)

IN FAVOUR OF

(Handwritten signatures and text)



S.L.NO: 0000704 DATE: 04/01/95 RT: 5000

PURCHASER: S. VIJAYA MOHAN
W/O S. MOHAN
HYDERABAD.

సత్యమేవ జయతే
సత్యమేవ జయతే
సత్యమేవ జయతే
సత్యమేవ జయతే
సత్యమేవ జయతే

FOR WHOM: SELF

Shri. Vijaya Mohan W/O. S. Mohan aged about 40 years, occupation
Business, residing at 111, Block 1, H.P. Colony, High Line area, P. H.
Hyderabad.

Hereinafter called the VENDEE (which expression shall be interpreted
inconsistent with the subject of context shall mean and include not only the
said VENDEE but also its heirs, executors, administrators, successors and
assignees of the Third Party)

WHEREAS

a. The said property formed part of a property owned by the said Concerned
Party from his predecessor in title who had purchased the same from
Registered as Document No. 29, D.D. of 1987, and the same was registered
the Sub-Registrar, Secunderabad, and the same was dated 1987.

Mohan



S.L.NO: 0000965 DATE: 04/01/95 RS: 5,000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

FOR WHOM : SELF

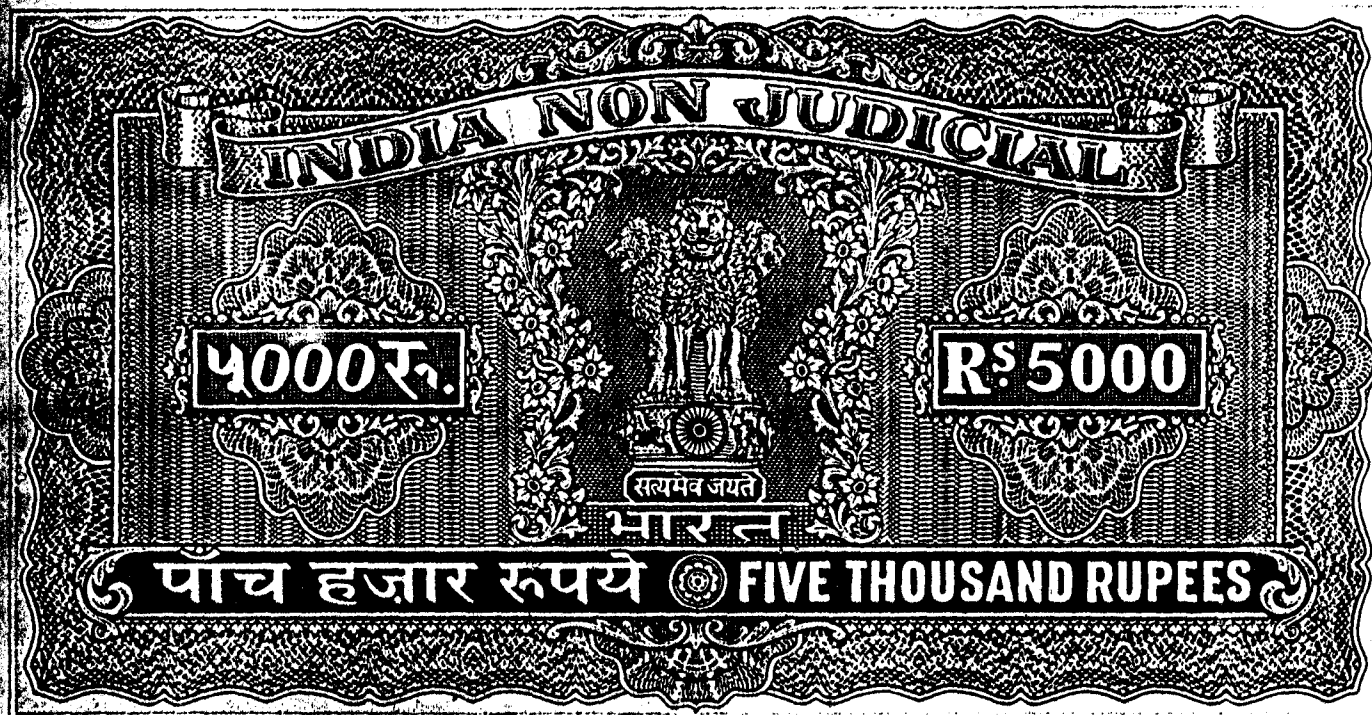
₹ 5,000
ಕುರಿತು ಸಹ-ಕರತೆಯು ಉಂಟು ಎಂದು
ನಿರೀಕ್ಷಿಸಲಾಗಿದೆ.
೨-೨-೨೦-೨೦.

Registered as Document No. 2375-69 of Book No. 1, Volume 251 before the Sub-Registrar, Secunderabad.

b. The Vendor Owns several properties in the twin cities of Secunderabad and Hyderabad which inter alia includes R.C.C. building admeasuring 24000 Sq.ft. bearing M.C.H. No. 5-4-1872 & 4, the property known as Soham Mansion, M.G.Road, Secunderabad by virtue of the Gift Settlement Deed dated 07-05-1977 and Registered as Document No. 780 of 1977 Book - I, Volume No. 372 at Office of the Sub-Registrar, Secunderabad, executed by Shri Satish Chandra Modi.

c. And whereas the Vendor (Shree Gaurang Ashram) is a Trust Registered as PTR No. A-484 (Thane) submitted an application under Section 20 A-15 of the Bombay Public and Religious Trust Act 1950 to modify the Scheme settled in application No. 47 1976 before the Deputy Charity Commissioner, Maharashtra State Bombay for amalgamation of two existing Trusts at

Mohan



S.L.NO: 0000966 DATE: 04/01/95 RS: 5,000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

FOR WHOM : SELF

Ganeshpuri namely, Shree Gurudev Ashram (Thane), PTR No. A-484 and Shree Mukteshwar Trust at Bombay, Registered at Public Trust, which was disposed by order dated 30-06-1976. Thereafter the name of the Trust was changed from Shree Gurudev Ashram and the Trust has been named and designated as "GURUDEV SIDDHA PEEHH", Ganeshpuri Registered No. A-484, (Thane), thus the Vendor became the absolute and exclusive owner of the Scheduled property. The aim of the Ashram is to promote the sense of Brotherhood and build "PARASPARA DEVO BHAVA" 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 herein and who was also authorised to sell, alienate, enter into agreements to sell with third parties.

d And whereas the necessary permission from Charity Commissioner Maharashtra State Bombay is granted vide order No. 118/1984

M. Mohan
S. Mohan



S.L.NO: 0000966 DATE: 04/01/95 RS: 5,000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

Handwritten signature and text in Telugu script, including the date '04/01/95' and other illegible characters.

FOR WHOM : SELF

Ganeshpuri namely, Shree Gurudev Ashram (Thane), P.T.R No. A-484 and Shree Mukteshwar Trust at Bombay, Registered at Public Trust, which was disposed by order dated 30-06-1976. Thereafter the name of the Trust was changed from Shree Gurudev Ashram and the trust has been named and designated as "GURUDEV SIDDHA PEETH", Ganeshpuri Registered No. A-484, (Thane), thus the Vendor became the absolute and exclusive owner of the Scheduled property. The aim of the Ashram is to promote the sense of Brotherhood and build "PARASPARA DEVO BHAVANA" 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 herein and who was also authorised to sell, alienate, enter into agreements to sell with third parties.

d) And whereas the necessary permission from Charity Commissioner Maharashtra State Bombay is granted vide order No. 15483.

Handwritten signature and text, possibly a date '20/1/95'.



S.L.NO: 0000967 DATE: 04/01/95 RS: 5,000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

FOR WHOM : SELF

సత్యమేవ జయతే
పంచము వేల రూపాయల పాతబిరుదు
పంచము వేల రూపాయల పాతబిరుదు
పంచము వేల రూపాయల పాతబిరుదు
పంచము వేల రూపాయల పాతబిరుదు
పంచము వేల రూపాయల పాతబిరుదు

91-477-1222-492 dated 20th January 1992 and 30th June 1992 in respect of sale of immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property to the Consenting Party and on his nominees.

e. WHEREAS the Vendor is the sole, absolute and exclusive owner of R.C.C. Building known as Soham Mansion bearing No. 5-4-187-3 & 4-7 admeasuring about 1500 Sq.ft. on 1st floor, situated at Karbala Madani Secunderabad more fully described in the Schedule annexed hereto and as shown in the plan and which is presently tenanted by Shri K.S. Tripathi on terms and conditions contained in Lease Agreement dated 1st September 1994 entered into by the Consenting Party

f. And whereas the Consenting Party as nominated the purchaser herein in respect of Sale of Scheduled Property herein

[Handwritten signature]
[Handwritten signature]



S.L.NO: 000096B DATE: 04/01/95 RS: 5000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

FOR WHOM : SELF

వకశతాబ్దపు జయంతికి
 చంకయి 25వ వేదికను స్థాపించు
 పా. స్థా. గానాభయము, 4 వ గానాభయము
 ప్రారంభము.

g. And whereas at the request of the purchaser from the vendor, both have agreed to complete the sale and convey the Scheduled property in favour of the purchaser being nominee of the Consenting Party.

NOW THIS INDENTURE WITNESSETH that in pursuance of the authority given by the Charity Commissioner of Maharashtra and in consideration of Rs.5,94,000/- (Rupees Five Lakhs Ninety Four Thousand only) of which the Vendee has given a sum of Rs. 80,000 - (Rupees Eighty Thousand Only) by way of Cheque No. 096561 dated 01/01/1995 drawn on State Bank of India, Barkatpura Branch, 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 on 4-1-95 a sum of Rs. 5,14,000 (Rupees Five Lakhs Fourteen Thousand only) vide Cheque No. 096562 dated 4-1-95 drawn on State Bank of India, Barkatpura Branch, in the name of

Mohan
Satish Modi



S.L.NO: 0000969 DATE: 04/01/95 RS: 5,000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

FOR WHOM : SELF

S. Vijaya Mohan
పండు ఎక్స్. అండ్ సెయిన్స్ ప్రై. లిమిటెడ్
• ప్రా. రోడ్, హైదరాబాద్, 4 నం. రోడ్, హైదరాబాద్
హైదరాబాద్.

of the Consenting Party Shri Saish Modi before the Sub-Registrar at the time of the Registration of this Sale Deed. Thus, the Vendor and the Consenting Party has received from the Vendee the entire Sale Consideration of Rs. 5,94,000/- (Rupees Five Lakhs Ninety Four 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 had delivered possession of the Scheduled property to the purchaser which is presently retained by Shri K.S. Tripathi. The purchaser shall hold and enjoy the same as absolute owner.

S. Vijaya Mohan
S. Saish Modi



S.L.NO: 0000970 DATE: 04/01/95 RS: 5,000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

[Signature]
ಕಂಪು ಎಕ್ಸ್‌-ಪ್ರೊಪರ್ಟಿ ಡೆವಲಪ್‌ಮೆಂಟ್ ಕಂಪನಿ ಲಿಮಿಟೆಡ್
ಎ ಫ್ಲಾ. ೧೦೨೦೦೦೦೦, ೧೦೨೦೨೦೦೦೦
ಹೈದರಾಬಾದ್.

FOR WHOM : SELF

The Vendor/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/Consenting Party or any person/persons claiming through the Vendor/Consenting Party.
2. The Vendor/Consenting Party has given possession of the said property to the purchaser along with copies of the title deeds.
3. The Vendor/Consenting Party undertakes and agrees to give the original title deeds / certified copies to the Vendee.

[Signature]
S. L. No. 0000970



S.L.NO: 0000971 DATE: 04/01/95 RS: 1,000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

FOR WHOM : SELF

పంపించినది, పంపించినది
చరియ పంపించినది పంపించినది
పంపించినది, పంపించినది
పంపించినది

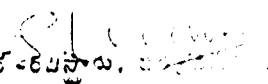
4. The Vendor/Consenting Party has paid all the taxes due payable on the Schedule Property upto date and the purchaser has to pay such taxes etc. payable hereafter
5. The Property is free from all encumbrances, charges, mortgages and assignment of sale or court attachments and it is not subject to any litigation's.
6. The Vendor/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.
7. The Vendor/consenting party shall get the necessary permission required

(Handwritten signatures)



S.L.NO: 0000972 DATE: 04/01/95 RG: 1,000

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.


 పంపించుచున్నాను, పంపించుచున్నాను,
 మరియు ఎక్స్. అరీషియో స్టాంపు పత్రం
 • స్టా. కార్యకర్తలము, 4 • కార్యకర్తలము,
 హైదరాబాదు

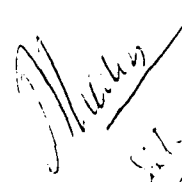
FOR WHOM : SELF

8. The Vendor Consenting Party 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 vesting the said property to the purchaser.

9. The Vendor Consenting Party 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 in future.

SCHEDULE OF THE PROPERTY

All that premises bearing M.C. II No. 5-4-187 3 & 4 with indivisible share in land admeasuring 65 Sq Yds (53.71 sq meters) out of the total land area


 S. Vijaya Mohan



S.L.NO: 0000973 DATE: 04/01/95

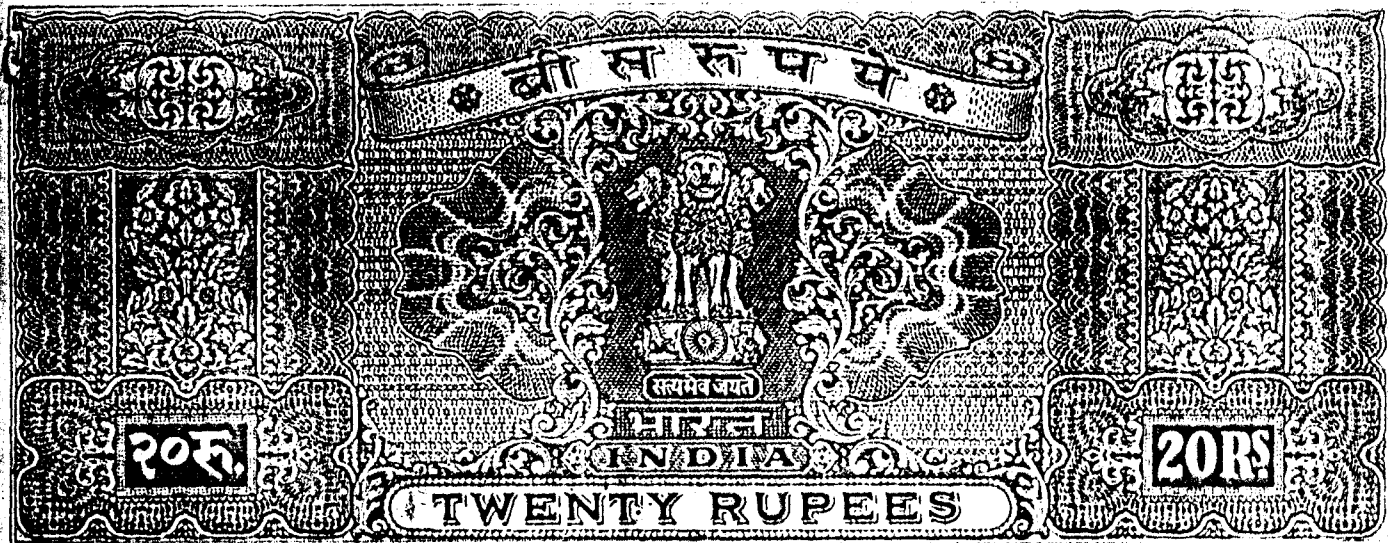
PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

FOR WHOM : SELF

admeasuring 1052 Sq.Yds. (869.42 sq. meters) together with structure
 • admeasuring about 1500 Sq Ft. on 1st floor forming a portion of the
 property known SOHAM MANSION together with a easementary rights
 existing thereon situated at Karbala Maidan, M.G Road, Secunderabad and
 more clearly shown in the plan annexed hereto with red colour and bounded
 by:-

NORTH	-	Premises occupied by Rotary Club
SOUTH	-	Neighbours Building
EAST	-	M.G. Road
WEST	-	Balance Portion of Premises No. 54

M. V. S. S. S.
S. S. S. S.



S.L.NO: 0000974 DATE: 04/01/95 RS: 20

PURCHASER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

S. L. No
0000974
04/01/95
20

FOR WHOM : SELF

The size of the structure of the Schedule property is clearly shown in the plan annexed to.

In Witness whereof the Vendor and Consenting Party 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.

WITNESSES:

1. *[Signature]*
V. Hanumanth Rao
2. *[Signature]*
SOURABH MODI

[Signature]
VENDOR
[Signature]
CONSENTING PARTY

[Signature]

ANNEXURE 1 A

1) Description of the Building

S. 4-187/3 & 4/2 1st floor M. G. Rao's bldg

(a) Nature of roof :-

R.C.C

(b) Type of structure :-

R. C. C / Non-R.C.C (Tierd A/C Sheet)
Mud Roof/plain Leave roof.
Framed (with pillars and columns) load-bearing
(with walls only)

2) Age of the Building :-

30 years

3) Total Extent of site :-

1500 sq ft with 65 sq yards land & 9 shares land

4) Build up Area particulars :-
(with breakup floor-wise)

1st floor

a) Upto 2nd floor,

b) Upto 4 floor,

c) Upto 10th floors,

XX Cellar parking area :-

*In the 1st floor

In the 2nd floor

In the 3rd floor etc.

5) Annual Rental Value :-

R. 1,500/-

6) Municipal Taxes per annum :-

R. 3,000 approx

7) Exectent's estimate of the
MV of the Building :-

594000/-

Date :

4/1/95

CERTIFICATE

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

Signature of the Exectent

S. Vijaya Mohan

Signature of the Excutahy

S. Vijaya Mohan

Signature of the Claimant

S. Vijaya Mohan

S. Vijaya Mohan

PLAN SHOWING PREMISES BEARING MUNICIPAL NO. 5-4-187/3 & 4/7.

LOCATED AT MAHATMA GANDHI ROAD SECUNDERABAD.

VENDOR: GURUDEV SIDDHA PETAH

BOUNDRIES

VENUEE: SMT. VIJAYA MOHAN

NORTH: PREMISES OCCUPIED BY ROTAR CLUB

CONSENTING PARTY: SATISH MODI

SOUTH: NEIGHBOURS BUILDING.

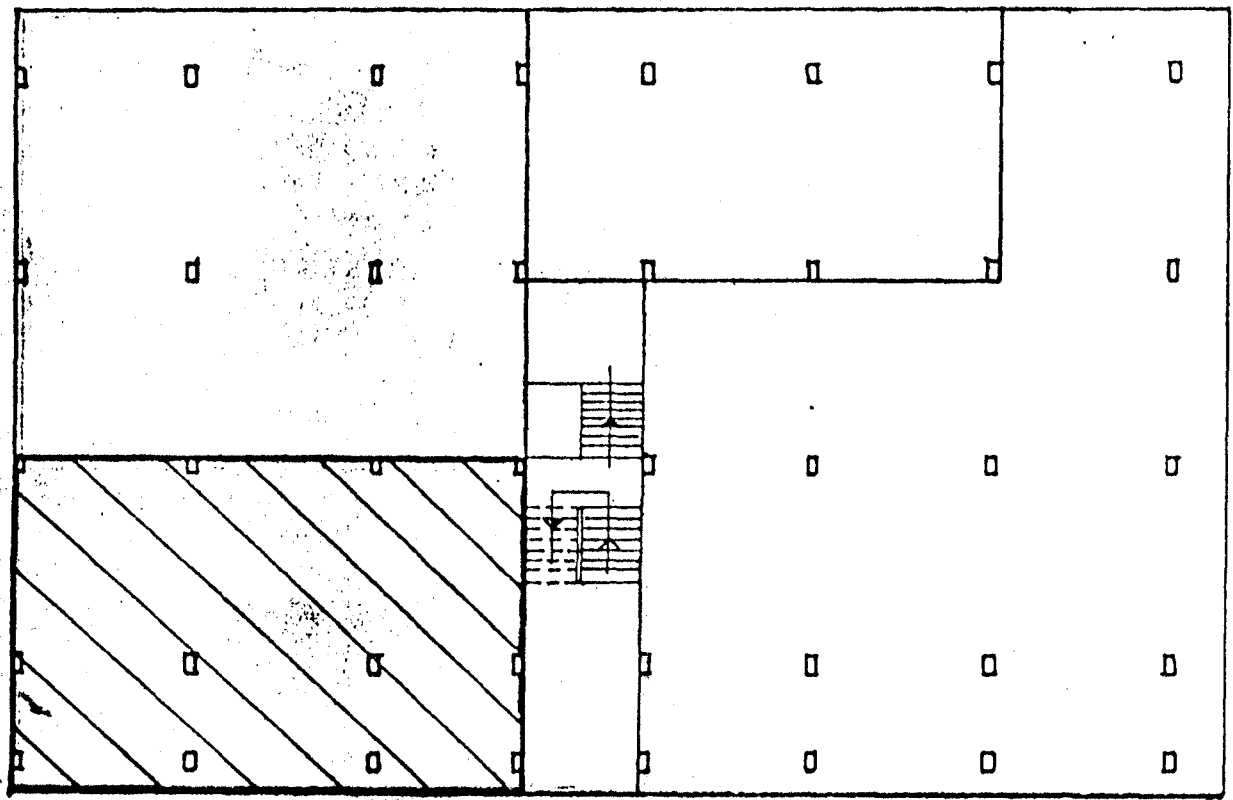
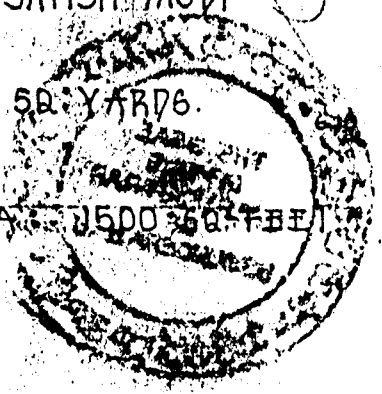
LAND AREA: 65 SQ. YARDS.

EAST: M.G. ROAD.

SUPER BUILT-UP AREA: 1500 SQ. FEET

WEST: BALANCE PORTION OF PREMISE

NO. 5-4-187/3 & 4/7.



M.G. ROAD.

SIGN. OF VENDOR: *[Signature]*

WITNESSES: 1. *[Signature]*

SIGN OF CONSENTING PARTY: *[Signature]*

2. *[Signature]*

వస్తా వేల సుఖం
 ప పుస్తకము
 దస్తావేజుల వెంకటేశ్వర
 ఈ కాగితము వరుస నెం.

సహకారము

199 క సంవత్సరము నాటికి 4 వేల 16 వేల 4 వేల
 14 వేలది మొత్తం 3 మరలము 4 వేలది మొత్తం
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 రుసుము రూ॥ 3294/- గా చెల్లించినది.
 వాసీయచ్చినట్లు బిల్లులో ఉంది
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Pranjivanthi

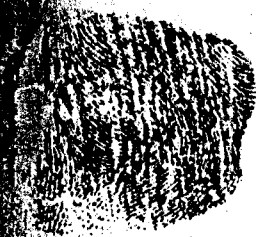
Pranjivanthi

Pranjivanthi
 Secy of PRANJIVANTHI THAKUR
 Government Secretariat, Bangalore
 Bangalore, 15/11/22

Satish Mohan



ఎడమ బొటం వ్రేలు



ఎడమ బొటం వ్రేలు

Pranjivanthi

V. Hanumanth Rao s/o Lakshman Rao
 1-1-530, Guntur Road, Guntur, Andhra Pradesh
 SOURABH MOOI s/o SATISH MOOI, Occupation: Business
 1-8-179/3 S. P. ROAD, SECUNDERABAD 50003

Sourabh Mo...

Rs. 5,14,000/- Five Lakhs and
 four hundred and forty four thousand
 only
 presence of the Purchaser
 the date
 11/4/1995

Pranjivanthi

S. Vijaya Mohan
Buyer

Payee

1995 వ సం. జనవరి నాటికి 4 వేల 16 వేల 4 వేల
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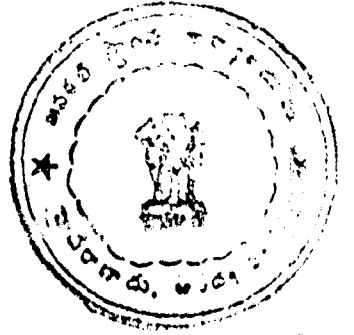
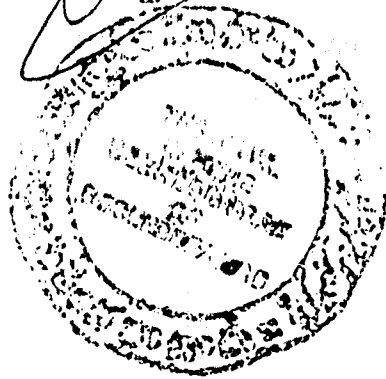
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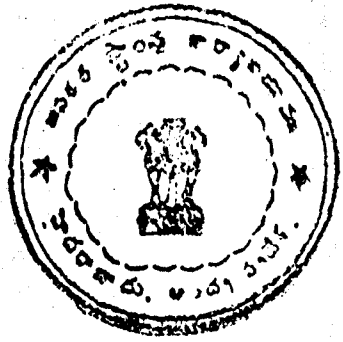
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మౌఖిక ప్రకటన
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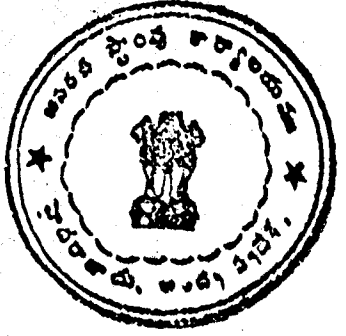


Handwritten text in a non-Latin script, possibly Telugu, located in the upper left corner.

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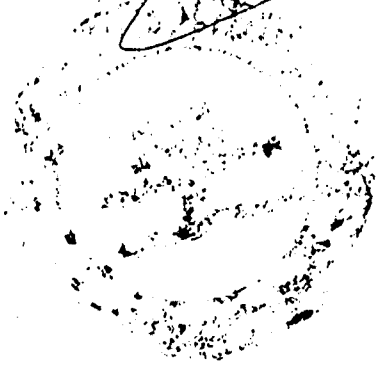
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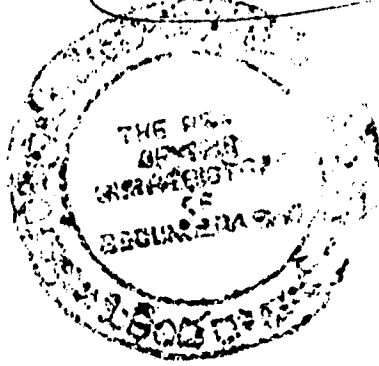


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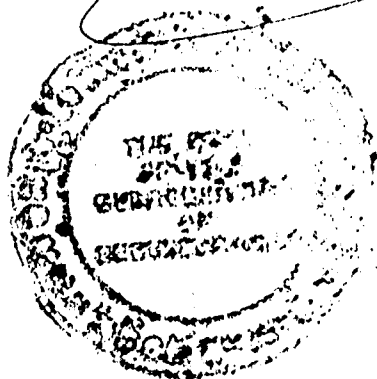


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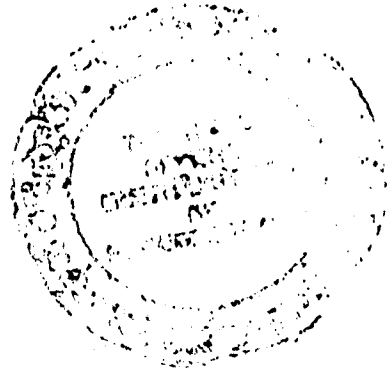


అధికారి
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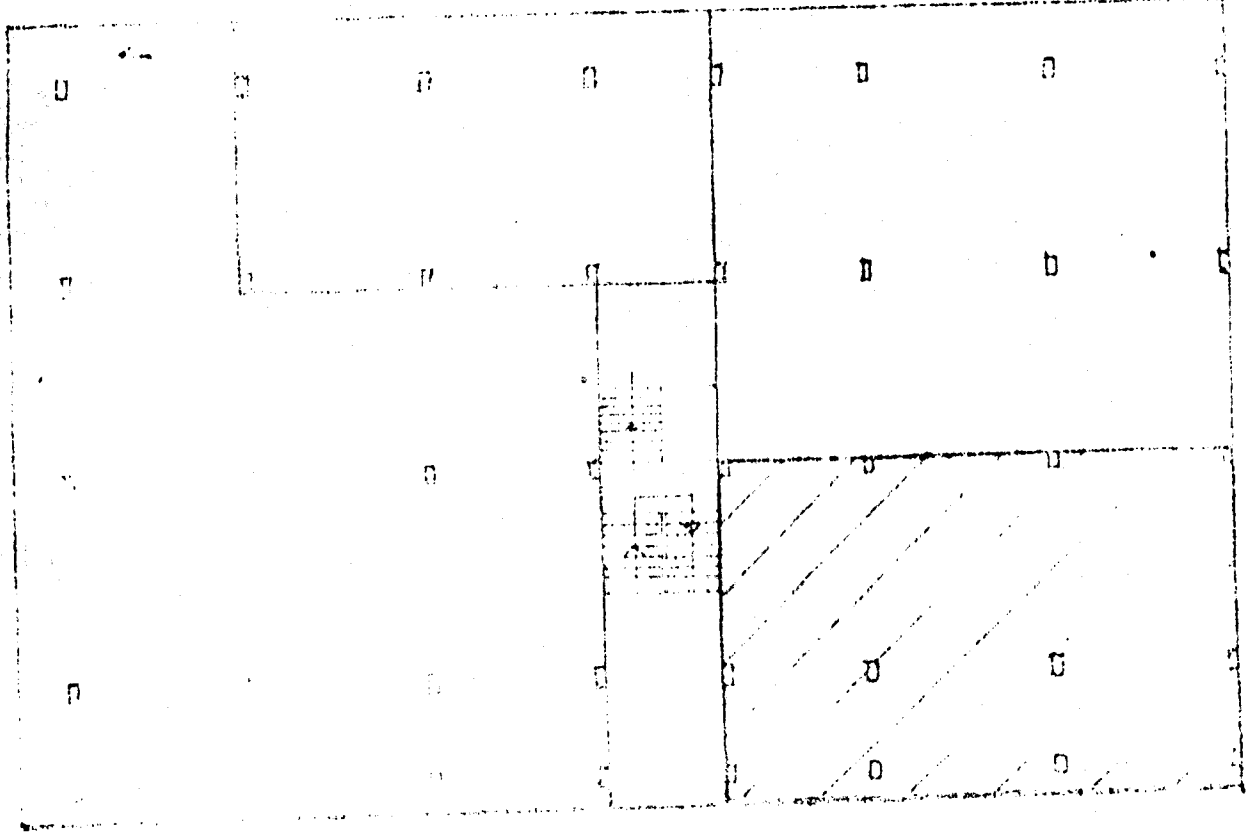
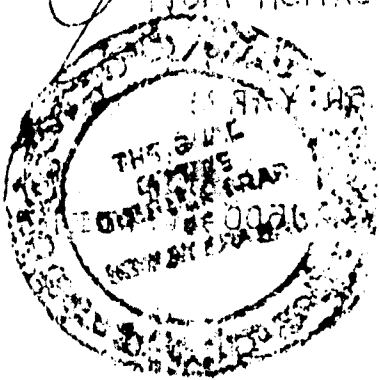
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