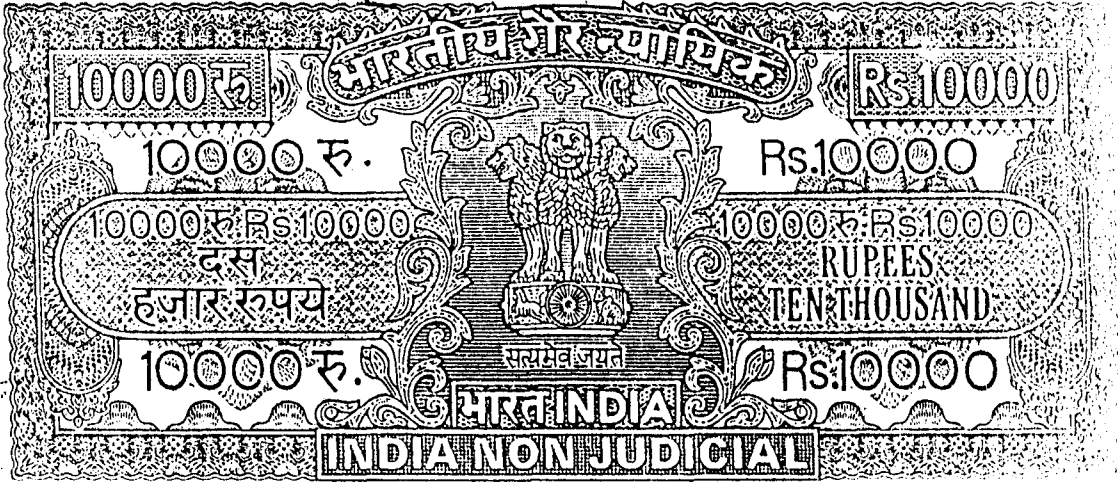


DOCUMENT NO: 296 OF 1996 OF BOOK-I
S. R. O. SECUNDERABAD



G.No. 296. Date. 23/4/1996 Rs. 10,000/-

Sold to Sr. G. K. Srinivasulu Reddy, 13-6-666 Mac P. S.

For witness: S. J. Reddy, M. K. Reddy, S. J. Reddy, M. K. Reddy

00AA 72135

[Signature]

SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vendor.

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 25 day of April 1996 by and between:

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, Bhiwandi Taluka, 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 Prajitiwandas Thakkar.

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 its all Trustees, successors in Office/Trust of the One Part).

Shri Satish Modi, son of Shri Manilal C. Modi, Hindu, aged 53 years, Occupation: Business, with his Office at Premises No.5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad -500 003, and residing at 1-8-179/3, S.D.Road, Secunderabad - 500 003

(Shirish Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH,



0. No. *491* Date: *23/4/1996* R. No. *444*

Sold to *S. Kanna K. R. R. S/o G. Subba Rao & Co.*

S/o M. K. G. S/o

S/o M. K. G. S/o

00AA 721382

[Signature]
SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vendor.

-2-

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

Syed Mehdi S/o. Shri. Syed Mahmood aged 40 years presently residing at P.O.Box No.41002, JEDDAH - 21521, Saudi Arabia and Permanent Address bearing H.No.1-5-16/2/1, Musheerabad, Hyderabad- 500 048 hereinafter called the **PURCHASER** (which expression unless repugnant or inconsistent with the subject or context shall mean and include nor only the said **PURCHASER** but also its heirs, executors, administrators, successors and assignees of the Third Part).

WHEREAS

- a. The Vendor Owns several properties in the twin cities of Secunderabad and Hyderabad which inter alia includes R.C.C. building admeasuring 24825 Sq.ft. bearing M.C.H. No. 5-4-187/3 & 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. 756 of 1977 Book - I, Volume No. 372 at Office of the Sub-Registrar, Secunderabad, executed by Shri Satish Chandra Modi.

[Signature]
(Shirish Thakkar)
Hony. Secretary

GURUBEV SIDDHA PEETH,



Sl. No. 5787 Date 27/11/199 (Rs. 10,000) —

Sold to Sri G. Karimulla K. K. A. C. / G. S. No. 220 / 199

For whom Sy. of M. C. H. No. 5-4-187/3&1/6
S. of M. C. H. No. 5-4-187/3&1/6

00AA 721383
SUB-REGISTRAR
SECUNDERABAD
Ex-Officio Stamp Vendor

-3-

- b. WHEREAS an area admeasuring about 750 Sq.Ft. bearing M.C.H No.5-4-187/3&1/6 on 2nd floor, forming part of bigger property known as Soham Mansion as said above situated at Karbala Maidan, M.G.Road, Secunderabad more fully described in the Schedule annexed hereto and as shown in the plan, is owned by the Vendor (hereinafter the property is referred to as **Scheduled Property**).

- c. And whereas the Vendor (Shree Gurudev Ashram) is a Trust Registered as PTR No. A-484 (Thane) submitted an application Under Section 50 A (3) 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 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 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 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

(Shirish Thakkar)

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. 14/181-91/477-12224-92 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 or his nominees.

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

-4-

- f. And whereas at the request of the Purchaser herein the Vendor, herein has 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 sanction given by the Charity Commissioner of Maharashtra and in consideration of Rs.1,00,000/- (Rupees Four Lakhs only) being the sale consideration which the Purchaser herein has paid total sale consideration of Rs.4,00,000/- (Rupees Four Lakhs only) by way of Cheque No.244110 dated 05/09/1995 respectively drawn on State Bank of India, N.R.I Cell, R.P.Road 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.

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. The Purchaser shall hold and enjoy the same as absolute owner.

(Shirish Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH.



Satish Modi

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 agree to give the original title deeds certified copies to the Purchaser.
4. The Vendor Consenting Party has paid all the taxes etc. 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 prior assignment of sale or court attachments and it is not subject to any other litigation's.
6. The Vendor Consenting Party hereby agrees to co-operate 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.
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 assuring 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.

(Shri. Thakur)
Hony. Secretary
GURUDEV SIDDHA PEETH.



Sachin Mehta

SCHEDULE OF THE PROPERTY

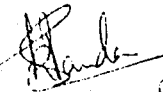
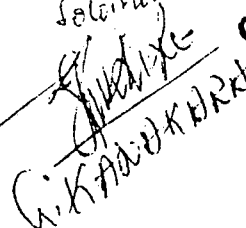
All that premises bearing M.C.H. No. 5-4-187/3 & 4-6 with undivided share in land admeasuring 31.88 Sq.Yds.(26.66 sq meters) out of the total land area admeasuring 1055.5 Sq.Yds. (883 sq. meters) together with structure admeasuring about 750 Sq.Ft.on 2nd floor forming a portion of the property known 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	-	Neighbour's Building
SOUTH	-	Portion occupied by M's.Patny Controls Pvt Ltd
EAST	-	Part of the premises owned by Mrs. Razia Banu
WEST	-	Premises occupied by M's.Luharuka & Associates

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.

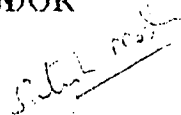
WITNESSES:

1. 
Soloman R Panda
2. 
G. K. ANANDKAR

(Shirish Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH,

GURUDEV SIDDHA PEETH,
P. O. GAYESHAPURI,
District - Thane,
Maharashtra - 401200


VENDOR


CONSENTING PARTY

ANNEXURE 1-A

1) Description of the Building :

R.C.C/Non-R.C.C. (Tiard A/C Sheet)
Mud Roof/Plain Level Roof.
Framed (with Pillars and slums)
(with walls only)

(a) Nature of roof :

R.C.C

(b) Type of structure :

R.C.C. structure with
pillars & slums upto 2 floors

2) Age of the Building :

3) Total Extent of site :

1055.50 sq. yards. Transferable area of 700 sq. ft.
with undivided share of land 36%

4) Total Extent of site :
(with breakup floor-wise)

a) Upto 2nd floor,

b) Upto 4th floor,

c) Upto 10 floor,

XX Cellar parking area :

In the 1st floor

In the 2nd floor

In the 3rd floor

5) Annual Rental Value :

Rs. 6,800/-

6) Municipal Value :

Rs. 1,277/-

7) Executant's estimate of the
MV of the Building :

Rs. 4,00,000/- (Rupees four lakhs only)

Signature of the Executant

Date :

CERTIFICATE

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

Signature of the Executant

Syed. Mohd.

Signature of the Claimant.

PLAN FOR SALE DEED OF BUILDING BEARING M.C. NO. 5-4-107/3846 SITUATED AT M.G. ROAD, SECUNDERABAD. A.P.

VENDOR: GURUDEV SIDDHAPETH

VENDEE: SYED MEHDI

CONSENTING PARTY: SATISH MODI

LAND AREA: 31.88 Sq Yds. (50% undivided share in transferable Land area of 63.76 Sq. Yds)

TRANSFERABLE AREA: SECOND FLOOR: 750 SFT (50% undivided share in total transferable area of 1500 SFT)


BOUNDARIES:

NORTH: Neighbour's Building

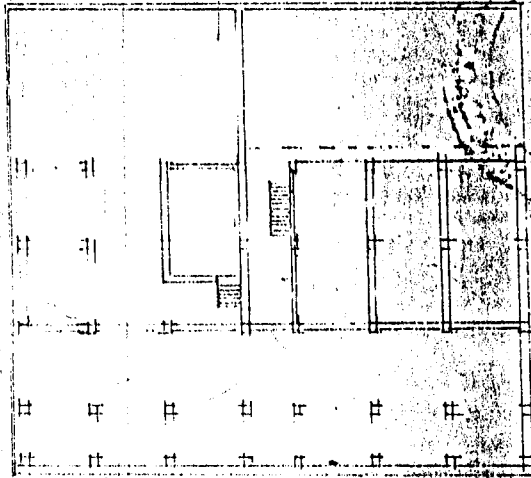
SOUTH: Patny Controls Pvt. Ltd.

EAST: Premises of Razia Begum

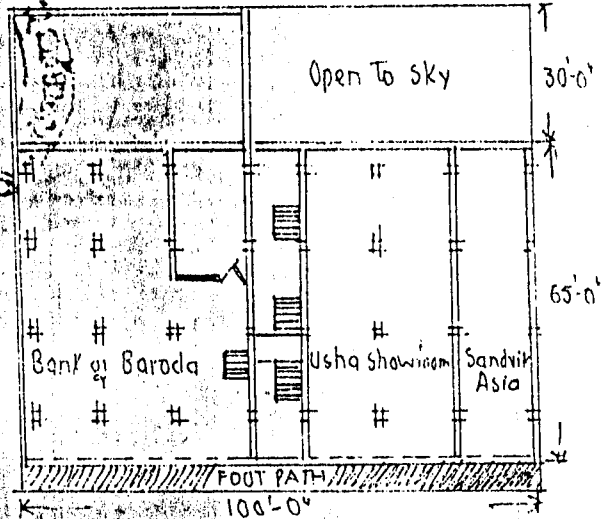
WEST: Loharuka Associates

Area included: 

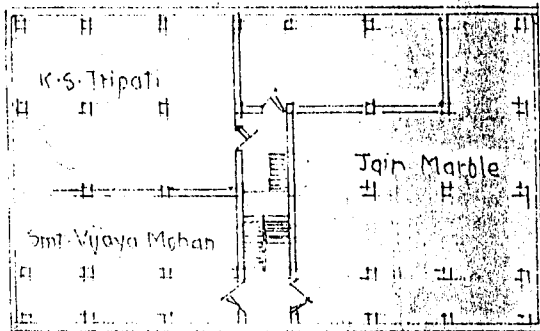
Area excluded: 



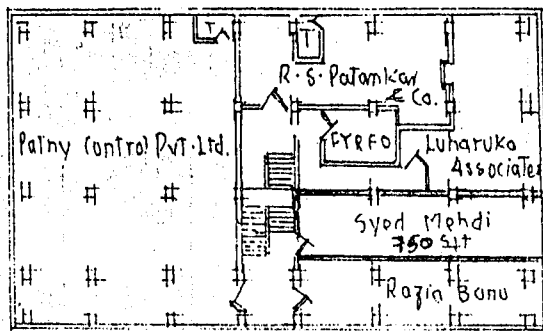
PARKING AREA PLAN



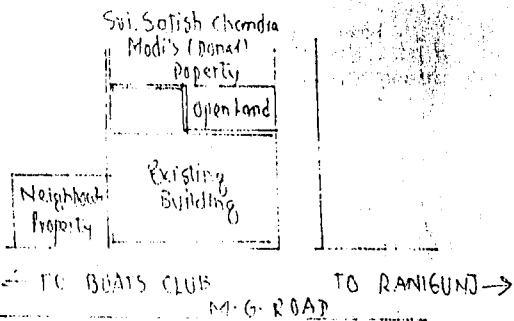
GROUND FLOOR PLAN



FIRST FLOOR PLAN




SECOND FLOOR PLAN



SITE PLAN

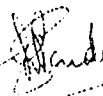
SIGNATURE'S:


Consenting Party: 

Vendee's:

Vendor's:

Witnesses: 1.

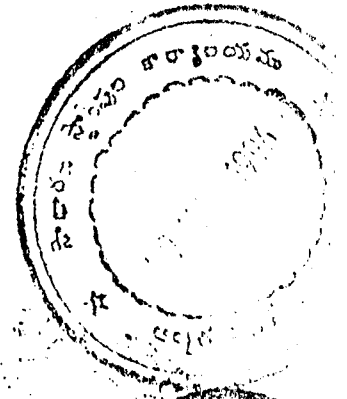
1.  2.

2. 

(Shirish Thakker)
Hony. Secretary

GURUDEV SIDDHA PEETH.

సంఖ్య: 296/96
 తేదీ: 1918

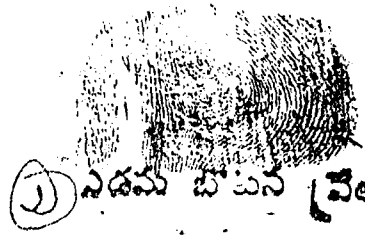


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 పంచాయతీ కమిషనరు

1918 సంవత్సరము ప్రారంభించిన తరువాత 1918-19 వేలము
 క... వేలము పగలు... 11... మరియు 12 గుంటల మధ్య
 గానాబద్ నట్ - రిజిస్ట్రారు కార్యాలయములో ఉంటున్న
 ముద్రలు యొక్క... కేంద్రము... చెల్లించినవి.
 వానాయిచ్చినట్లు బహుకృత్యుడి

[Handwritten signature]
 (S/o PRANJIVAN) Hon. Secretary

1) ఎడమ బొటన వ్రేలు



వ్రేలు

Sahet mudi.
 S/o Mankal mudi.
 Builder
 Paradise - Sahet.

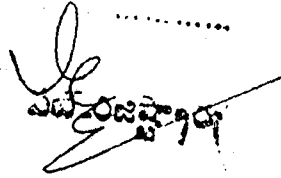
GURUDEV SIDDHA PEETH,
 P. O. GANESHPURI,
 District - Thane,
 Maharashtra - 401208

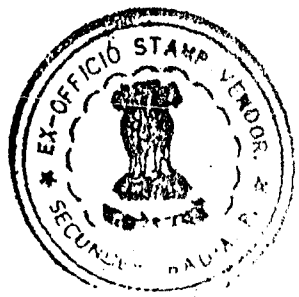
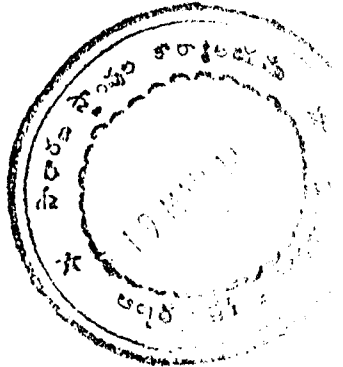
- 1) *[Handwritten signature]* S/o KRUPAKANTH RAO
 RAO B. J. R. IDH. (S/O),
 NEW RAJAGUDA, K. RAO.
- 2) *[Handwritten signature]* S/o G. SUBBARAO
 1-8-408, E. K. Kadavally, Hyderabad - 20

[Handwritten signature]

1918 సంవత్సరము ప్రారంభించిన తరువాత
 1918-19 వేలము పగలు కేంద్రము

దస్తావేజు నంబర్ No 2961961
 ప పుస్తకం 8
 ప్రసాదించిన తేదీ
 ఈ కార్యక్రమం వలన 20


 ఎ.వి.కె.కృష్ణారావు



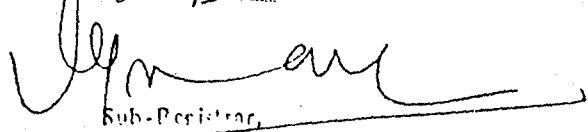
OFFICE OF THE SUB-REGISTRAR

Endorsement Under Section 42 of Act 11 of 1899

No. 2961961 of 25.15.1998

stamp duty of Rs. 360 (Three hundred and sixty rupees) has been levied in respect of this instrument

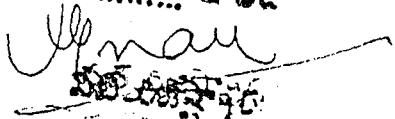
from Sri Srinivas Thalluri on the basis of the agreed Market value/ consideration of Rs. 9,50,000 being higher than the consideration/agreed Market value.


 Sub-Registrar,

SECUNDERABAD,
 and Collector 11/5 41 & 42 of
 INDIAN STAMP ACT, 1899

Date :

I వ రిజిస్ట్రేషన్ నంబర్ 264 వ రిజిస్ట్రేషన్ నంబర్ 469 నంబర్ 484
 తేదీ 1996 మార్చి/1918 వ.క. 296 నంబర్ 4
 రిజిస్ట్రేషన్ నంబర్ 1896 నంబర్ 296
 25 వ తేదీ 191 వ.క. రిజిస్ట్రేషన్ నంబర్ 20 వ తేదీ


 ఎ.వి.కె.కృష్ణారావు



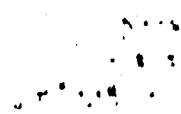
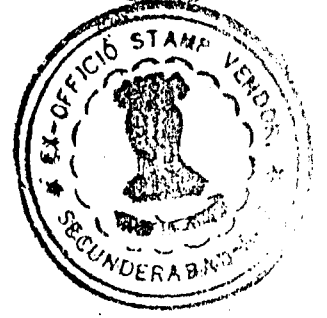
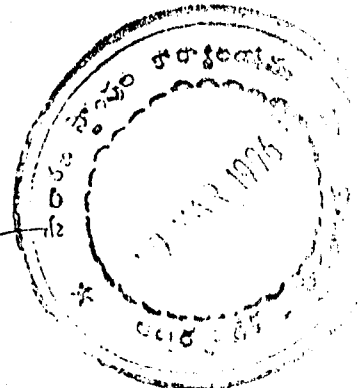
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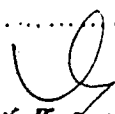
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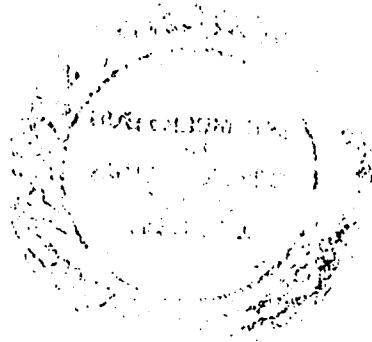
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[Handwritten Signature]
సహ-రిజిస్ట్రార్

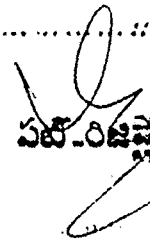


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పట్-రిజిస్ట్రార్



పల్నాపేట సంఖ్య 296
వస్తుస్థానము..... 8 క. న. సంఖ్య
దస్తావేజుల పే.
ఈ కారితము పరచునట్లు..... 5



పట్టణం



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ఎస్.ఎ.సి. సంఖ్య No 296/96
వ.పు.స్థ.ము. శా.శ. సంఖ్య
దస్తావేజుల వెం. కౌ.క. సంఖ్య
ఈ కౌ.క.ము. పరమ సంఖ్య 6


పట్టణస్థానము




దస్తావేజు సంఖ్య 296

సంవత్సరము 8 క.శ. సం॥

దస్తావేజు వివరములు సంఖ్య

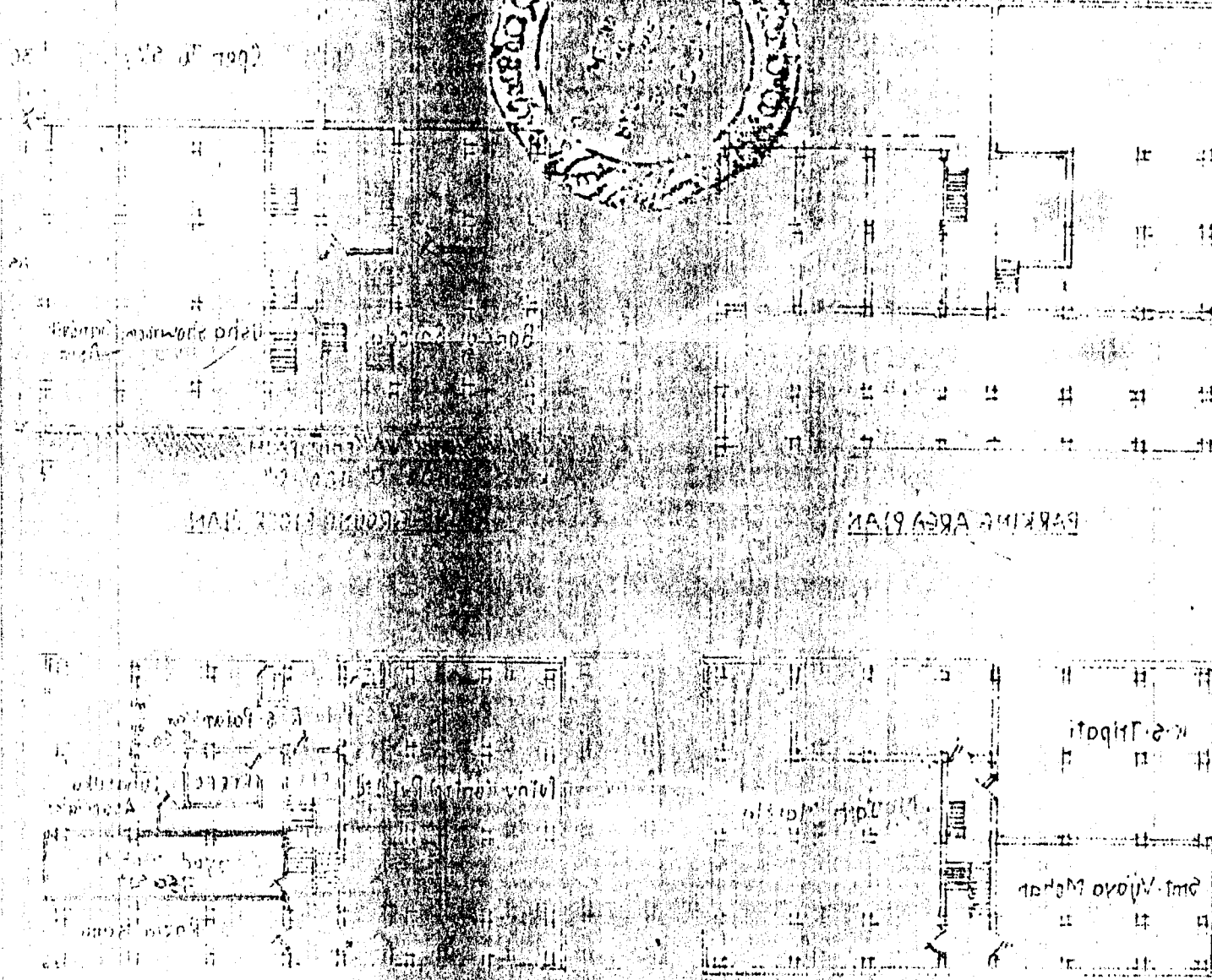
ఈ కార్యము వనరు సంఖ్య 7


పరిశ్రామిక



296/96

శ్రీ కౌశల్య వేదవ సంస్థానం
వచ్చినందుకు
దస్తావేజాల వేదవ సంస్థానం సుఖ్య
శ్రీ కౌశల్య వేదవ సంస్థానం



శ్రీ కౌశల్య వేదవ సంస్థానం
[Signature]

శ్రీ కౌశల్య వేదవ సంస్థానం
[Signature]