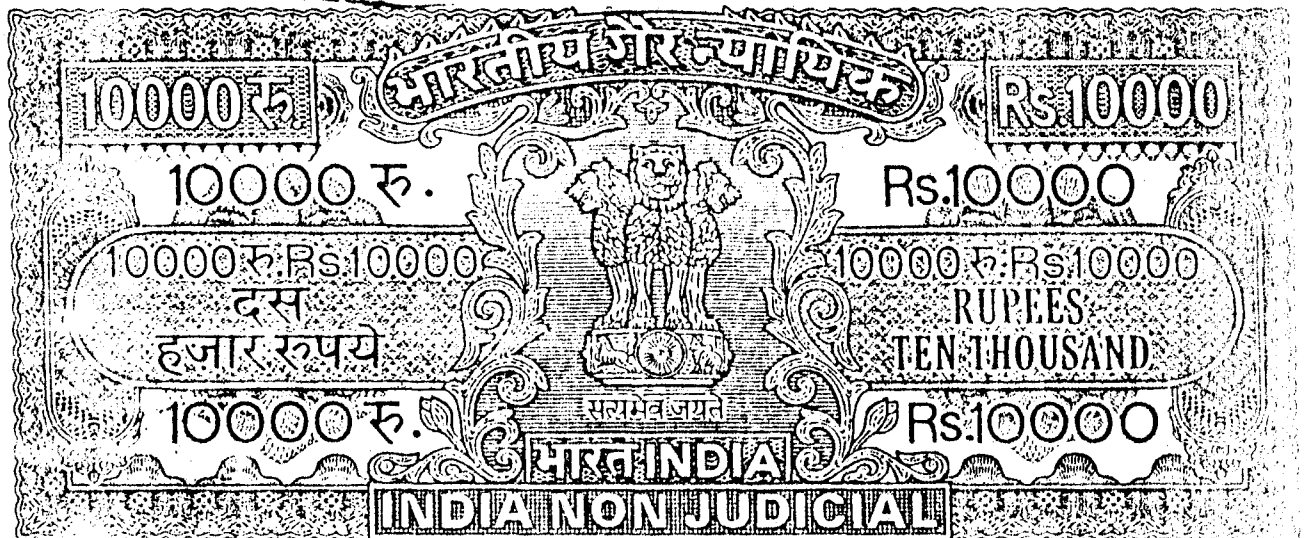


DOCUMENT NO: 295 OF 1996 OF BOOK-I  
S. R. O. SECUNDERABAD,



No. 5000 Date. 23/4/1996 Rs. 10000/-

Sold to Sri. K. Venkata Rao & Co. Subba Rao & Co.

For whom Sri. R. Venkata Rao & Co.

Sri. R. Venkata Rao & Co.

00AA 721371

SUB-REGISTRAR  
SECUNDERABAD  
Ex-Officio Stamp Vendor

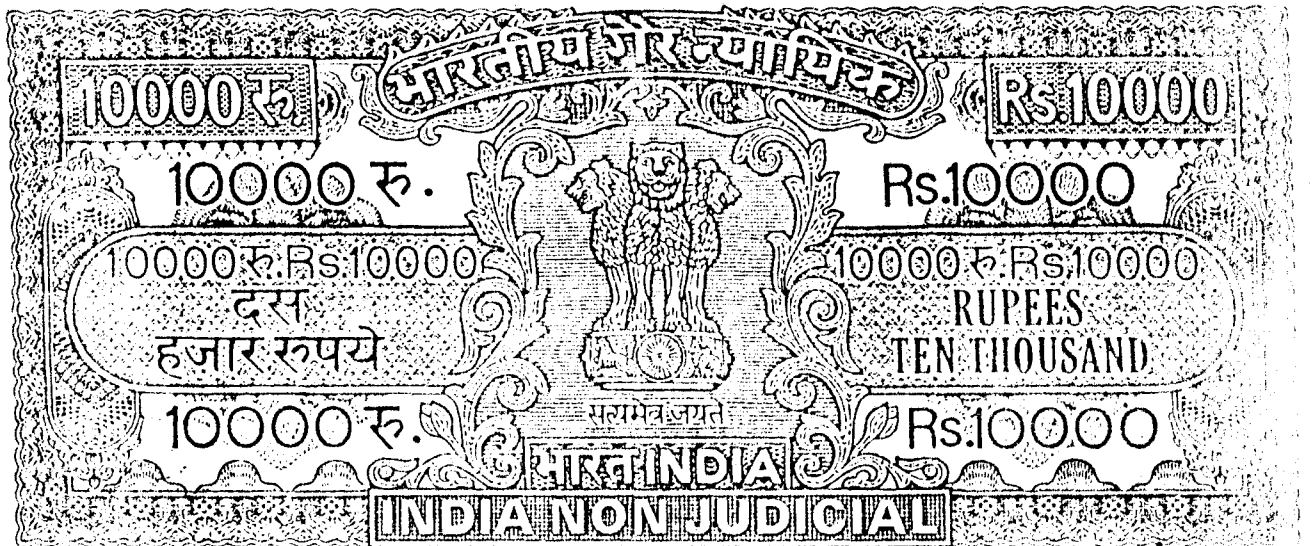
### SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 23<sup>rd</sup> day of April 1996 by and between:

Gurudev Siddha Peeth, a Public Charitable Trust, Registered under the Bombay Public Trust, Act, 1950 vide 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 Prajivandas 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.



Sl. No. 5. C. No. Date 23/4/1976 Rs. 10,000/-

Sold to: C. Kanna Reddy, G. Subba Rao & Co. Secunderabad

For: Shri. Rajia Banu W/o. Shri. Syed Mehdi

DDAA 721374

*[Signature]*  
SUB-REGISTRAR  
SECUNDERABAD  
Ex-Officio Stamp Year

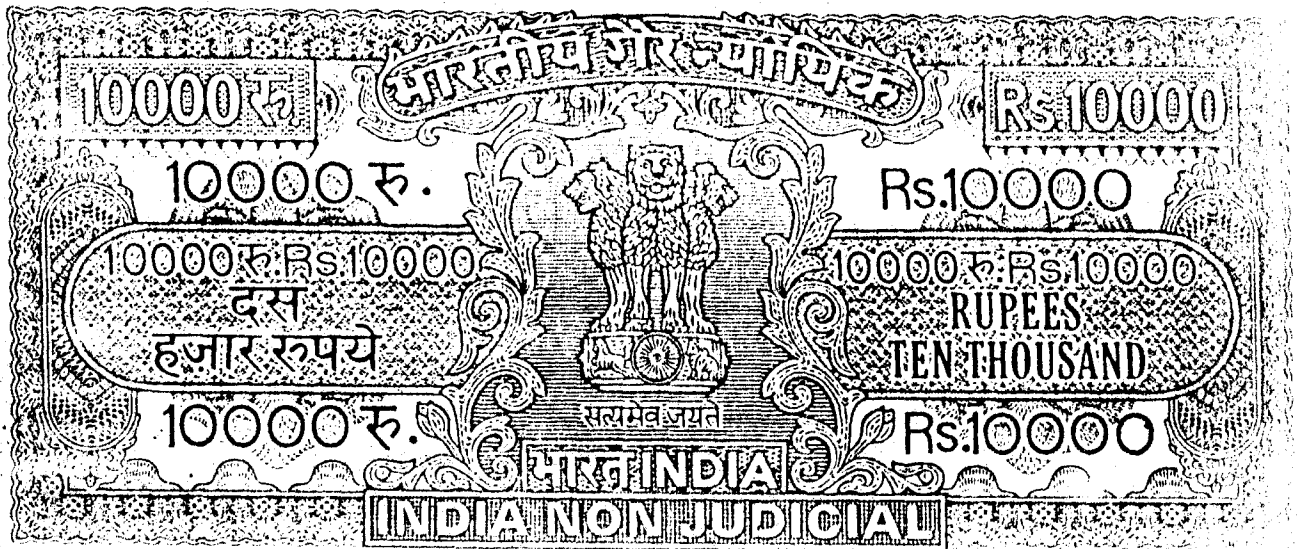
hereinafter called the **CONSENTING PARTY** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said **CONSENTING PARTY** but also his heirs, executors, administrators and assigns etc. of the Second Part)

IN FAVOUR OF

Mrs. Rajia Banu W/o. Shri. Syed Mehdi aged 28 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 not 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.



S.No. 5679 Date: 23/4/1996 Rs. 10,000/-

Sold to Mr. C. Karuba Rao Jr. C. Subba Rao & Co.

For Mr. Smt. Rajeshwari Rao & Co.

Super. Office of the

00AA 721380

*[Signature]*  
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&4/6 on 2nd floor, forming part of bigger property known as Solam Mansion as said above situated at Karbala Maidan, M.G.Road, Secunderabad-500 003 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

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. J/4/181-91/477/12224/92 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.
- e. And whereas the **Consenting Party** as nominated the purchaser herein in respect of Sale of **Scheduled Property** herein.
- 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.4,00,000/- (Rupees Four Lakhs only) being the sale consideration which the **Purchaser** herein has paid as total sale consideration of Rs.4,00,000/- (Rupees Four Lakhs only) by way of Cheque Nos. 220929 and 244110 dated 12/12/1995 and 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 **Vendee** shall hold and enjoy the same as absolute owner.

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

SCHEDULE OF THE PROPERTY

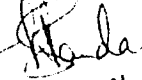
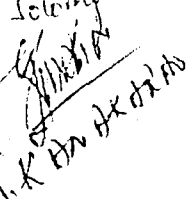
All that premises bearing M.C.H. No. 5-4-187/3 & 4/6 with undivided share in land admeasuring 31.88 Sq.Yds.( 26.66 sq meters) out of the total land area admeasuring 1055.5 Sq.Yds. (883 sq. meters) together with structure admeasuring about 750 Sq.Ft.on 2nd floor forming a portion of the property known as SOHAM MANSION, together with easementary rights, existing thereon situated at Karbala Maidan, M.G.Road, Secunderabad -500 003 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  | - | M.G. Road                                      |
| WEST  | - | Part of the premises owned by Mr.Syed Mehdi    |

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.   
Selvam R
2.   
G.K. An. Ak. Ab

(Shirish Thakkar)  
Hon. Secretary  
GURUDEV SIDDHA

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

  
VENDOR

  
CONSENTING PARTY

No 295796

LAXMI PRINTERS  
Medibavi, Seethaphalmandi.

# 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 : P.C.C

(b) Type of structure : R.C.C

It is up to 2 floors

2) Age of the Building :

3) Total Extent of site : (1080 sq. ft.) in 1st floor. Transferable Area of 787 sq. ft.

4) Total Extent of site : (with breakup floor-wise) with undivided area of 297 sq. ft.

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 : 6/-

6) Municipal Value : 1.00

7) Executant's estimate of the MV of the Building : 60000/-

*[Handwritten Signature]*  
Signature of the Executant

Date :

## CERTIFICATE

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

*[Handwritten Signature]*  
Signature of the Executant

Signature of the Executant

RAJESH BANU

IN FOR SALE DEED OF BUILDING BEARING M.C. NO. 5 2-1871/384/6 SITUATED AT  
 G. ROAD SECUNDERABAD A.P. **201208**

BOUNDARIES:

NOOR: GURUDAY SIDDHAPETH

NORTH: Neighbour's Building

NOEE: RAZIA BANU

SOUTH: Patny Control Pvt. Ltd.

CONSENTING PARTY: SATISH MODI

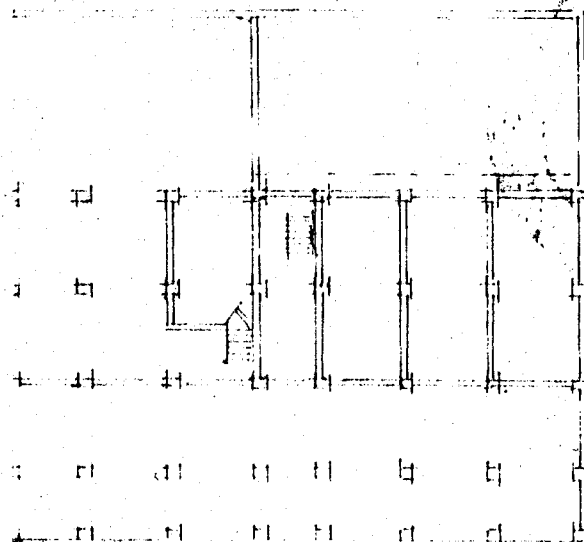
EAST: M. G. Road

AND AREA:- 31.88 Sq. Yds. (50% Undivided Share in Transferable Land area of 63.76 Sq. Yds.)

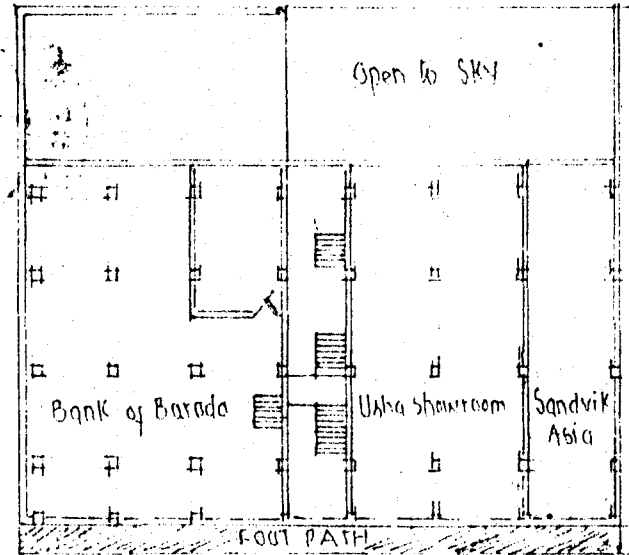
WEST: Premises of M/s Syed Mehdi

TRANSFERABLE AREA: SECOND FLOOR (750 sq. ft.)  
 (50% Undivided Share in Total Transferable Area of 1500 sq. ft.)

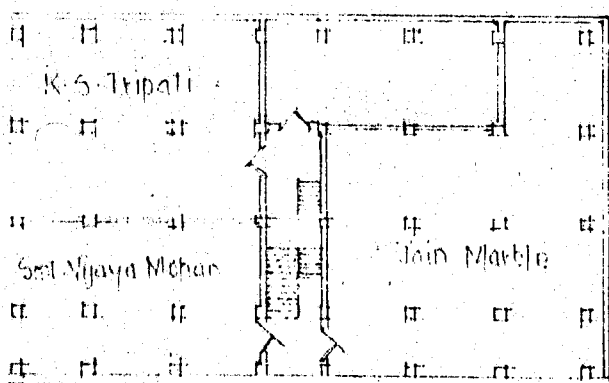
Area Included:   
 Area Excluded:



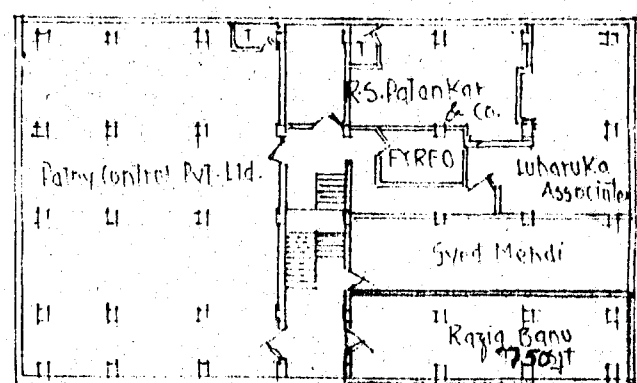
PARKING AREA PLAN



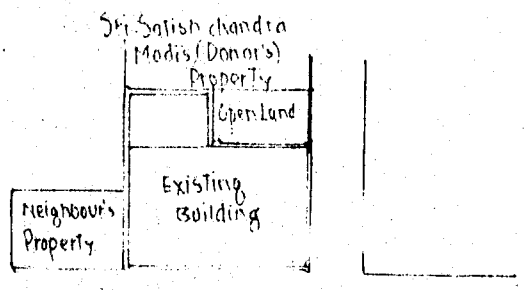
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TO REALTOR

SIGNATURES:  
 Consenting Party: Satish Modi  
 Vendee: \_\_\_\_\_  
 Vender: \_\_\_\_\_  
 Witnesses: \_\_\_\_\_

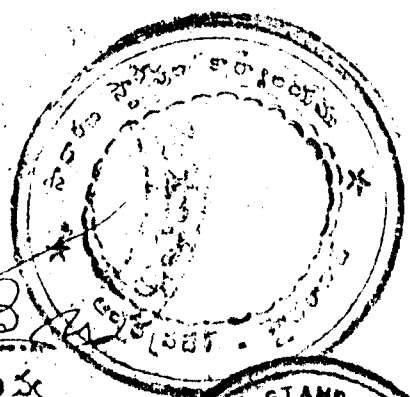


ప్రస్తావన సంఖ్య No 995796  
 ప పుస్తకము..... ర..... కా.శ. సం||వే  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....  
 ఈ కాగితము పరచిన సంఖ్య.....

వబ్-రిజిస్ట్రార్

1996 సంవత్సరము ప్రస్తుత నెలకొనవలసిన 1918 గా.శ. 3  
 కేంద్రీయ గణాంకాలు... II... మరియు... గుంటూరు జిల్లా  
 వ బిల్ - రిజిస్ట్రారు కార్యాలయ ములో బాబులు చేసి  
 చా|| 308511 చెల్లించినది.

1) మొదటి నట్టు ఒప్పకొన్నది  
 2) మిగిలిన బొటన ప్రేలు



CS/O PRANJANA  
 Hony. Secretary

GURUBEV SIDDHA PEETH,  
 P. O. GANESHPURI,  
 District - Thand,  
 Maharashtra - 401209

latest mch.  
 S/o manilal

mch, Builder. Purchase section

చూపించినది

- 1)
- 2)

Government of Andhra Pradesh, Hyderabad.  
 The Chief Minister's Office, New Bhavan, Sec 10.

G. Sankar Reddy S/o G. Subbarao & Co. Sec 10  
 18-6-88, Chikkasally Hyderabad. 500020

*[Handwritten signature]*

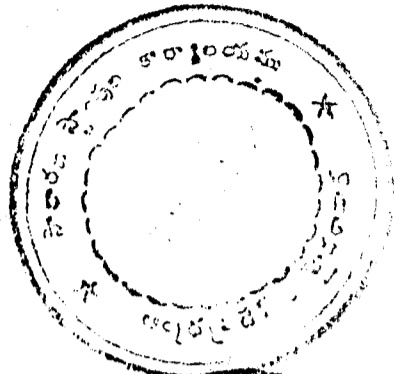
1996 సం. ప్రస్తుత నెలకొనవలసిన సబ్-రిజిస్ట్రారు  
 1918 గా.శ. ప్రస్తుత నెలకొనవలసిన

No 995196

2

2

*[Handwritten signature]*



OFFICE OF THE SUB-REGISTRAR

Endowment Law of 1899, Art. II of 1899

No 995196 25/14/1998

Stamp duty of 360/1000

*[Handwritten signature]*

has been paid in respect of this instrument from the *[Handwritten signature]* on the basis of the agreed market value/ consideration of \$56000 being higher than the considered agreed market value.

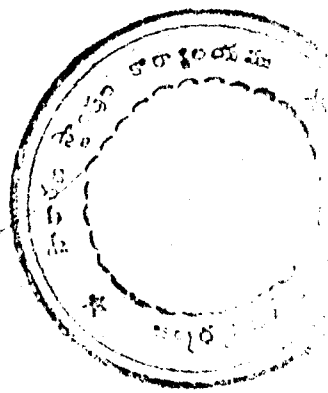
*[Handwritten signature]*

Sub-Registrar,  
SECUNDERABAD.

Date: *[Handwritten signature]* and Collector U/S 41 & 42 of  
INDIAN STAMP ACT, 1899

No 295/96  
 8  
 3

*[Handwritten signature]*



ఇవ్వవలసినది 2064 ఏ ఎంబ్లెం 453 నుండి 468  
 వరకు 1996 నెంబ్లెం / 1918 వ.క. ఏ 295 నెంబర్లుగా  
 రిజిస్టరు చేయబడినది 1896 నెంబ్లెం ...  
 25 ఏ నెంబర్ 1918 వ.క. 3, 222 నెంబర్ 5 ఏ నెంబర్

*[Handwritten signature]*  
 వ్యవస్థాపక



దిస్తా వెజ సంఖ్య.....No 295/96.....  
వ పుస్త-పలు.....శి.....శా.శ. సం||పూ  
దస్తా వేజల నె. పు. సంఖ్య.....  
ఈ కారితము వరకు సంఖ్య.....

మల్. రిజిస్ట్రార్



.....  
No 295/9.6.....  
..... శా.శ. సం||  
.....  
..... 5 .....

*[Handwritten Signature]*  
వయస్య...



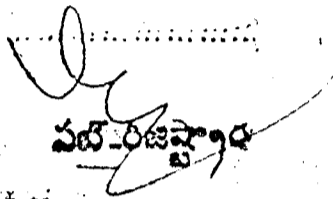
.....  
.....  
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దిస్తావేజు నంబర్ No 295/96

వస్తువులు 8 శాశ్వతము

దస్తావేజుల వే 6

ఈ కారితము వరకు 6

  
పరిశీలకుడు



దస్తావేజు సంఖ్య 295/96  
 వ పుస్తకము ..... శి ..... శా.శ. సం॥  
 దస్తావేజుల వెంపట్లం కాగితముల సంఖ్య .....  
 ఈ కాగితము వరుస సంఖ్య 7 .....

M  
 మ.వి.సి.సా.స.



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A large table with multiple columns and rows, containing faint, illegible data or text.

A second large table, similar to the first, with illegible content.

Handwritten signatures or notes located at the bottom left of the page.

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