

No. 1238

ORIGINAL

Receipts for fees and Documents  
రుసుముల యొక్క దస్తావేజుల యొక్క రశీదు

OFFICE OF THE SUB-REGISTRAR  
SECUNDERABAD,  
The undermentioned

Received from Sri Prakasa Devi Dhan & others.

document patta application No.....and fees as under

శ్రీ Sale/Shop వద్ద నుండి దిగువ ఉదహరించిన దస్తావేజున్న వెం.  
పట్టా మరియు దిగువ కవస రుసుములున్న పుచ్చు కోవడమైనది.

Doct. No. ( 1317 ) of 200 O of Booi 1

Stamp duty Rs. <u>25230</u>	Regn. Fee Rs. <u>5605=00</u>
Consideration Rs. <u>464271</u>	Endt. Fee Rs. <u>1=00</u>
Market Value Rs. <u>1071000</u>	Coping Fee Rs. <u>20=00</u>
	(4000 words)
	5% T.P. Taxable Rs. <u>53550=00</u>

Total 59176=00

Deficit Stamp duty Rs. 60450=00

Fee U/R R 200 Rs. 100=00

Grand Total Rs. 119726=00

(Rupees One lakh Nineteen Thousand  
Seven hundred and Twenty Six only)

మెమోరాండం / Memorandum  
 Travelling allowance .....Kilometers  
 కిలోమీటర్ల కు ప్రయాణపు ఖర్చు  
 ప్రాసెసు రుసుము / Process Fee  
 Patta & Travelling allowance to in witnesses  
 సాక్షులకు బట్టా మరియు ప్రయాణపు ఖర్చు  
 పోస్టేజీ / Postage  
 Extra fee under Section  $\frac{30(1)}{30(2)}$   
 ఎక్సా  $\frac{30(1)}{30(2)}$  క్రింద ఆదనపు రుసుము  
 తరుమా / Filling Transaction

15/4/2000

  
SUB-REGISTRAR

Secunderabad

సబ్ - రిజిస్ట్రారు  
సెకండరాబాద్



Date : 13-11-2000 Serial No : 28,059 Denomination : 15,000BB 679102

Purchased By :  
P. SOLOMON  
S/O P. KRUPARATNAM, SEC' BAD

*S.P.N.L. VARA PRASAD*  
Sub Registrar  
S.P.N.L. VARA PRASAD  
G.S.O., C&IG Office, Hyd

For Whom :  
SOURABH MODI  
S/O SATISH MODI, SEC' BAD

### SALE DEED

**THIS SALE DEED** is made and executed at Secunderabad on this the 14<sup>th</sup> day of November 2000 by and between:

**Gurudev Siddha Peeth**, a Public 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 Board of Trustees Mrs. Pratima Devi Owen W/o. Mr. Paul Owen 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).

**AND**

**Shri Satish Modi**, son of Shri Manilal C. Modi, Hindu, aged 56 years, Occupation: Business, and residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 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.)

### IN FAVOUR OF

**Shri. Sourabh Modi** S/o. Shri. Satish Modi aged 29 years, Occupation: Business, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 hereinafter called the **VENDEE** (which expression unless repugnant or inconsistent with the subject or context shall mean and include nor only the said **VENDEE** but also his heirs, executors, administrators, successors and assigns).

*P. Owen*

*Satish Modi*



Date : 13-11-2000 Serial No : 28,060

Denomination : 10,000

02AA 879723

Purchased By :  
P. SOLOMON  
S/O P. KRUPARATNAM, SEC 'BAD

*S.R.N.B.L. VARA PRASAD*  
Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
SOURABH MODI  
S/O SATISH MODI, SEC 'BAD

-2-

#### WHEREAS

- The **VENDOR** owns an area admeasuring about 2,300 Sq. Ft. of super-built-up area (2,000 Sq.ft of built up area) on the ground floor, together with undivided share of land equal to 25 sq. yards (20.90 Sq.mts), bearing M.C.H. No. 5-4-187/3 & 4/3, forming part of bigger property known as Soham Mansion as said above situated at Karbala Maidan, M.G. Road, Secunderabad – 500 003 more fully described in the Schedule annexed hereto and is shown in red in the enclosed plan, hereinafter referred to as **Scheduled Property**.
- The **VENDOR** Owned several properties in the twin cities of Secunderabad and Hyderabad including R.C.C. building admeasuring 24770 Sq. ft. of constructed area 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.
- The **VENDOR** (Formerly known as Shree Gurudev Ashram) was registered as a public trust in the year 1962 vide PTR No. A – 484 (Thane) under the Bombay Public Trust Act 1950. Thereafter the name of the trust was changed from Shree Gurudev Ashram to its present name “Gurudev Siddha Peeth. The aims and objects of the **VENDOR** trust includes promotion of universal brotherhood, removal of all pains, and attainment of supreme bliss. For the purpose of attaining its aims and objects and for meeting its running expenses of the said Ashram establishment, the **VENDOR** intended and agreed to alienate all its immovable properties in the twin city of Hyderabad/Secunderabad to the **CONSENTING PARTY** to convey and transfer the same to him and/or his nominee/nominees.

*P. Owen*

*P. Owen*

*P. Owen*

*S. L. M.*



S. No. 3000 dated 5/11/26 110-10  
 Sold to S. Satish Modi  
 S/o. Satish Modi  
 For Whom S. Satish Modi

98511

LEFLA G. CHIMALGI  
 STAMP VENDOR  
 L. No. 13/97 R No 12'2000'  
 5 4-76/A. Cellar,  
 Opp: TVS Show Room,  
 Ranigunj, SEC'BAD-3.

-3-

- d. The **VENDOR** has obtained the necessary sanction from Charity Commissioner, Maharashtra State, Bombay vide order No. J/4/181-91/477/12224/92 dated 30<sup>th</sup> June 1992 in respect of sale of the immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property as stated hereinabove.
- e. The **CONSENTING PARTY** has fulfilled all his financial by the payments of the full consideration receivable by the **VENDOR** in respect of the sale of all the immovable properties and the **VENDOR** has expressed its willingness to execute deeds of conveyance for the transfer of the said immovable properties including the Scheduled Property herein infavour of the **CONSENTING PARTY** Shri. Satish Modi or such person or persons as Shri. Satish Modi may nominate.
- f. The **CONSENTING PARTY** has nominated the **VENDEE** herein in respect of the Scheduled Property herein and requested the **VENDOR** to convey and transfer the same to and infavour of the **VENDEE** herein.
- g. At the request of the **CONSENTING PARTY** and the **VENDEE** herein the **VENDOR**, herein has agreed to execute this sale deed and convey the Scheduled Property in favour of the **VENDEE** being nominee of the **CONSENTING PARTY**.

P. Owen

Satish Modi



Date : 13-11-2000 Serial No : 28,062 Denomination : 100

Purchased By :  
P. SOLOMON  
S/O P. KRUPARATNAM, SEC' BAD

57832

*Relm 13/4*  
AP-23-1-J  
S.P.N.B.L. VARA PRASAD  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
SOURABH MODI  
S/O SATISH MODI, SEC' BAD

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### NOW THIS INDENTURE WITNESSETH

In pursuance of the sanction given by the Charity Commissioner of Maharashtra and the **VENDOR** receiving the entire sale consideration from the **CONSENTING PARTY** which includes of **Rs. 4,64,271/-** (Rupees Four Lakhs Sixty Four Thousand Two Hundred and Seventy One only) in respect of the Scheduled Property the payment of which the **VENDOR** and the **CONSENTING PARTY** do hereby admit and acknowledges.

The **VENDOR** hereby transfers and conveys the property described to the **VENDEE** 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.

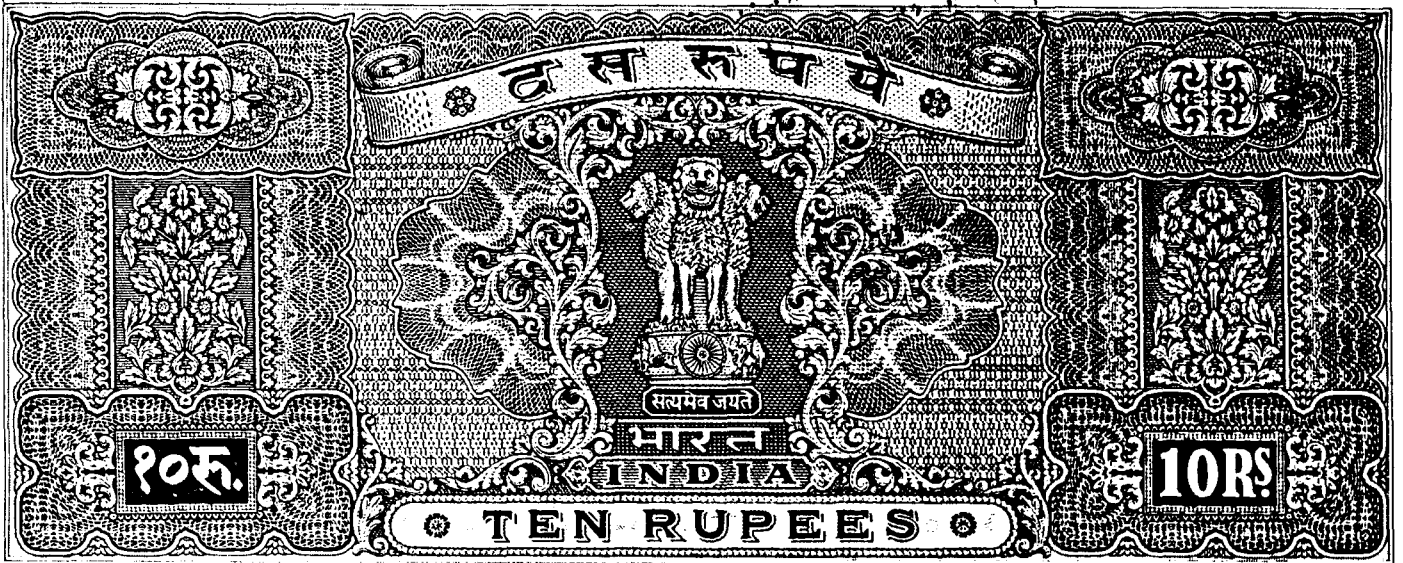
The **VENDOR/ CONSENTING PARTY** hereby convenants with the **VENDEE** as follows:

1. The Scheduled Property shall be quietly entered into and upon by the **VENDEE** 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 Scheduled Property, on a as is where is basis, to the **VENDEE** along with copies of the title deeds.

*P. Owen*

*Satish Modi*

10 Rs.



S. No... 3189 ... D... 14-11-2000 ... I.D.Ps.  
Sold to... Sowabh Modi  
S/o... Satis h Modi  
For Whom... self ... subscribed.

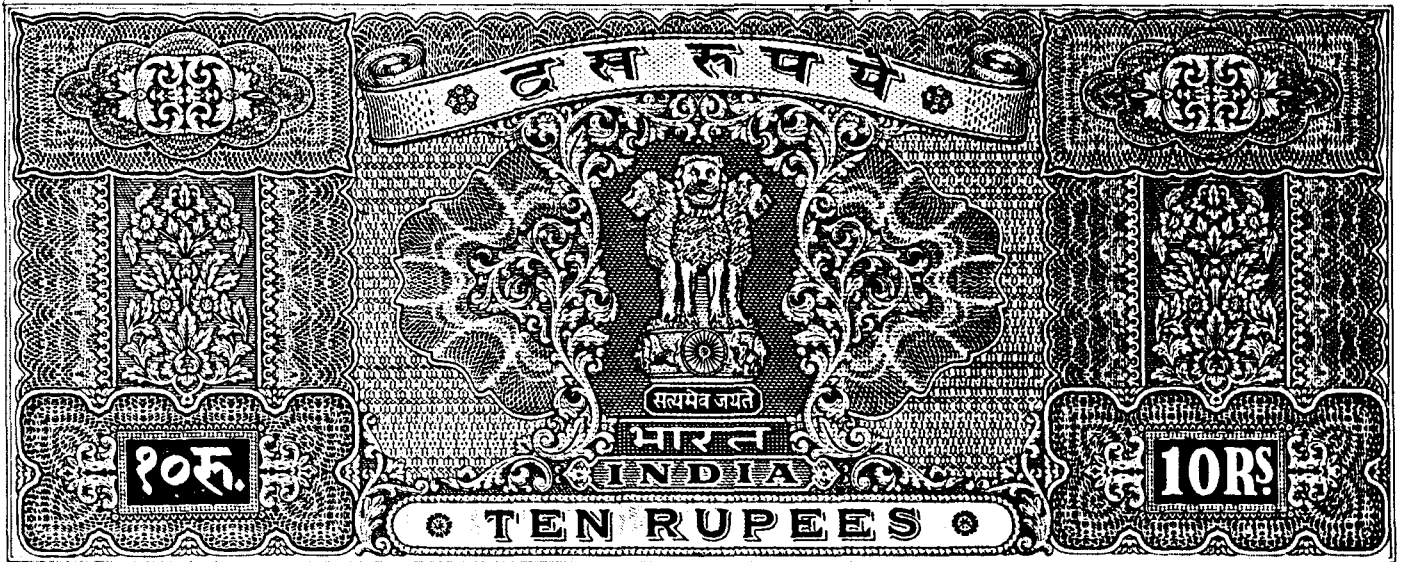
L. G. Chimalgi  
LEELA G. CHIMALGI  
STAMP VENDOR  
L. No. 13/97 R No 12 2000  
5-4-76/A, Cellar,  
Opp: TVS Show Room,  
Ranigunj, SEC'BAD-3.

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3. The **VENDOR/CONSENTING PARTY** has paid all the taxes etc. payable on the **Schedule Property** upto date and the **VENDEE** has to pay such taxes etc. payable hereafter.
4. The **Scheduled Property** is free from all encumbrances, charges, mortgages prior assignment of Sale or court attachments.
5. The **VENDOR/CONSENTING PARTY** hereby agree to co-operate with the **VENDEE** to Mutate the **Scheduled Property** in the name of the **VENDEE** in Municipal records etc.
6. The **VENDOR/CONSENTING PARTY** hereby further agrees with the **VENDEE** at all Times hereafter and at the cost of the **VENDEE** to do and execute all such lawful acts deeds and things for further and more perfectly assuring the **Scheduled Property** to the **VENDEE**.
7. The **Scheduled Property** not being an open land does not require any permission or sanction from the **Urban Land Ceiling Authority**.
8. The **CONSENTING PARTY** does hereby agrees to save harmless and keep indemnified the **VENDEE** from and against all the losses caused, damages and expenses which the **VENDEE** may sustain or incur by reason of any claims made by anybody to the said property in future.
9. The **VENDEE** 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 infavour of the **VENDEE**.

P. Owen

Satis h Modi



S. No... 2190 ..... Date 14-11-2010 ..... Rs. 10/38.  
 Sold to... S. V. Venkatesh ..... M. S. Ch. ....  
 S/o..... S. V. Venkatesh ..... A. D. Ch. ....  
 For Whom..... S. V. Venkatesh ..... Sec Bad.

L-9-000009  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 L. No. 19/97 R No 12/2000  
 5-4-76/A, Cellar,  
 Opp: TVS Show Room,  
 Ranigunj, SEC'BAD-3.

-6-

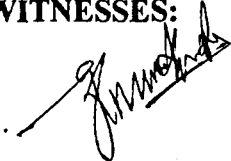

### SCHEDULE OF THE PROPERTY

All that premises admeasuring 2,300 sft of super-built-up area (2,000 Sq.ft built up area) on the ground floor together with undivided share of land admeasuring 25 sq. yards (20.90 Sq.mts) bearing M.C.H. No. 5-4-187/3 & 4/3 (part) forming part of a bigger property known as SOHAM MANSION, 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: -

<b>NORTH</b>	: portion of premises bearing M. C. H. No.5-4-187/3 & 4/3
<b>SOUTH</b>	: Neighbours Building
<b>EAST</b>	: M G Road
<b>WEST</b>	: Open to Sky

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.   
 2. 

  
**VENDOR**

  
**CONSENTING PARTY**

Leela G Chimalgi

10 Rs.



S. No. 3167 Date 11/12/2000 Re. 10/-  
 Sold to SOURABH MODI  
 S/o SATISH MODI R/O HYDRABAD  
 For whom SELF

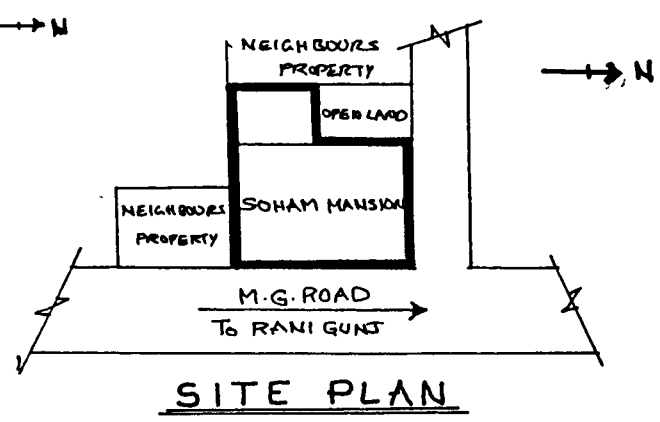
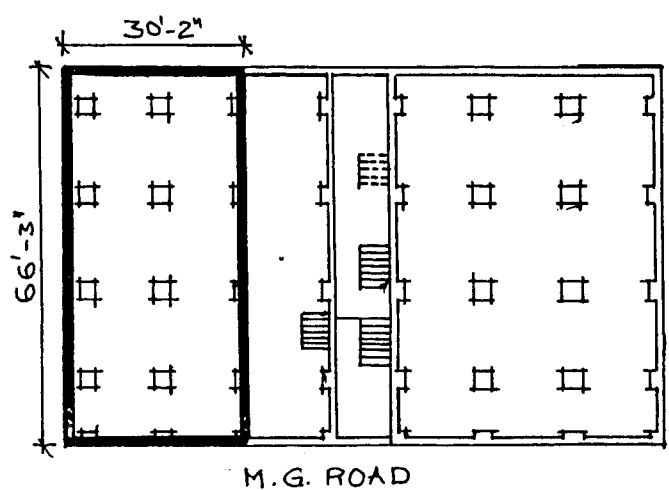
L. G. Chimalgi  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 L. No. 13/97R No 12/2000  
 5-4-76/A, Cellar,  
 Opp: TVS Show Room,  
 Ranigunj, SEC'BAD-3.

Registration Plan of Sale Deed for the premises bearing M. C. H No. 5-4-187/3 & 4/3 (part), admeasuring 2,300 sq. ft. of super built 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	: Gurudev Siddha Peeth	Consenting Party	: Satish Modi
Vendee	: Shri .Sourabh Modi		

Area : 2,300 sq. ft. of super built up area  
 Undivided share of land: 25 square yards  
 Boundaries:

NORTH	: Portion of premises bearing M. C. H No. 5-4-187/3 & 4/3
SOUTH	: Neighbours Building
EAST	: M. G. Road
WEST	: Open to sky



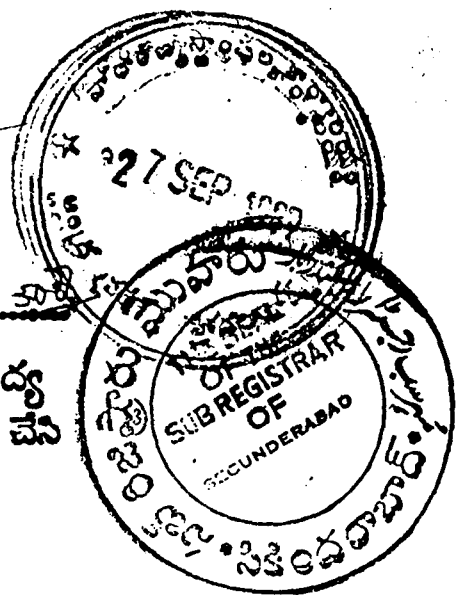
Witnesses:  
 1. *[Signature]*

P. Owen  
 VENDOR  
*[Signature]*



దస్తావేజు సంఖ్య..... 1317/2000  
 వ వస్తుకము..... 2..... 1922 వ. నం  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 2  
 ఈ కాగితము వరుస సంఖ్య..... 1

నవ రిజిస్ట్రార్



2000 వ సంవత్సరము..... నవంబరు నెల 15 తేది 1922 వ. నం. 4.  
 ..... 24... వ తేది పగలు.....!!..... మరియు 12... గంటలమధ్య  
 సి. కె. చాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసిన  
 మనుము రూ॥..... 59176/..... చెల్లించినది. P. Owen

వ్రాసియుచ్చినట్లు ఒప్పకొన్నది P. Owen ఎ/సె- Paul Owen  
 నిదను బొటన వ్రేలు

Pratimadevi Owen  
 Honorary Secretary  
 Gurudev Siddha Peeth,  
 Ganeshpuri, Maharashtra.

P. Owen



సాక్షిగా వ్రాసిన ప్రా.

S. Satish Moh. S/o. Manilal C. Moh., Bunkhler  
 Plot no. 290, rd no 25, Tubiker hills 500 034



సాక్షిగా వ్రాసిన ప్రా.

G. Kanakudu S/o. G. Subbarao  
 1-8-488, Chikkadepally, Hyd-20

4

8

S/o. P. Kruparatnam Sec: Suvica ఎ/సె- 524-147/3 లా  
 M. G. Rd, Sec-4

2000 వ సం. నవ నెల 15 వ తేది నవ రిజిస్ట్రారు  
 1922 వ. నం. 4. శాఖలైనా సం 24 వ తేది

పుస్తక సంఖ్య..... 1317/2000  
 పుస్తకము..... 2..... 1922 వ. సం.  
 పుస్తకముల మొత్తం కాగితముల సంఖ్య..... 8  
 ఈ కాగితము వరుస సంఖ్య..... 2

వజీర్ రెజిస్ట్రార్

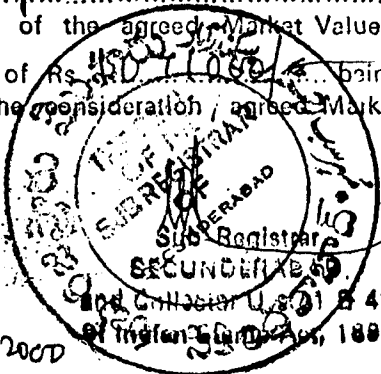


OFFICE OF THE SUB-REGISTRAR  
 SECUNDERABAD.

Endorsement Under Section 42 of Act. II of 1899

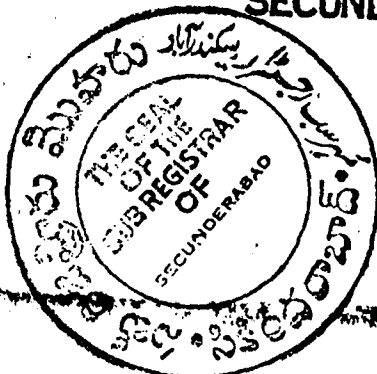
No. 1317 of 2000 Date 15/11/2000

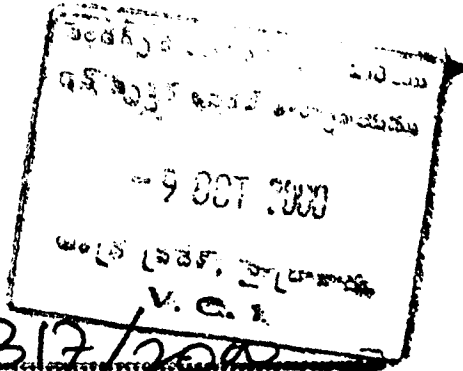
I hereby certify that the proper / deficit  
 stamp Duty of Rs. 604.50 (Rupees Sixty Thousand  
 ... Four hundred and Fifty ...  
 has been levied in respect of this instrument  
 from Sri/Smt. Pratima Devi Chennabotla  
 on the basis of the agreed Market Value /  
 consideration of Rs. 1000000 being  
 higher than the consideration / agreed Market  
 Value.



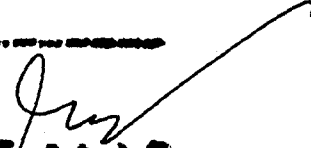
REGISTERED AS No. 1317 OF 2000 OF  
 BOOK 2 ON 15 DAY OF NOV 2000  
 24 Karthika 922

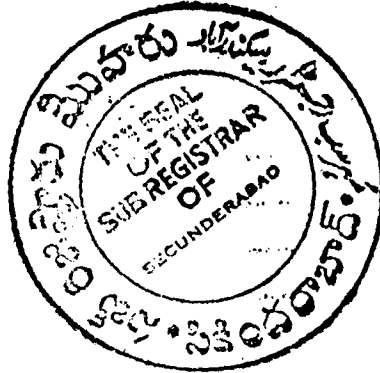
REGISTERING OFFICER  
 SECUNDERABAD



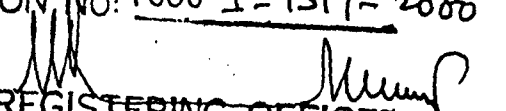


ఉస్టావేజు సంఖ్య ..... 1317/2000  
వస్తుస్థలము ..... 192 హ. క. సం  
వస్తావేజుల మొత్తం కలిగితముల సంఖ్య .....  
ఈ కలిగితము పుస్తక సంఖ్య ..... 3

  
సబ్ రిజిస్ట్రార్



**CERTIFICATE OF SCANNING**  
THE DOCUMENT HAS BEEN SCANNED  
WITH IDENTIFICATION No: 1606-I-1317-2000

  
REGISTERING OFFICER  
SECUNDERABAD

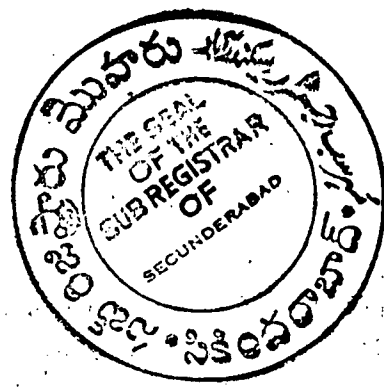
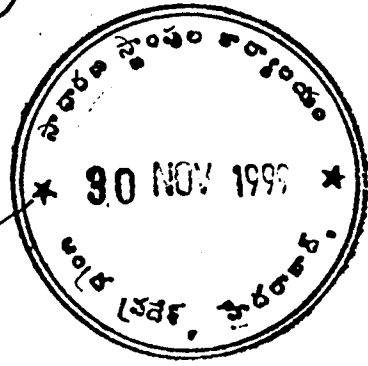
దస్తావేజు సంఖ్య..... 1317/2000

వ వుస్తకము ..... 1922 క్ర. సం.

పస్తావేజుల మొత్తం కాగితముల సంఖ్య.....

ఈకాగితము వరుస సంఖ్య..... 4

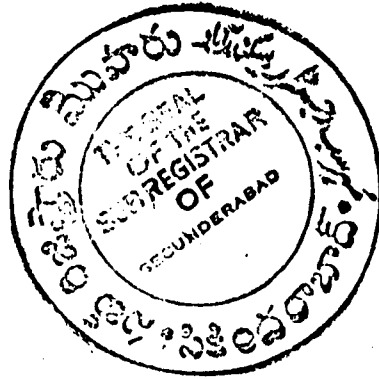
పబ్లిక్ రిజిస్ట్రార్



వెంకటేశ్వర కౌంటర్ కమిషనరీ మరియు  
 ఆఫీస్ డిప్యూటీ కమిషనరీ కార్యాలయము  
 14 SEP 2000  
 ఆంధ్ర ప్రదేశ్, హైదరాబాదు.  
 V. C. 1.

ఉస్మావేలి సంఖ్య..... 1317/2000  
 వస్తు కమిషన్ సంఖ్య..... R-18224.4. సం  
 దస్తావేజుల మొత్తం కొలితముల సంఖ్య..... 8  
 ఈ కొలితము వరుస సంఖ్య..... 5


పబ్లిక్ రిజిస్ట్రార్

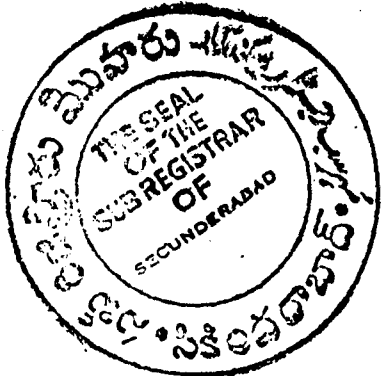


గెనరల్ రిజిస్ట్రార్ ఆఫ్ కమిషనరీ ముంబయి  
 రిజిస్ట్రార్ జనరల్ కార్యాలయము  
 14 SEP 2000  
 ఆంధ్ర ప్రదేశ్ రాష్ట్రము  
 వ.సం. 1. 1924

1317/2000

దస్తావేజు సంఖ్య .....  
 వస్తు గము .....  
 దస్తావేజుల మొత్తం కౌగిలముల సంఖ్య .....  
 తుకాగితము వరుస సంఖ్య .....

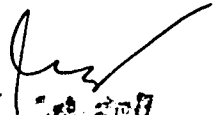
  
 వక రిజిస్ట్రార్



నెండవ కౌంటర్ పుస్తకాల గురించి  
 రిజిస్ట్రార్ జనరల్ కార్యాలయము  
 14 SEP 2000  
 ఆంధ్ర ప్రదేశ్, హైదరాబాదు.  
 V. C. 1.

1317/2000

దస్తావేజు సంఖ్య.....  
 వ పుస్తకము..... 1922 వ సం॥  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....  
 ఈ కాగితము వరుస సంఖ్య.....

  
 పరమేశ్వర

