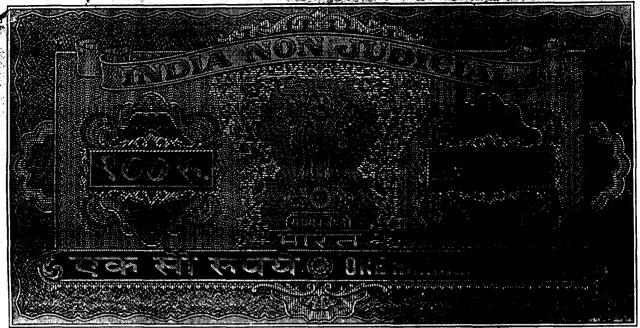
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## SALE DEED

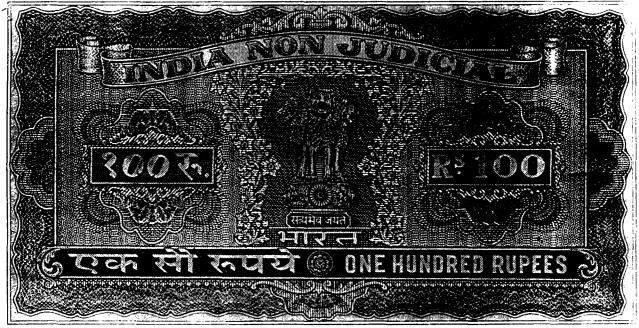
THIS SALE DEED is made and executed at Secunderabad on this the 15th day of September, 2004 by and between:

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, Maharastra State-401 206, represented by its Trustee Shri Jayant Buty, son of Shri. Ganpatrao Buty, aged about 60 years, residing at Civil Lines, Nagpur., 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 its Trustees, successors in Office/Trust)

### AND

Shri. Satish Modi S/o. Late. Shri Manilal C. Modi, aged 60 years, Occupation: Business, residing at Plot No.280, Road No. 25, Jubilee Hills, Hyderabad- 500 0034, 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, successors –in-interest, legal representatives, administrators and assignees etc.)

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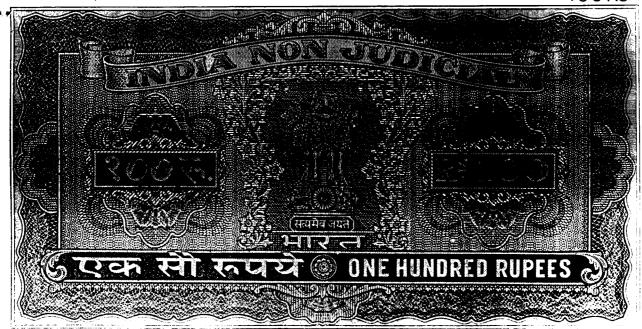
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Mrs. Madhavi Kedia W/o. Shri. Naveen Kumar Kedia aged 25 years Occupation: Service, residing at H. No. 5-9-22/53, Adarsh Nagar, Hyderabad hereinafter called the **PURCHASER** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said **PURCHASER** but also her heirs, executors, administrators, successors and assignees).

## **WHEREAS**

- a. The VENDOR owns an area admeasuring 885 sq ft. of super built up area (770 sft of built up area) on the Basement floor, together with undivided share of land equal to 10 square yards (8.38 sq. meters), bearing M. C. H No. 5-4-187/3 & 4 (part), forming part of a complex known as 'Soham Mansion' 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.
- b. The VENDOR owned several properties in the twin cities of Secunderabad and Hyderabad including the R.C.C. building bearing M.C.H. No. 5-4-187/3 & 4, known as 'Soham Mansion', situated at 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 and the building was constructed vide permit No.237/3, of 1967 dated 29-09-1967 of M.C.H., Secunderabad.

TRUSTEE
Gurudev Siddha Feeth,
Cineshpuri, Tal. Bhivandi,
Dist. Thane, Maharasikra.



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- c. 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 Objectives 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 cities of Hyderabad/Secunderabad to the CONSENTING PARTY to convey and transfer the same to him and/or his nominee/nominees.
- d. The VENDOR has obtained the necessary sanction from the Charity Commissioner Maharastra State, Bombay vide Order No. J/4/181-91/477/12224/92 dated 30th June 1992 in respect of sale of the immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property as stated herein above.
- e. The CONSENTING PARTY has fulfilled all his financial obligations 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. Satur Most

TRUSTAL Gurudev Sidoha Peeth, Ganeshpuri, र्रेबी. Bhiwandi, Dist. Thane, Micharashtra.



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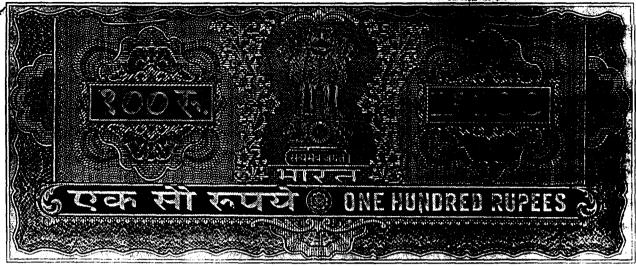
- f. The CONSENTING PARTY has nominated the PURCHASER herein in respect of the Scheduled Property herein and requested the VENDOR to convey and transfer the same to and infavour of the PURCHASER herein.
- g. At the request of the CONSENTING PARTY and the PURCHASER herein the VENDOR, herein has agreed to execute this sale deed and convey the Scheduled Property in favor of the PURCHASER, being nominee of the CONSENTING PARTY.
- h. 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 Subregistrar, Secunderabad as document No.586/2004 for a primary period of 5 (five) years and on such other terms and conditions as contained therein.
- i. The VENDOR and CONSENTING PARTY have agreed to sell the Scheduled Property which is in occupation of the above referred tenant to the Purchaser hereinabove mentioned for a consideration of **Rs.4,,00,000/-** (Rupees Four Lakhs only) and the Purchaser has agreed to purchase the same Solut M. L

TRUNCEE Guradev Sielcha Peeth, Ganesupuri, Tal. Ohisvandi, Dist Thank, Maharaskora.



- 1. THAT in pursuance of the above said total sale consideration, the PURCHASER has paid the total sale consideration of Rs. 4,00,000/- (Rupees Four Lakhs only) vide cheque No. 513603 dated 09.09.2004 drawn on Tamilnad Mercantile Bank Ltd, Hyderabad CONSENTING PARTY hereby acknowledges the receipt of the same, hence the Sale Deed.
- 2. That the **VENDOR** is an absolute owner of the schedule property do hereby convey, sell, alienate, assign, transfer the schedule property i.e., undivided area in the above, said land along with 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.
- That the VENDOR and CONSENTING PARTY hereby declare that the schedule 3. property is free from all encumbrances charges prior sale, collateral security, giftwill, mortgage, lien, litigations and attachments and they are competent to execute this sale deed in respect of the schedule property hereto and that the Consenting Party Shri. Satish Modi undertakes that he will indemnify the PURCHASER in the event of any prior claims or charges, defects in title or all losses.
  - The VENDOR and CONSENTING PARTY shall co-operate with the PURCHASER and tenant mentioned above to execute a fresh lease on the same terms and conditions as the above mentioned lease for the remaining period of lease and a separate lease agreement will be made between PURCHASER and the Tenant and he shall pay the rent to the PURCHASER as per lease agreement. Satil Mad

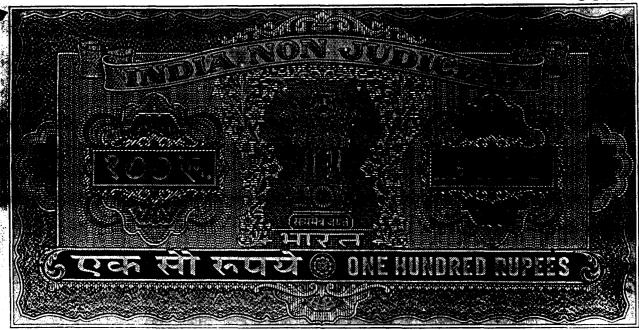
TRUSTEE Gurudev Siddha Peeth, Ganeshpuri, Tal. Bhiwandi



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- 5. That the PURCHASER shall hold and enjoy all rights, facilities of complex of the schedule property and shall join and co-operate with other SHOP/OFFICE Owners in the said complex for all practical purposes and shall abide by all such decisions to be taken by the association of said SHOP/OFFICE Owners or their Agency..
- 6. That the VENDOR and CONSENTING PARTY 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 Scheduled Property.
- 7. That VENDOR and CONSENTING PARTY hereby declares that in the event of defect in ownership title, and if a third party claims the Scheduled Property hereby sold, the VENDOR and the CONSENTING PARTY 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 CONSENTING PARTY without any hindrance whatsoever separately.
- 8. The VENDOR and CONSENTING PARTY 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 CONSENTING PARTY upto date of registration of Sale Deed. Sally Mul

TRUSTEE Gurudev Siddha Peeth. Gäneshpuri, Tal. Bhiwandf, Dist. Thane, Maharashtra.



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- 9. The VENDOR and CONSENTING PARTY undertake to execute and do everything necessary wherever and whenever required for further or more perfectly assuring the ownership and possession of the said property conveyed to the PURCHASER by these presents.
- 10. That the PURCHASER along with other PURCHASER of the complex shall have common right, interest, claim and entitlement proportionate to their interest in the property in the General Common Areas and facilities and shall share proportionate expenses and maintenance of building and shall not act, do or cause anything detrimental to the common interest of all PURCHASER of the Building.
- That the VENDOR and CONSENTING PARTY shall have the exclusive right over the terrace space of the above said complex and they are competent and have the right to construct any additional floors, structures or put hoardings as they deem fit and proper as permitted by the concerned authorities and the PURCHASER shall not object the same and the inmates of the occupants of the Scheduled Property shall cooperate with the VENDOR and CONSENTING PARTY for carrying out construction of the same with their men and material. However, the undivided share of 10 sq. yds., of land sold to the PURCHASER shall be exclusive right of the PURCHASER only.
- 12. That the PURCHASER further covenant and declare that all the terms and conditions contained in this indenture of sale and agreed to by the PURCHASER shall be binding and apply in respect of future sale by the PURCHASER and bind the transferee.
- 13. 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.

Gurudev Siddha Peeth,
 Ganeshpuri, Tal. Bhiwandi,
 Dist Thane, Maharashtra.



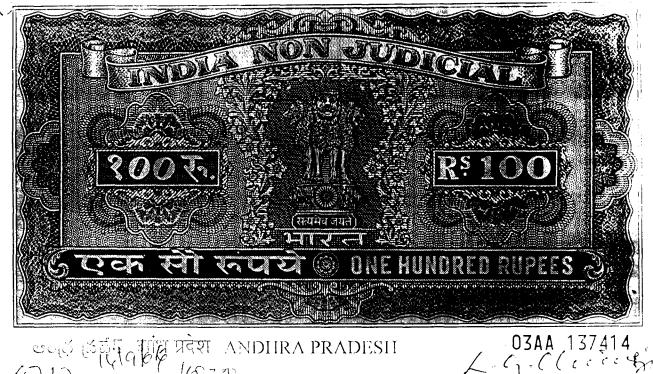
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- 14. That the **PURCHASER** hereby undertake that he shall not install any machinery which create vibrations of any manner which causes damage or injury to the building.
- That the PURCHASER further undertake that explosives combustible articles or any other articles which are highly inflammable, which will cause damage to the building such as bombs, crackers, zeletin etc., or any heavy machinery shall not be stored in the said tenement under any circumstances and if found doing so, the PURCHASER shall be responsible for the total loss and damages. However, the cooking gas, matches, kerosene etc., which will be for regular use is permitted.
- 16. 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.
- 17. 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.

  TRUSTEE

Ganeshpuri, Tal. Bhiwandi,
Thane, Maharashtra.

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18. That the VENDOR and the CONSENTING PARTY shall from time to time as sign all applications, papers and documents and do all such acts deeds and things as may be required by the PURCHASER in order to transfer the full rights to the PURCHASER on the Scheduled Property.

- 19. 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.
- 20. That the VENDOR has handed over the Xerox copies of link documents to the PURCHASER. And the VENDOR and CONSENTING PARTY shall not use the original link documents of this land and portion of this property, now sold for the purpose of pledging mortgage / lien, creation of charge to any other financial institutions and collateral security with nationalized banks / cooperative banks / private parties. However, the VENDOR and CONSENTING PARTY shall cooperate, if possible with the PURCHASER to show the original documents if required in future.

TRUSTEE Gurudev Siddha Peeth, Ganeshpuri, Yal. Bhiwandi, Dist. Thane, Maharashwa. Satur mod.



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### DESCRIPTION OF THE SCHEDULED PROPERTY

All that premises admeasuring about 885 sq. ft. of super built up area (about 770 Sq. ft of built up area) on the basement floor together with undivided share of land admeasuring 10 square yards (8.38 sq. meters) bearing M.C.H. No. 5-4-187/3 & 4 (part) in a 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 M. C. Modi Educational Trust & Mrs. Geeta Des
South by	Premises owned by Mr. Sourabh Modi occupied by Bank of Baroda
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:

2.

YENDOE

Gurudev Siddha Peeth, Ganeshpuri, Tal. Bhiwassii, Dist. Thane, Maharashtra.

**CONSENTING PARTY** 



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whom whom	LEELE C. O DANTIGE L. No: 13/5/ NO: 1/5003
×1	5-4-76/A Callar, Ranigunj SECUNDERABAD - 500 003.

1. Description of the Buildin

: 885 sft of super built up area of Basement Floor in the building Known as "SOHAM MANSION", Situated at 5-4-187/3 & 4. M. G. Road, Secunderabad – 500 003

(a) Nature of the roof

: R. C. C.

(b) Type if the Structure

: Pillar & Coloums

2. Age of the Building

: 35 years

3. Total Extent of the Site

: Undivided Share of Land 10 Sq. Yards

4. Built of area Particulars

(a) Cellar, Parking Area

: 885 Sft

(b) In the Ground Floor

(c) In the First Floor

(d) In the Second Floor

(d) in the Second Proof

: Rs. 30,000/-

6. Municipal Taxes per Annum

5. Annual Rental Value

7. Executant's estimate of the MV of the building

: Rs. 4,00,000/-

Signature of the Executant

Date:15.09.2004

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

Date:15.09.2004

Signature of the Excellent Bhiwandi, Dist. Thane, Maharashtra.

REGISTRATION PLAN OF SALE DEED FOR THE: PREASSE No. 5-4-187/3 & 4 (PART). ADMEASURING 885 Sc & CE IN THE BASKNEWS FLOOR FOR INC. PAR FOR A CO KNOWN AS SOE AMENANSION. STEER OF A CO SECUNDERABAD - 500 003 15 VENDOR: GURUDEV SIDDER PER PROPRIE TOUSTEE S/o GANPATRAGENTY CONSENTING PARTY: SHEATISH MODE SA MANUAL C. VENDEE: Smt MADHAVI KEDIA W/o Sri NAVEEN KUMAR-KEDIA REF:-INCLUDED 885 Sq. ft., of Sales and Mary Stea UNDIVIDED SHARE OF LAND: 103 Sq. Yds Boundaries: North By Promises own by M.C. Modi Educational Trust & Mrs. Goots Des. South By Premises own by Mr. Sourabh Medi. West By Open land and Parking space. OPENLAND PARKING SPACE ð Ou Neo PRAMISES BASEMENT FLOO TRUSTEE Siddha Peeth wri, Sal. Aniwama, WITNESSES hage, Maharashir

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.			
FINGER PRINT SI.No. IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER	
		Shri Jayant Buty  Klo Civil Lines.  Mappur.	
	#	Shri Satish Modi Rho Plot No. 280.  Road No. 25.  Jubilee Hills, Hyderubul	
		Madhavi Kedia Rlo H.No. 5-9-22/53. Adarsh Nagar. Hyderosed	
	PASSPORT SIZE PHOTO BLACK & WHITE		

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TRUSTEE

Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwand
Dist Thane, Maharashtra Dist Thane, Maharas
SIGNATURE OF THE EXECUTANT'S

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# CERTIFICATE OF REGISTRATION

Registered as Document No: 1560

of 2004 (19.26. SE)

of Book and assigned the Identification Number 1608 -1-1766-2004 for Scanning.

Date 1 15/9/2001 Registering Differen



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