

Date : 23-03-2001 Serial No : 6,626 Denomination : 5,000

Purchased By :  
V. R. HEMANTH KUMAR,  
S/O V. D. RAMA LINGAM,  
SEC' BAD

AP 23 IV E 67984

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

**SALE DEED**

**THIS SALE DEED** is made and executed at Secunderabad on this the 27<sup>th</sup> day of March, 2001 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 by its Trustee Shri Jayant Buty, son of Shri Ganpatrao Buty, aged about 56 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 its Trustees, successors in Office/Trust)

AND

Shri. Satish Modi son of Shri Manilal C. Modi, Hindu, aged 56 years, Occupation: Business, 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 assignees 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 not only the said Vendee but also its heirs, executors, administrators, successors and assignees).

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

*Siddha Peeth*



Date : 23-03-2001 Serial No : 5,627 Denomination : 5,000  
AP 23 IV L 67985

Purchased By :  
V.R. HEMANTH KUMAR  
S/O V.D. RAMA LINGAM,  
SEC' BAD

*[Signature]*  
S. N. B. VARA PRASAD  
Ex. Officio Stamp Vendor  
G.S.O., C&G Office, Hyd

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

: 2 :

#### WHEREAS

- The Vendor owns an area admeasuring 1150 sq. ft. of super built up area (1000 sqft of built up area) on the ground floor, together with undivided share of land equal to 12.5 square yards (10.45 sq. meters), bearing M C H No. 5-4-187/3 & 4/3 (part), forming part of a 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. and vendor constructed the Building vide permit No. 237/3 of 1967, dt 29-9-1967 of MCH, sec bad.
- The Vendor owned several properties in the twin cities of Secunderabad and Hyderabad including the R.C.C. building admeasuring 24,770 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 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.

*7/5/1*  
TRUSTEE  
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, Maharashtra.

*S. Subrahmaniam*



Date : 23-03-2001 Serial No : 6,628 Denomination : 5,000

AP 23 IV E 67986

*S.P.N.L. VARA PRASAD*

Purchased By :  
V. R. HEMANTH KUMAR  
S/O V. D. RAMA LINGAM,  
SEC' BAD

S.P.N.L. VARA PRASAD  
Ex. Officio Stamp Vendor  
G.S.O., CMG Office, Hyd

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

: 3 :

- d. The Vendor has obtained the necessary sanction from the 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 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.
- 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.

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

*Satish Modi*



Date : 23-03-2001 Serial No : 6,629 Denomination : 1,000

AP 23 III F 74877

*[Handwritten Signature]*

Purchased By :  
V.R. HEMANTH KUMAR  
S/O V.D.RAMA LINGAM,  
SEC' BAD

S.P.N.B.L. VARAPRASAD  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

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

: 4 :

**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 \_\_\_\_\_ of Rs 2,32,135/- (Rupees Two Lakhs Thirty Two Thousand One Hundred and Thirty Five 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 right 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.

*[Handwritten Signature]*

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

*[Handwritten Signature]*



Date : 23-03-2001 Serial No : 6,630 Denomination : 1,000

Purchased By :  
V. R. HEMANTH KUMAR  
S/O V. D. RAMA LINGAM,  
SEC' BAD

AP 23 III F

74678

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

: 5 :

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 of court attachments.
5. The Vendor/Consenting Party hereby agree to co-operate with the Vendee to mutate the Schedule 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 in favour of the vendee.

TRUSTEE

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

*Satish Modi*





Date : 23-03-2001 Serial No : 6,631 Denomination : 1,000  
AP 23 III P 74679

Purchased By :  
V.R. HEMANTH KUMAR  
S/O V.D. RAMA LINGAM,  
SEC' BAD

*S.P. Nabil Varma Prasad*  
S.P. NABIL VARMA PRASAD  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

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

: 6 :

### SCHEDULE OF THE PROPERTY

All that premises admeasuring 1150 sq. ft. of super built up area (1000 sq. ft. of built up area) on the ground floor together with undivided share of land admeasuring 12.5 square yards (10.45 sq. meters), 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

North	: Staircase
South	: Part of Premises bearing No. 5-4-187/3 & 4/3
East	: M. G. Road
West	: Parking space and Open Land

In Witness whereof the Vendor and Consenting Party having set their hands on this indenture of sale deed on the day, month and year first above written in the presence of the following witness:

WITNESS:

1. *G. K. N. K. K. K.*  
G. K. N. K. K. K.

2. *P. Solomoni*  
(P. Solomoni)

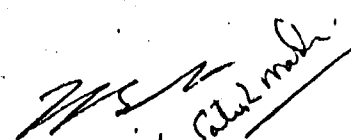
*S. P. Nabil Varma Prasad*  
VENDOR  
TRUSTEE  
Gurudev Siddha Peeth,  
Ganeshpuri, Tal. Bhiwandi,  
Dist. Thane, Maharashtra.

*Satish Modi*  
CONSENTING PARTY.

# ANNEXURE 1-A

- 1) Description of the Building: M.U. 5-4-187/204/3, forming part of a bigger property known as 'Soham Mansions', situated at Kalyan Maidan, MG Rd., Kalyan.
- (a) Nature of Roof: R.C.C.
- (b) Type of structure; upto 2/4/13 Floor Structure with Pillars and Columns Structure of walls: R.C.C.
- 2) Age of the Building: 32 years
- 3) Total Extent of site: 12.5 sq. yds. undivided share of land
- 4) Built up Area Particulars: (with breakup floorwise)
- cellar parking Area :-  
In the Ground Floor :- 1150 sqft.  
In the 1st Floor  
In the 2nd Floor  
In the 3rd Floor etc.,
- 5) Annual Rental Value: Rs. 30,000/- p.a.
- 6) Municipal Taxes per Annum: Rs. 32,000/-
- 7) Executant's estimate of the MV of the Building: Rs. 2,32,135/-

Date: 27.03.201

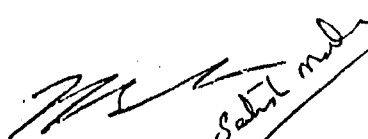
  
Signature of the Executant.

**TRUSTEE**

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

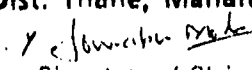
## CERTIFICATE

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

  
Signature of Executant.

**TRUSTEE**

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

  
Signature of Claimant.



Date

Purchased By :

V.R. HEMANTH KUMAR  
S/O V.D. RAMA LINGAM,  
SEC' BAD

AP 28 11 M 06197

*S.P.N.D.L. VARA PRASAD*  
S.P.N.D.L. VARA PRASAD  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

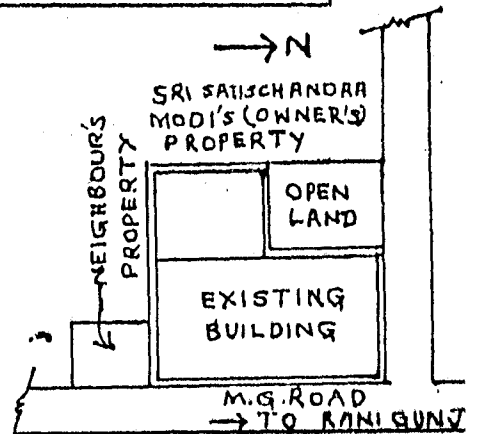
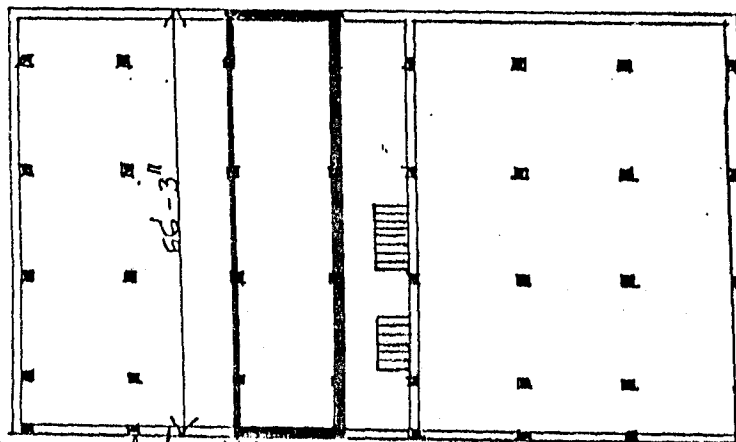
SOURABH MODI  
S/O SATISH MODI, SEC' BAD

Registration Plan of sale deed for the premises bearing M. C. H No. 5-4-187/3 & 4/3 (part) admeasuring 1150 sq. ft. of super built up 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 : 1150 sq. ft. of super built up area  
Undivided share of land : 12.5 square yards

North	: Staircase
South	: Part of Premises bearing No. 5-4-187/3 & 4/3
East	: M. G. Road
West	: Parking space and Open Land



Witness

1. *[Signature]*  
2. *[Signature]*  
(P. Solomon)

M.G. ROAD  
GROUND FLOOR PLAN

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

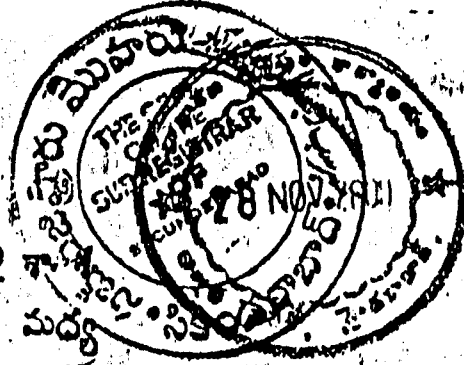
*[Signature]*  
Vendor,  
*[Signature]*  
Consenting Party

SITE PLAN



303/2001  
 వచ్చు స్త కము ..... 1923 క. శ. సం.  
 దస్తా వెజుల మొత్తం కాగితముల సంఖ్య .....  
 ఈ కాగితము వరుస సంఖ్య .....

నట రజిస్ట్రార్



2001వ సంవత్సరము Mank నెల 27 తేది 1922  
 డి. 6 వ తేది పగలు 2 ..... మరియు 3 ..... గుటల మద్య  
 నికింద్రాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసిన  
 రుసుము రూ॥ 29.71 / ..... చెల్లించినది.

ప్రాసియూచిన్ ట్లు ఒప్పకొన్నట్లు  
 ఎడమ బొటన వ్రేలు

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

NAME JAYATH BUTY S/O .....  
 OCC BUSINESS R/O CIVIL LINES, NAGPUR

ఎడమ బొటన వ్రేలు Sahab mudi

NAME SATISH MODI S/O MANUJI L. MODI  
 OCC BUSINESS R/O Plot No. 28, Road No. 25, HADAPS

ఎర్రావించినది

1) [Signature]

NAME G. Ramana Rao S/O G. Subba Rao  
 OCC SERVICE R/O 1-8-488, Chikkarapur Hyd.

2) [Signature]

NAME P. Solomon S/O P. Kaveraswami  
 OCC SERVICE R/O 5-6-1871 24 MG ROAD DELHI

2001వ సం॥ Mank నెల 27 వ తేది నట రజిస్ట్రారు Mum  
 1922వ క. శ. డి. 6 చూసం 6 వ తేది

363/2001

చిట్టా మొల మొత్తం కాగితముల పంపిణీ  
చిట్టా మొల మొత్తం కాగితముల పంపిణీ  
చిట్టా మొల మొత్తం కాగితముల పంపిణీ

చిట్టా మొల మొత్తం కాగితముల పంపిణీ



OFFICE OF THE SUB-REGISTRAR  
SECUNDERABAD.

Endorsement Under Section 42 of Act. II of 1899

No. 363 of 2001 Dtd 27/3/2001

I hereby certify that the proper / correct stamp duty of Rs. 700/- (Rupees Seven hundred only) has been levied in respect of this instrument from Sri/Smt. Jayant Bunt on the basis of the agreed Market Value / consideration of Rs. 540,000/- being higher than the consideration / agreed Market value.

Sub-Registrar

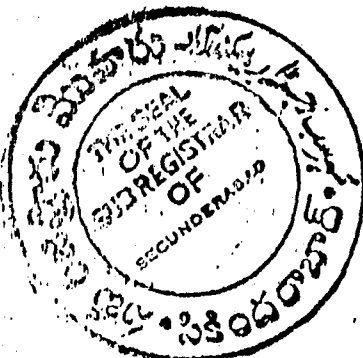
SECUNDERABAD.

and Collector U/s 41 & 42

Date 27/3/2001 of Indian Stamp Act, 1899

REGISTERED AS NO. 363 OF 2001 OF BOOK P. ON 27 DAY OF March 2001  
Chaitra 1922 SE.

REGISTERING OFFICER  
SECUNDERABAD



363/2001

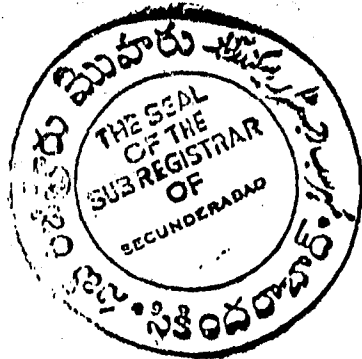
అధికారి సహాయ

వ పుస్తకము: 1923 వ. సం.

దస్తావేజుల మొత్తం కారితముల సంఖ్య

అధికారి వరుస సంఖ్య

పబ్లిక్ రికార్డు



అధికారి సహాయ

CERTIFICATE OF SCANNING  
THE DOCUMENT HAS BEEN SCANNED  
WITH IDENTIFICATION No: 1606-363-2001

REGISTERING OFFICER  
SECUNDERABAD

అధికారి సహాయ

అధికారి సహాయ

అధికారి సహాయ

363/2001

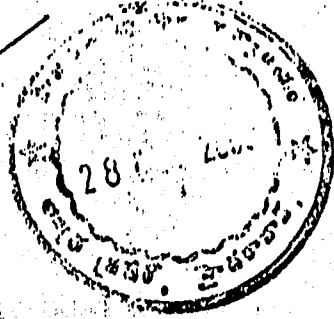
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కొకాగితము వరుస సంఖ్య..... 4.....

మరొకటి ప్రకారం



తస్తావీ సంఖ్య ..... 203/2001

వ పుస్తకము ..... 1923 గా. శ. నం

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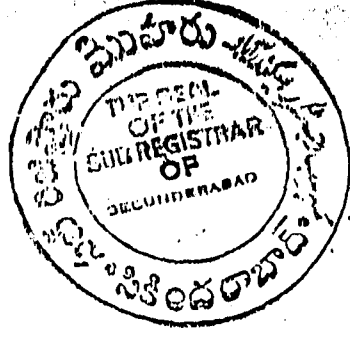
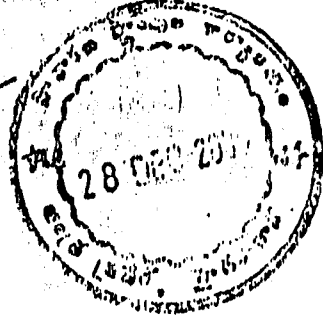
కాగితము వరుస సంఖ్య .....

మర రిజిస్ట్రార్



263/2001  
దస్తావేజు సంఖ్య.....  
వ పుస్తకము..... 1922 గ. నెం.  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....  
ఈ కాగితము వరుస సంఖ్య.....

వకీల రిజిస్ట్రార్





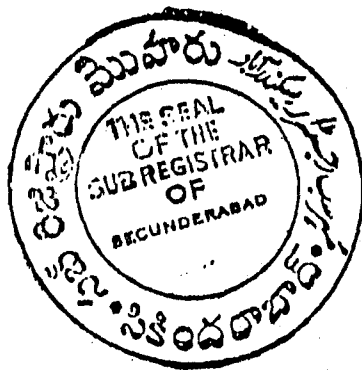
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వవుస్తకము ..... 1923 శా.శ.నం

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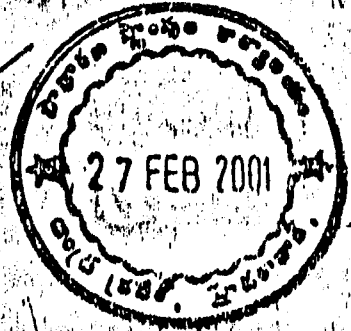
కాగితము వరుస సంఖ్య .....

*[Signature]*  
వజీరీ



పేరా సంఖ్య..... 363/2001  
 ప వస్తు కము..... R..... 1922౯.౪. నం  
 పాపా వేజుల మొత్తం తాగితముల సంఖ్య.....  
 తాగితము వరుస సంఖ్య..... 3.....

వల రిజిస్ట్రార్



(Printed text, mostly illegible due to scan quality)

Sl. No.	Particulars	Amount	Total
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