



Date : 13-11-2000 Serial No : 28,084 Denomination : 10,000
02AA 879731
Purchased By :
V.R. HEMANTH KUMAR
S/O V.D. RAMA LINGAM
SEC' BAD
Sub Registrar
S.P.N.B.L. VARA PRASAD
Ex-Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MR. SUBODH K. DESAI
S/O KANTILAL DESAI, HYD.

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 14th 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. Subodh. K. Desai S/o. Shri. Kantilal Desai aged: 51 years, Occupation: Business, residing at 1-11-251/10, Opposite to Alladdin Mansion, Begeumpet, Hyderabad - 500 016 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 assignees).

P. Owen

Satish modi.



Date : 13-11-2000 Serial No : 28,085

Denomination : 10,000 02AA 879732

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

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

For Whom :
MR. SUBODH K. DESAI
S/O K.A. DESAI, HYD. N

-2-

- WHEREAS**
- The **VENDOR** owns an area admeasuring about 300 Sq. Ft. of super-built-up area on the Ground floor, together with undivided share of land equal to 20 sq. yards., bearing M.C.H. No. 5-4-187/3 & 4/1, 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,
 - The **VENDOR** has obtained the necessary sanction from Charity Commissioner, Maharashtra 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 hereinabove.

P. Owen

P.O.

ASP

P. Owen

Satish m...



Date : 13-11-2000 Serial No : 28,086 Denomination : 100

57845

AP-23-1-J
 Sub-Registrar
 S.P.N.B.L. VARA PRASAD
 G.S.O., C&IG Office, Hyd

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

For Whom :
 MR. SUBODH K. DESAI
 S/O KANTILAL DESAI, HYD. N

-3-

P. Owen e.

P.O.

- f. 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.
- g. 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.
- h. 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**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the sanction given by the Charity Commissioner of Maharashtra and the **VENDEE** having paid the entire sale consideration of Rs. 4,50,000/- (Rupees Four Lakhs and Fifty Thousand only)-to the **CONSENTING PARTY** the payment of which the **CONSENTING PARTY** do hereby admit and acknowledge.

G.S.P. P. Owen

Satish Modi



Date : 13-11-2000 Serial No : 28,087 Denomination : 100

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

57846

AP-23-T-J

Sub Registrar

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

For Whom :
MR. SUBODH K. DESAI
S/O KANTILAL DESAI, HYD. \

-4-

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 covenants 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.
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

X
G.S.O. P. Owen

S. P. N. B. L. Varaprasad

100Rs.



Date : 13-11-2000 Serial No : 28,088 Denomination : 100
57847

Purchased By :
V. R. HELMANIH KUMAR
S/O V. D. RAMA LINGAM
SLC 'BAD

AP-231-J

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

For Whom :
MR. SUBODH K. DESAI
S/O KANILAL DESAI, HYD. \

-5-

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 infvour of the **VENDEE**.

ASST P. Ower

Selva Reddy



& No. 3181 Date 11/11/2000 Rs. 1000

Sold to Shri. Mahesh K. Desai

Sto. for Shri. Vinod K. Desai

For Whom Shri. Vinod K. Desai

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.

-6-

SCHEDULE OF THE PROPERTY

All that premises admeasuring 300 sft of super-built-up area with undivided share of land admeasuring 20 sq. yards bearing M.C.H. No. 5-4-187/3 & 4/1 on the Ground 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	: 20' wide passage and Neighbors Building
SOUTH	: Vacant Portion
EAST	: Portion belongs to Shri. Mahesh. K. Desai
WEST	: Portion belongs to Shri. Vinod K. Desai

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.

[Signature]

2.

[Signature]
(P. Solomon)

[Signature]
VENDOR

[Signature]
CONSENTING PARTY



S. No. 3161 11/11/2010 10/-
 Sold to SHRI SUBODH K DESAI
 S/o SHRI KANTILAL DESAI R/O. HYDERABAD
 For Whom SELF

L. G. Chinalgi

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

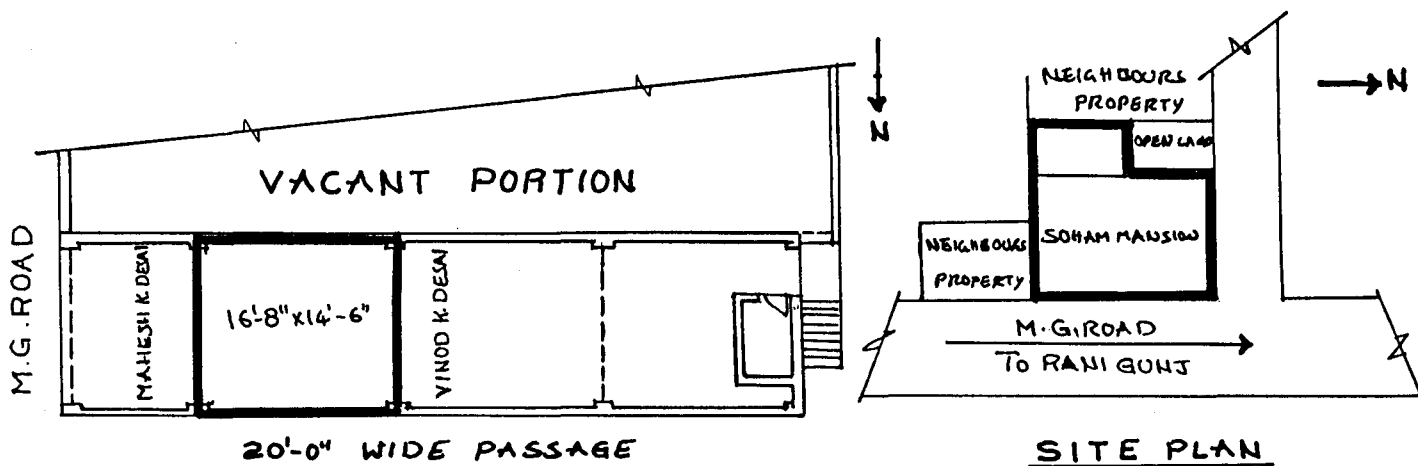
Registration Plan of Sale Deed for the premises bearing M. C. H No. 5-4-187/3 &4/1, admeasuring 300 sq. ft. of super built area on the Basement floor, forming part of a bigger property known as Soham Mansion situated at Karbala Maidan, M G Road, Secunderabad - 500 003.

Vendor	: Gurudev Siddha Peeth	Consenting Party	: Satish Modi
Vendee	: Shri Subodh K. Desai		

Area : 300 sq. ft. of super built up area
 Undivided share of land: 20 square yards

Boundaries:

- NORTH : 20' wide passage and Neighbors Building
- SOUTH : Vacant Portion and Staircase
- EAST : Portion belongs to Shri. Mahesh K.Desai
- WEST : Portion belongs to Shri. Vinod K.Desai.



Witnesses:

1.

2.

[Handwritten signatures of witnesses]

SITE PLAN

P. Onella
 VENDOR
Satish Modi
 CONSENTING PARTY

ANNEXURE - 1A

1. Description of Building : Part of H.O.S. 4.187/344/1,
known as Soham mansion at
Karbala maidan M.G. Road Sec-2
- (a) Nature of Roof : R.C.C.
- (b) Type of Structure :
2. Age of Building : 36 years,
3. Total extent of site : Undivided share of land 20.54sqrs
4. Builtup area of site (with breakup floor wise) :
- Cellar parking area (173)
- In the Ground floor :
- In the 1st floor :
- In the 2nd floor :
- In the 3rd floor :
5. Annual Rental Value : 5000/-
6. Municipal Taxes per Annual :
7. Party's own estimate of market Value of the Building : Rs. 450,000/-

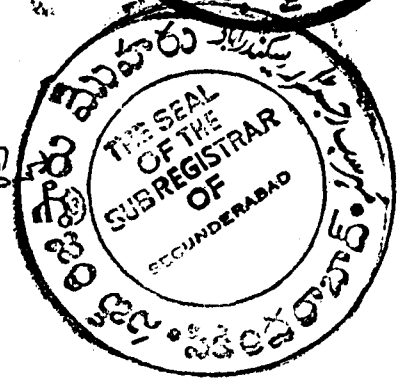
Date 11/2000

P. Owen
(Signature of the Vendor)

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

P. Owen
(Signature of the Vendor)
Subodh K. Desai
(Signature of Vendee)

ఉస్తావే సఖ్య..... 1313/2000
 వ పుస్త కము..... 1922 వ. 4. పరి
 దస్తా వేజుల మొత్తం కాగితముల సంఖ్య.....
 ఈ కాగితము మరుస సంఖ్య.....

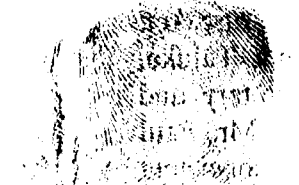


వర రిజిస్ట్రార్

2000 వ సంవత్సరము... నెల 15 తేది 1922 వ. 4. పుస్తకము
 2.4. వ తేది ప గలు... మ రియు . 1.2. గంటల మద్య
 సికింద్రాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి
 ఉసుము రూ... 2.50.21 / చెల్లించినది. P. Owen

వ్రాసెయిచ్చినట్లు ఒప్పుకొన్నది P. Owen
 విధము బొటన వ్రేలు

Pratimadevi Owen w/o Paul Owen
 Honorary Secretary
 Gurudev Siddha Peeth,
 Ganeshpuri, Maharashtra. P. Owen



s/o Menilal C. Mehta, Builder
 Plot. 200, 12-25, Jubilee Hills, Hyd 500034

నిరూపించినది

11
 12

s/o. G. V. Reddy
 s/o. P. LEUPANATHAN, Secy: Secy, No. 5-4-187/14, MG Rd, Sec. 12

s/o. G. V. Reddy, Hyderabad
 s/o. P. LEUPANATHAN, Secy: Secy, No. 5-4-187/14, MG Rd, Sec. 12

2000 వ సం. Nov నెల 15 వ తేది నబ రిజిస్ట్రారు
 1922 వ. 4. పుస్తకము సంఖ్య వ తేది

ఆదేశ సంఖ్య..... 1313/2000
 పుస్తకము..... 2..... 192 బా.శ. సం.
 ప్రస్తావనల మొత్తం కొలితముల సంఖ్య..... 8
 తరగతిము వరుస సంఖ్య..... 2



నవ్వి రెడ్డిస్వారి

**OFFICE OF THE SUB-REGISTRAR
 SECUNDERABAD.**

Endorsement Under Section 42 of Act. II of 1899

No. 1313 of 2000 Date 15 / 11 / 2000.

I hereby certify that the proper / deficit
 stamp Duty of Rs. 15680 (Rupees Fifteen
 Thousand Six hundred and Eighty - only
 has been levied in respect of this instrument
 from Sri/Smt. Prakasa Devi Aven & Others.
 on the basis of the agreed Market Value /
 consideration of Rs. 450,000 being
 higher than the consideration / agreed Market
 Value.

Sub-Registrar.

SECUNDERABAD.
 and Collector U/s 41 & 42
 of Indian Stamp Act, 1899

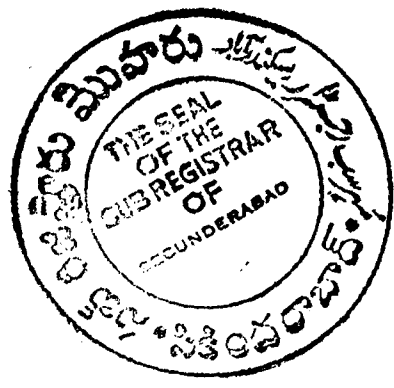
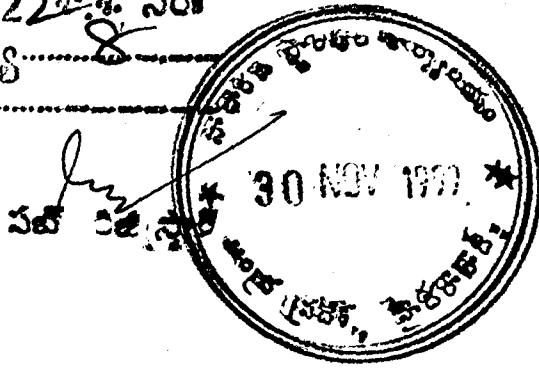
Date: 15/11/2000

REGISTERED AS NO. 1313 OF 2000 OF
 BOOK 2 ON 15 DAY OF NOV 2000
Karthikeya 192 2 SE.

REGISTERING OFFICER
 SECUNDERABAD



ఉత్తరాదేశా సంఖ్య..... 1313/2000
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కాగితము వరుస సంఖ్య..... 3



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CERTIFICATE OF SCANNING
THE DOCUMENT HAS BEEN SCANNED
WITH IDENTIFICATION No: 1606-I-1313-2000

[Signature]
REGISTERING OFFICER
SECUNDERABAD

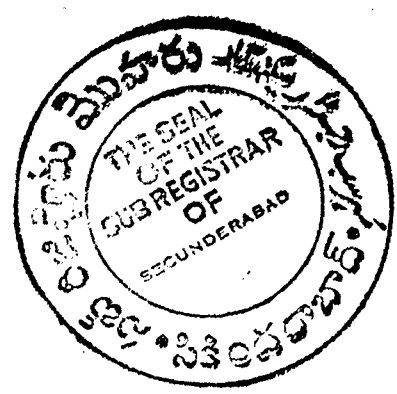
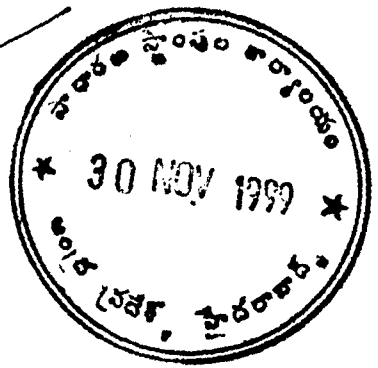
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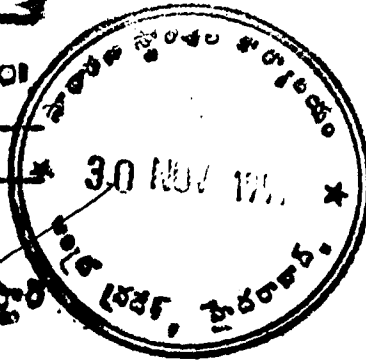


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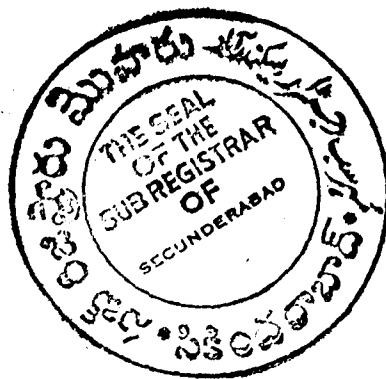
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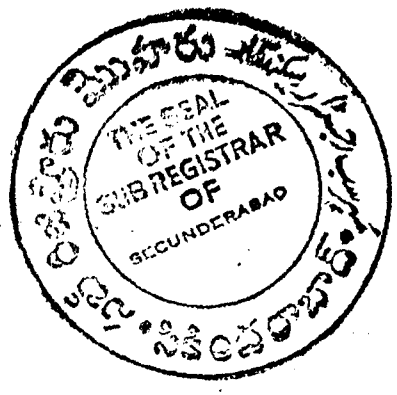
పబ్లిక్ రికార్డుస్ ఆఫీసర్, సెకండరాబాద్



14 SEP 2000
V. C. I.

సంఖ్య 1313/2000
1922 నం
సంఖ్య 8
సంఖ్య 6

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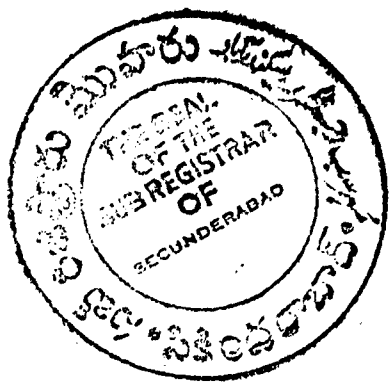


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 ఇంద్రావతి నగరం కార్యాలయము
 14 SEP 2000
 డాక్టర్ ప్రభాకర్ శాస్త్రి
 V. C. I.

1213/2000

దస్తావేజుల సంఖ్య.....
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వదా/ రిజిస్ట్రార్

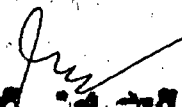


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ఉస్టావేజుల మొత్తం కాగితముల సంఖ్య.....

కాగితము వరుస సంఖ్య.....


నటి పరిశ్రాంతి

