



P111/2000

Date : 13-11-2000 Serial No : 28.054 Denomination : 25,000

Purchased By :
P. SOLOMAN
S/O. L. KRUTARAJAM, SEC'ABAD

01DD 304318
S.P.N.B.L. VARA PRASAD
Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M. S. NIRMALABEN KANTILAL
DESAI CHARITABLE TRUST,
SEC'ABAD

SALE DEED

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

CS
77/54

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

Smt. Nirmalaben Kantilal Desai Charitable Trust, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad - 500 003, represented by its trustee Shri Mahesh Kantilal Desai, S/o. Shri Kantilal Desai 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 its heirs, executors, administrators, successors and assignees).

P. Owen

Satish modi



Date : 13-11-2000 Serial No : 28,055 Denomination : 25,000

Purchased By :
P. SOLOMAN
S/O P. KRUPARAJNAM, SEC' BAD

[Signature]
01DB 304319/4
S.P.N.B.L. VARA PRASAD
Sub Registrar
Ex. Office to Stamp Vendor
G.S.O., CRIG Office, Hyd

For Whom :
M/S CHIRMAJEN LAKSHMI
DESAI CHARALAKI TRUST,
SEC' BAD

-2-

WHEREAS

- a. The **VENDOR** owns an area admeasuring about 3,000 Sq. Ft. of super-built-up area on the First floor, together with undivided share of land equal to 25 sq. yards, bearing M.C.H. No. 5-4-187/3 & 4/4, 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**.
- b. 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.
- 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 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

Selvi m.



Date : 13-11-2009 Serial No : 29,956 Denomination : 25,000

Purchased By :
F. SOLOMAN
S/O P. ERUTARAJAM, SEC' BAD

QJDD 304320
S.P.N.B.L. VARA PRASAD
Sub Registrar
Ex. Office to Stamp Vendor
S.S.O., C&B Office, Hyd

For Whom :
M/S. NIRMALABEN KANHILAL
DESAI CHARITABLE TRUST,
SEC' BAD

-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 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. Owen

- 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.

P. Owen

P. Owen

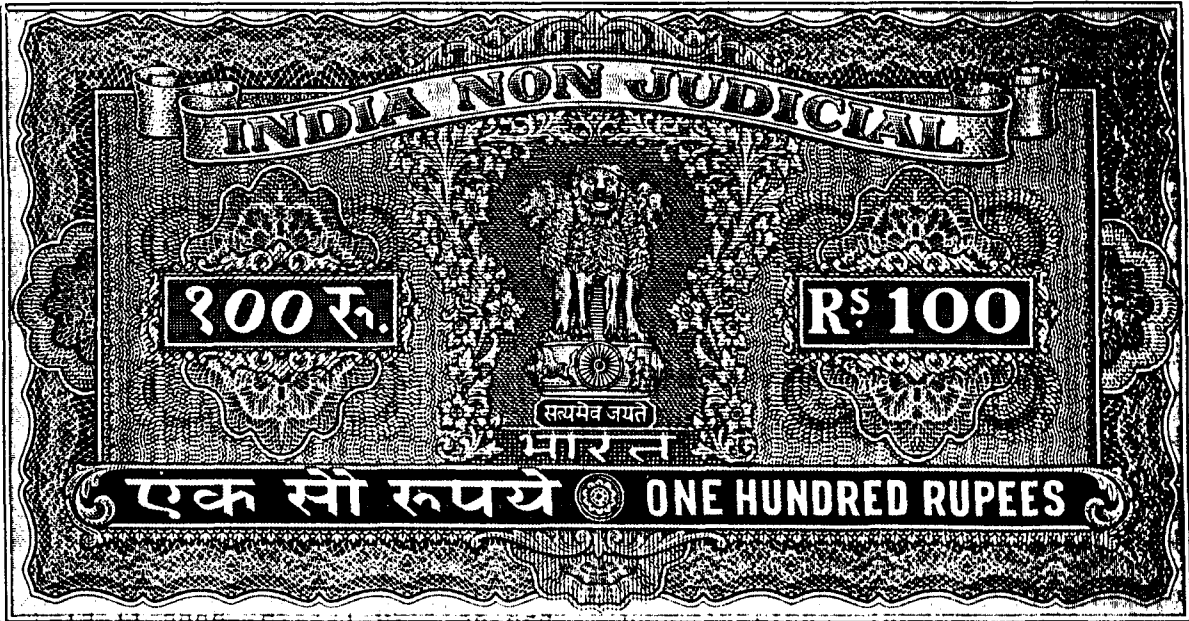
- g. The **CONSENTING PARTY** has nominated the **VENDEE** herein in respect of the Scheduled Property herein and requested the **VENDOR** to convey and transfer the same to and infavour of the **VENDEE** herein.

- 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**.

P. Owen

Satish modi

100Rs.



Date: 15/11/2000 Serial No: 57829 Denomination: 100

Purchased By :
P. SOLOMA,
S/O P. LUPARAJAM, SULTANP

57829

S. N. B. L. VARA PRASAD
S. N. B. L. VARA PRASAD
Ex. Officer, Stamp Vendor
G.S.O., CAIG OFFICE, P. D.

For Whom :
M/S. CHIRMADEE KASHIJI
DESAI CHARITABLE TRUST,
SULTANP

-4-

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. 15,00,000/-** (Rupees Fifteen Lakhs only) to the **CONSENTING PARTY** the payment of which the **CONSENTING PARTY** do hereby admit and acknowledge.

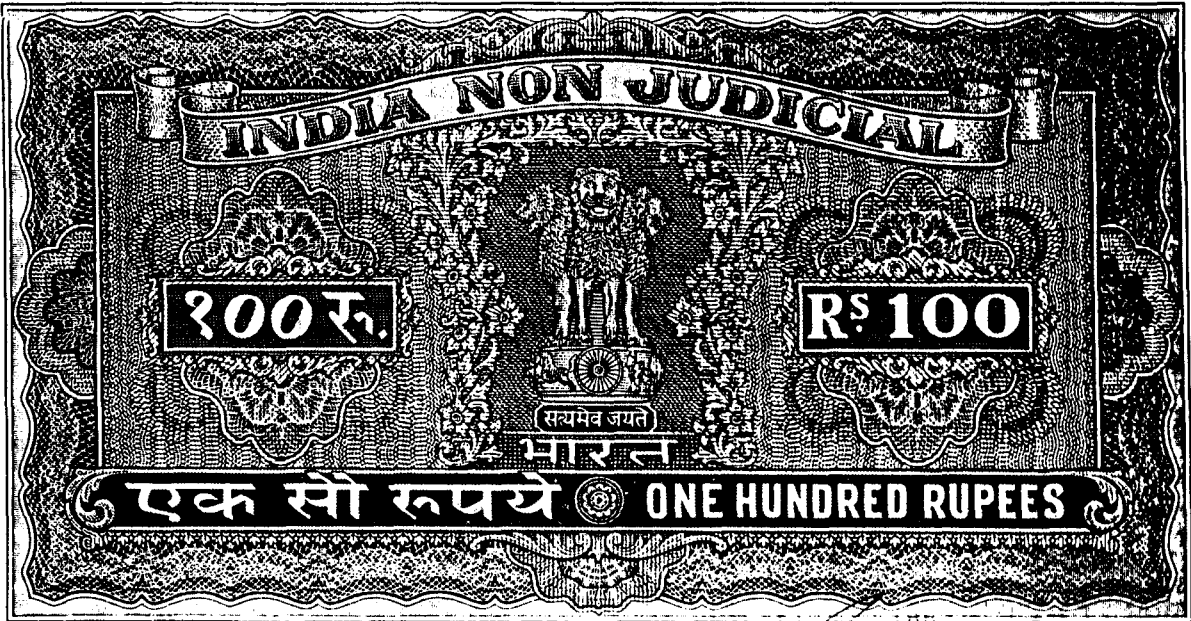
The **VENDOR** hereby transfers and conveys the property described to the **VENDEE** free from all encumbrances and to hold the same as absolute owner together with appurtenances, belonging hereto and all the estate like title interest and claim whatsoever the **VENDOR** had in or to the said property 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.

P. Owen

Sahab mudi



Date : 13-11-2009 Serial No : 28,958

Denomination : 100

Purchased by
P. SOLOMAN
S/O P. BRUPARAJAM, SEC 10, AP

57830

AP-23-11
S.N.L. VARA PRASAD

Stamp Vendor
GEN. CO. CHIG. OFFICE, HYD

For View
M. S. JHANNALU LAJTHAM
DEVAL CHARAVALLI TRUST,
SEC 10, AP

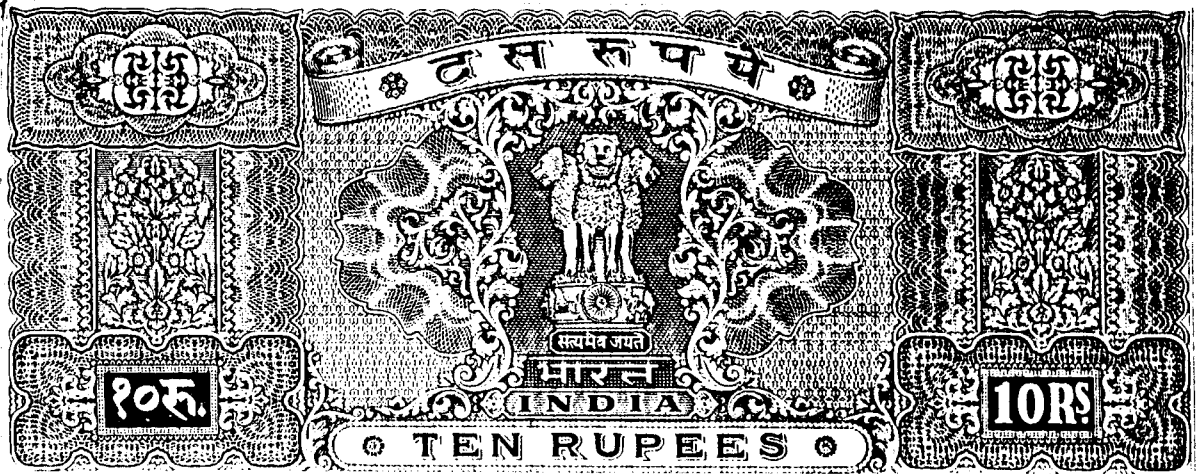
-5-

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 in favour of the **VENDEE**.

P. Owen

Setial modi

10 Rs.



S. No. 3187 14-11-2000
Sold to NIRMALA BEN... CHARITABLE TRUST
For All... scij ... sc c. Bot.

LEELA G. CHIMALGI
STAMP VENDOR
L. No. 13/STP No 12/2000
8-6-76/A. Collar.
Opp. TVS Show Room
Rajawada, SEC. 2, 2.

-6-

SCHEDULE OF THE PROPERTY

All that premises admeasuring 3,000 sft of super-built-up area with undivided share of land admeasuring 25 sq. yards bearing M.C.H. No. 5-4-187/3 & 4/4 on the First 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** : Stair case & premises occupied by Deepika Chitfund (P) Ltd..
- EAST** : M G Road
- WEST** : Open Land and Parking Space

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.

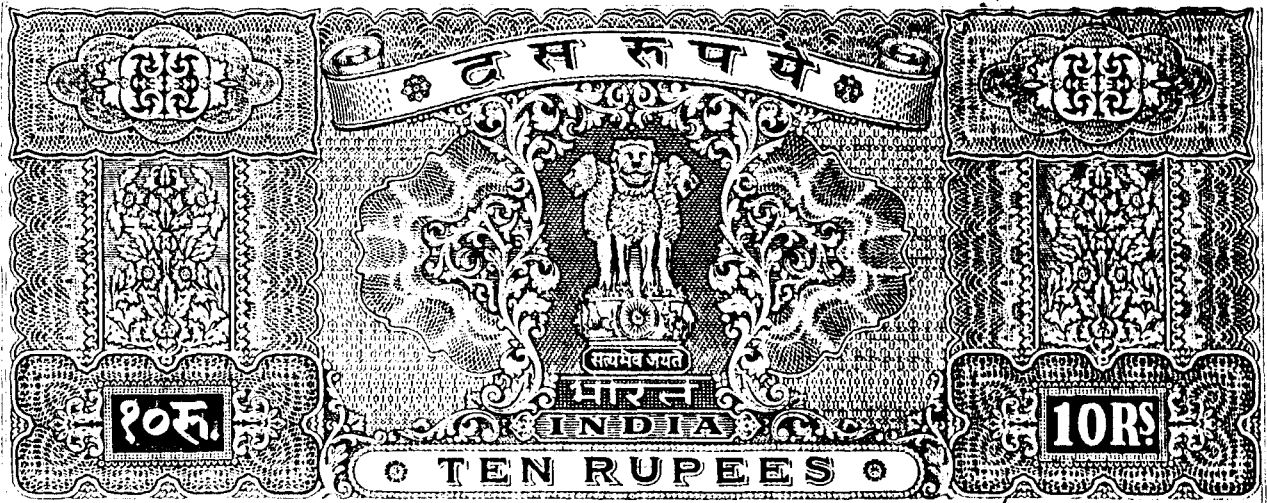
WITNESSES:

- 1.
- 2.

VENDOR

CONSENTING PARTY

10RS.



S. No. 3156 11/10/2000 10/-
 Sold to Smt. Suman
 S/o. K. Prabhakar N/o. Sec. Road
 For whom Smt. Nirmala Desai Charitable Trust Sec. Road

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.

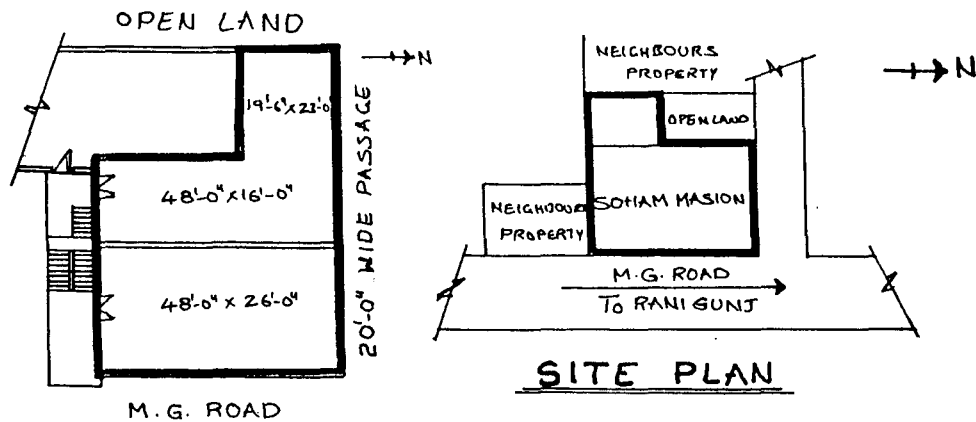
Registration Plan of Sale Deed for the premises bearing M. C. H No. 5-4-187/3 & 4/4, admeasuring 3000 sq. ft. of super built area on the First floor, forming part of a bigger property known as Soham Mansion situated at Karbala Maidan, M G Road, Secunderabad - 500 003.

| | | | |
|--------|---|------------------|---------------|
| Vendor | : Gurudev Siddha Peeth | Consenting Party | : Satish Modi |
| Vendee | : Smt. Nirmalaben Kantilal Desai Charitable Trust | | |

Area : 3000 sq. ft. of super built up area
 Undivided share of land: 25 square yards

Boundaries:

- NORTH : 20' wide passage and Neighbors Building
- SOUTH : Stair case & premises occupied by Deepika Chitfund (P) Ltd.
- EAST : M G Road
- WEST : Open Land



Witnesses:

1.

2.

(Handwritten signatures of witnesses)

P. Over

VENDOR

(Handwritten signature of Satish Modi)

CONSENTING PARTY

ANNEXURE - 1A

M.C.H. House No. 5-4-187/344/4,
at M.G. Road, Secunderabad.

1. Description of Building

(a) Nature of Roof : R.C.C
(b) Type of Structure : Finished

2. Age of Building : 30 years

P11

3. Total extent of site : 25 sq. yards of undivided share of
land and plinth area 3000 Sft.

4. Builtup area of site (with breakup floor wise) : G+3

Cellar parking area :

In the Ground floor :

In the 1st floor :

In the 2nd floor :

G

In the 3rd floor :

5. Annual Rental Value Rs. 17000/-

6. Municipal Taxes per Annual :

7. Party's own estimate of market Value of the Building : Rs. 1500900/-

Date 15-11-2000

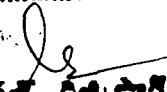
P. Owen
(Signature of the Vendor)

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

P. Owen
(Signature of the Vendor)

Mahesh K. Desai
(Signature of Vendee)

దస్తావేజు సంఖ్య..... 1409/2000 ✓
 వస్తు కము..... 2..... 1922 క. శ. సం
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 82
 ఈ కాగితము వరుస సంఖ్య..... 1


 పబ్ రిజిస్ట్రార్




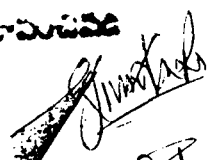
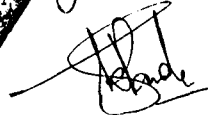
2000 వ సంవత్సరము... November నెల 15 తేది 1922 క. శ. సం...
 ... 24... వ తేది పగలు...!!... మరియు... గంటలమధ్య
 సికింద్రాబాదు సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి
 కుసుము రూ॥ 8277... చెల్లించినది. P. Owen

వ్రాసేయించినట్లు ఒప్పకొన్నది P. Owen w/o. Paul Owen
 విదేశ బొటన వ్రేలు

Matimadevi Owen
 Honorary Secretary
 Sudev Siddha Peeth,
 Nauri, Maharashtra.


 పాపంపాపం

Sateh mah. S/o Mankal C. Mahi; Builder
 No 280, rd 25, Jubilee Hills Hospital.


 పాపంపాపం



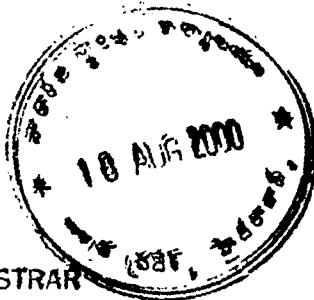
S/o. G. S. / for Rev - 1-8-488
 Ch. K. Kalyanthy, Hyd. 20

P. Solomon s/o. P. Kuparatnam, Cu: Suvu, 50-5-4-18-7/306
 MG Rd, Sec. 2nd.

2000 వ సం. Nov నెల 15 వ తేది పబ్ రిజిస్ట్రారు
 1922 వ క. శ. సంవత్సరమున 24 వ తేది

1409/2000
 నంబర్
 పుస్తకము 2 192 వ. క. నం
 మొత్తం కాగితముల సంఖ్య
 గాత్రము వచన సంఖ్య

[Handwritten signature]



OFFICE OF THE SUB-REGISTRAR
 SECUNDERABAD.

Endorsement Under Section 42 of Act. II of 1899

No. P.111 of 2000 Date 15/11/2000

I hereby certify that the proper / deficit
 stamp Duty of Rs. 447.50 (Rupees) Four
 Thousand Seven hundred and fifty paise
 has been levied in respect of this instrument
 from Sri/Smt. Prakhadevi Awen & others
 on the basis of the agreed Market Value /
 consideration of Rs. 15,000.00/- being
 higher than the consideration / agreed Market
 Value.

[Handwritten signature]
 Sub-Registrar,

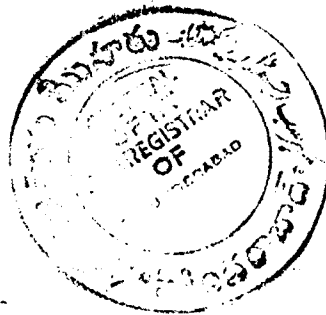
SECUNDERABAD.

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

Date: 15/11/2000

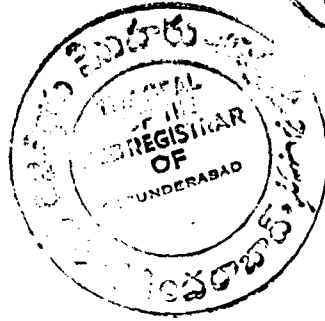
REGISTERED AS NO. 1409 OF 2000 OF
 BOOK 2 OF 5th Dec 2000
 14 Agrayana 1922

[Handwritten signature]
 REGISTERING OFFICER
 SECUNDERABAD



1409/2009
1922 క.శ. సం
8
3

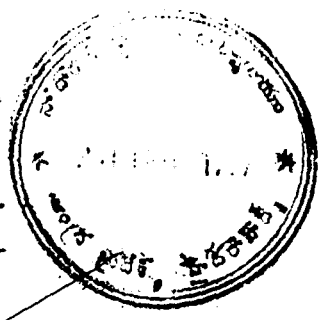
పబ్లిక్ రికార్డుస్



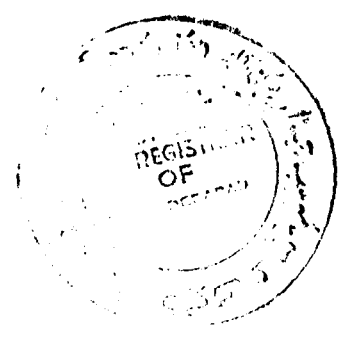
CERTIFICATE OF SCANNING
THE DOCUMENT HAS BEEN SCANNED
WITH IDENTIFICATION No: 1606-I-1409-2009

REGISTERING OFFICER
SECUNDERABAD

దస్త్రావేదిక సంఖ్య..... 1409/2000
వస్తువు క్రమం..... 2 1922 వ.స. సం.
వస్త్రావేదికల మొత్తం కలిగియున్న సంఖ్య..... 8
హాతాగితము వరుస సంఖ్య..... 4



[Signature]
పబ్లిక్ రిజిస్ట్రార్

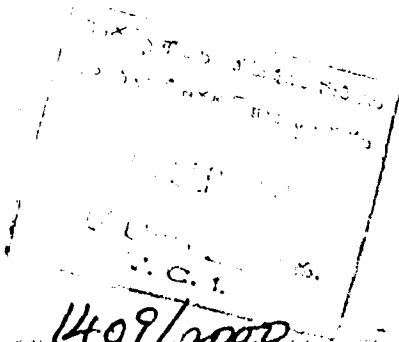


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ఈకాగితము వరుస సంఖ్య..... 5.....

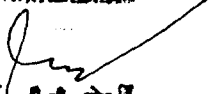


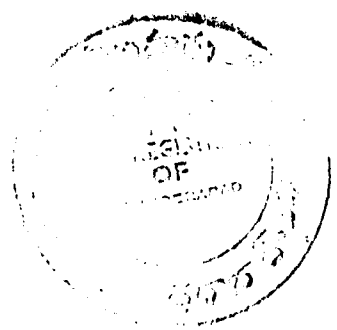
[Handwritten Signature]
పబ్లిక్ రిజిస్ట్రార్





వస్త్రావేష సంఖ్య 1409/1000
 వస్తుకము P 1002 క. పం
 దస్తావేజుల మొత్తం కలిగించు సంఖ్య 8
 ఈకాగితము పనుల సంఖ్య 6

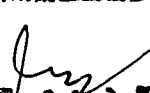

 పబ్లికేషన్

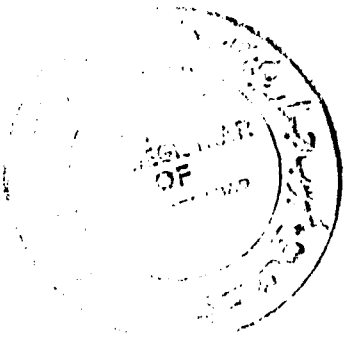


వెంకటేశ్వర వాణిజ్య బ్యాంక్ లిమిటెడ్
 వాణిజ్య బ్యాంక్, హైదరాబాద్
 14 SEP 2000
 ఎం.ఆర్. ప్రభాకర్, ప్రా.కార్య. అధికారి.
 V. C. I.

1409/2000

పన్ను వేరీ సంఖ్య
 వస్తువు క్రమ సంఖ్య 2 102234 సంఖ్య
 దస్తావేజుల మొత్తం కలిగి ఉన్న సంఖ్య
 తుది గతము వరకు సంఖ్య 7


 సబ్ రిజిస్ట్రార్

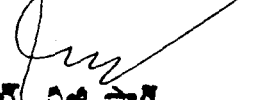


1409/2000
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న వుస్త కము..... 1922 నా.శ. సం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....

కాగితము వరుస సంఖ్య.....


పబ్ రిజిస్ట్రార్

