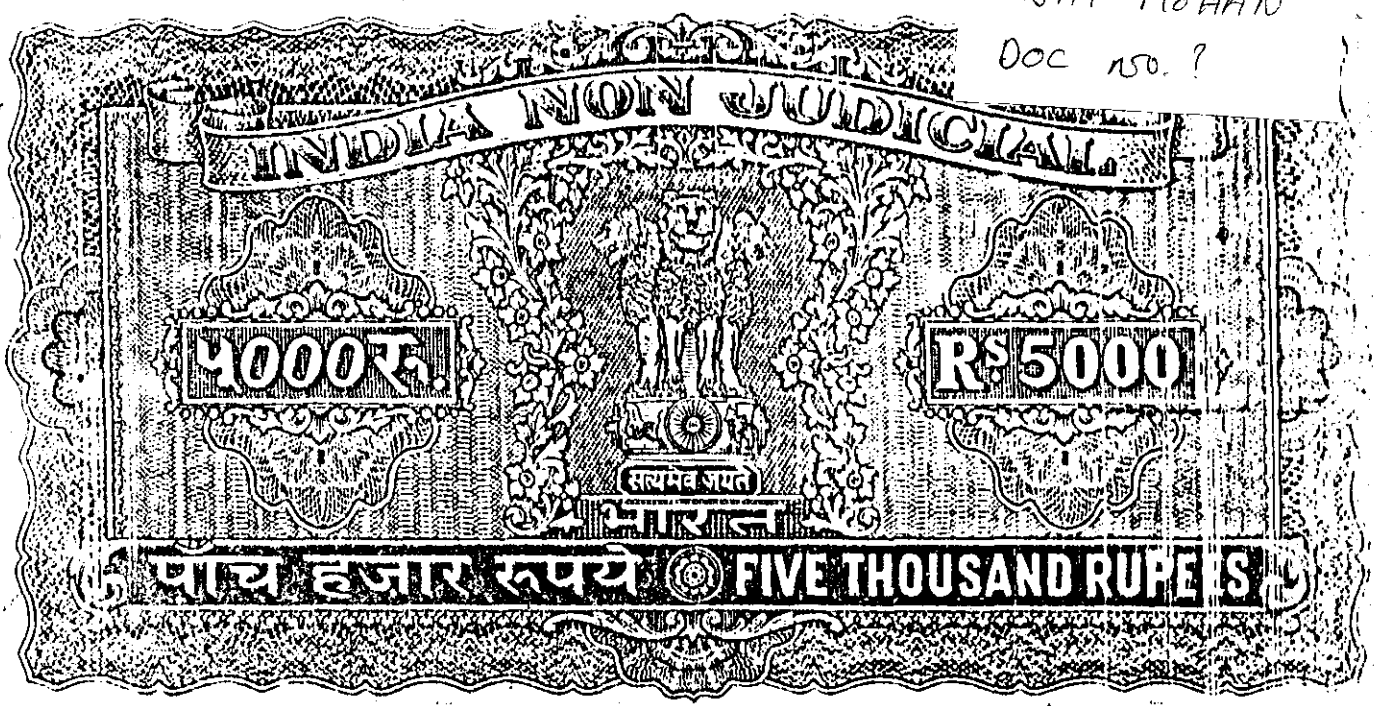


7.2/95

...

SALE DEED
INFAVOUR OF
VIJAY MOHAN
DOC NO. ?



...

VIJAYA MOHAN
HYDERABAD

...

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED AT SECT HYDERABAD
ON THIS THE 4th DAY OF JANUARY 1995 BY AND
BETWEEN

Ganesh Siddha Peeth, a Public Charitable Trust, Registered under the
Bombay Public Trust, Act, 1950 vide PTR No. A-484 (Change) with its office
at Ganeshpuri, Taluka Bhiwandi, District Thane, Maharashtra State - 401
205; represented its Honorary Secretary and constituted Attorney of the
Trust Shri Shirish Thakkar son of Shri Pranjandas
Thakkar

hereinafter called the **VENDOR** (which expression unless repugnant or
inconsistent with the subject or context shall mean and include not only the

[Signature]

[Signature]

Saral...

5000Ru



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PRINTED AT THE GOVERNMENT PRESS, CALCUTTA

5000 రూపాయల
 మందు పత్రం. పరిమితం చేసిన పత్రం.
 * పా. 10-179/3, S.D. Road,
 సెకండరబాద్.

said VENDOR but also its all Trustees, successors in Office/Trust of the One Part).

2. **Shri Satish Modi**, son of Shri Manlal C. Modi, Hindu, aged 50 years. Occupation: Business, with his Office at Premises No. 1-10-72/2-3, Begumpet, Hyderabad - 500 016, and residing at 1-8-179/3, S.D. Road Secunderabad - 500 003.

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. of the Second Part)

IN FAVOUR OF

(Handwritten signature)
(Handwritten signature)
 Satish Modi

5000rs.



Mr. Yajna Mohan W/O. Sri S. Satyanarayana, 11/10/10,
 Block 1, Flat No. 9, High Program Flat,
 Hyderabad

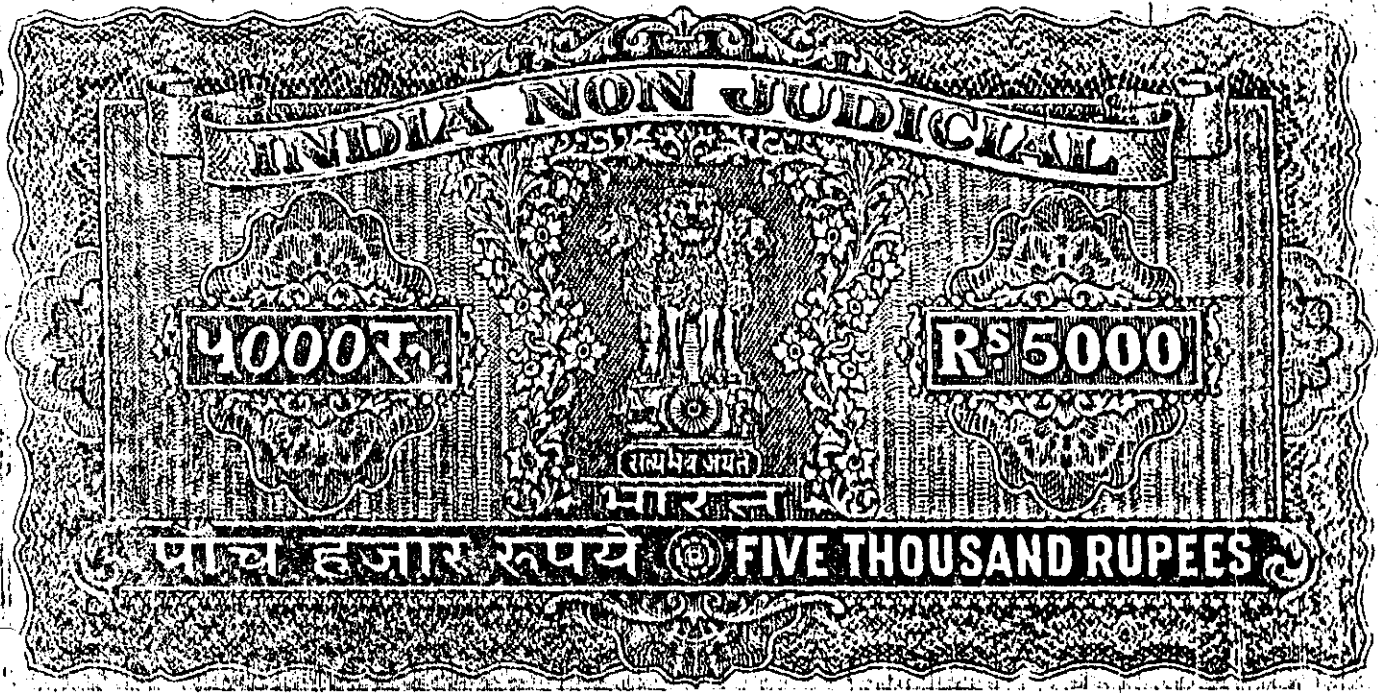
hereinafter called the **VENDEE** (which expression unless repugnant or
 inconsistent with the subject or context shall mean and include not only the
 said **VENDEE** but also its heirs, executors, administrators, successors and
 assignees of the Third Part).

WHEREAS

a) The said property formed part of a bigger property by the said Veneture
 Party from his predecessor in title through Sale Deed dated 18-08-1961
 Registered as Document No. 929/1961 of Book No. I, Volume - 79 before
 the Sub-Registrar, Secunderabad and Sale Deed dated 19-09-1960

Mohan
Satyanarayana

5000Rs.



L. NO: 0000945 DATE: 04/01/95 RS: 5,000

SUBSCRIBER: S VIJAYA MOHAN
W/O S MOHAN
HYDERABAD.

S. C. Mohan
 సత్యమేవ జయతే
 సత్యమేవ జయతే
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FOR WHOM : SELF

Registered as Document No. 2375/69 of Book No. 1, Volume 251 before the Sub-Registrar, Secunderabad.

b. The Vendor Owns several properties in the twin cities of Secunderabad and Hyderabad which inter alia includes J.C.C. building admeasuring 14000 Sq.ft. bearing M.C.H. No. 5-4-1873 & 4, the property known as Noltam 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 - 1, Volume No. 372 at Office of the Sub-Registrar, Secunderabad, executed by Shri Satish Chandra Modi.

c. And whereas the Vendor (Shree Gurudev Ashram) is a Trust Registered as PTR No. A-484 (Thane) submitted an application Under Section 50 A (3) of the Bombay Public and Religious Trust Act 1950 to modify the Scheme settled in application No. 47/1976 before the Deputy Charity Commissioner, Maharashtra State Bombay for amalgamation of two existing Trusts at

S. C. Mohan
Satish Chandra Modi

5000Rs.



NO. 10966 DATE: 04/01/75

ENDORSEES: S. VEJAYA MOHAN
W/O S. HOMAN
HYDERABAD.

FOR WHOM: SELF

Ganeshpuri namely, Shree Gurudev Ashram (Thane), PTR No. A-484 and Shree Mukteshwar Trust at Bombay, Registered at Public Trust, which was disposed by order dated 30-06-1976. Thereafter the name of the Trust was changed from Shree Gurudev Ashram and the Trust has been named and designated as "GURUDEV SIDDHA PEETH", Ganeshpuri Registered No. A-484, (Thane), thus the Vendor became the absolute and exclusive owner of the Scheduled property. The aim of the Ashram is to promote the sense of Brotherhood and build "BHRASPARA DEVO BHAVA" and for the purpose of attaining the above subject and to meet the running expenses of the said Ashram, intended and agreed to alienate its immovable properties at Hyderabad and Secunderabad in favour of the Consenting Party herein and who was also authorised to sell, alienate, enter into agreements to sell with third parties.

d. And whereas the necessary permission from Charity Commissioner, Maharashtra State, Bombay is granted vide order No. J/4/181-

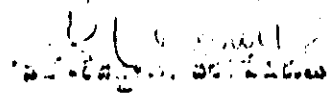
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5000Rs



Serial No: 0000947 DATE: 04/01/95

PURCHASER: S VEJAYA MOHAN
S/O S MOHAN
HYDERABAD.



 మరియు ఎక్స్. ఎఫ్. సి. కు సాక్షి వారసు
 ■ పా. కార్యమును, ■ కార్యము
 ప్రారంభించు.

FOR WHOM: SELF

91/177/12224/92 dated 20th January 1992 and 30th June 1992 in respect of sale of immovable properties of the Trust at Hyderabad and Secunderabad including the Scheduled Property to the Consenting Party and or his nominees.

c. WHEREAS the Vendor is the sole, absolute and exclusive owner of R.C.C. Building known as Soham Mansion bearing No. 5-4-187/3 & 4-7 admeasuring about 1500 Sq.Ft. on 1st floor, situated at Karbala Madani, Secunderabad more fully described in the Schedule annexed hereto and as shown in the plan and which is presently tenanted by Shri K.S. Tripathi on terms and conditions contained in Lease Agreement dated 1st September 1994 entered into by the Consenting Party.

f. And whereas the Consenting Party as nominated the purchaser herein in respect of Sale of Scheduled Property herein.



 Sub: L m k

5000Rs.



SAL. NO: 4000/758 DATE: 04.01.95 RS: 5,000/-

PURCHASER: S. VIJAYA MOHAN
W/O S. MOHAN
HYDERABAD.


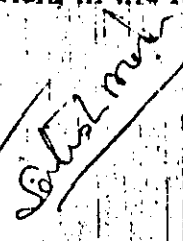

 పరిశ్రమల శాఖ, హైదరాబాద్
 మరియు పరిశ్రమల శాఖ, పాపం నె.రె.కి
 * పా. గాంధీ మఠం, 4 & 5 గాంధీ మఠం
 హైదరాబాద్.

INFORM: SELF

And whereas at the request of the purchaser herein the vendors, herein have agreed to complete the sale and convey the Scheduled property in favour of the purchaser being nominee of the Consenting Party.

NOW THIS INDENTURE WITNESSETH that in pursuance of the sanction given by the Charity Commissioner of Maharashtra and in consideration of Rs.5,94,000/- (Rupees Five Lakhs Ninety Four Thousand only), of which the Vendee has given a sum of Rs. 80,000/- (Rupees Eighty Thousand Only) by way of Cheque No. 096561 dated 01/01/1995, drawn on State Bank of India, Barkatpura Branch, in the name of Consenting Party Shri Satish Modi and the payment of which the Vendor and the Consenting Party do hereby admit and acknowledge

AND WHEREAS the Vendee has given on 4-1-95 a sum of Rs. 5,14,000/- (Rupees Five Lakhs Fourteen Thousand Only) vide Cheque No.096563 dated 4-1-95 drawn on State Bank of India, Barkatpura Branch, in the name

5000R

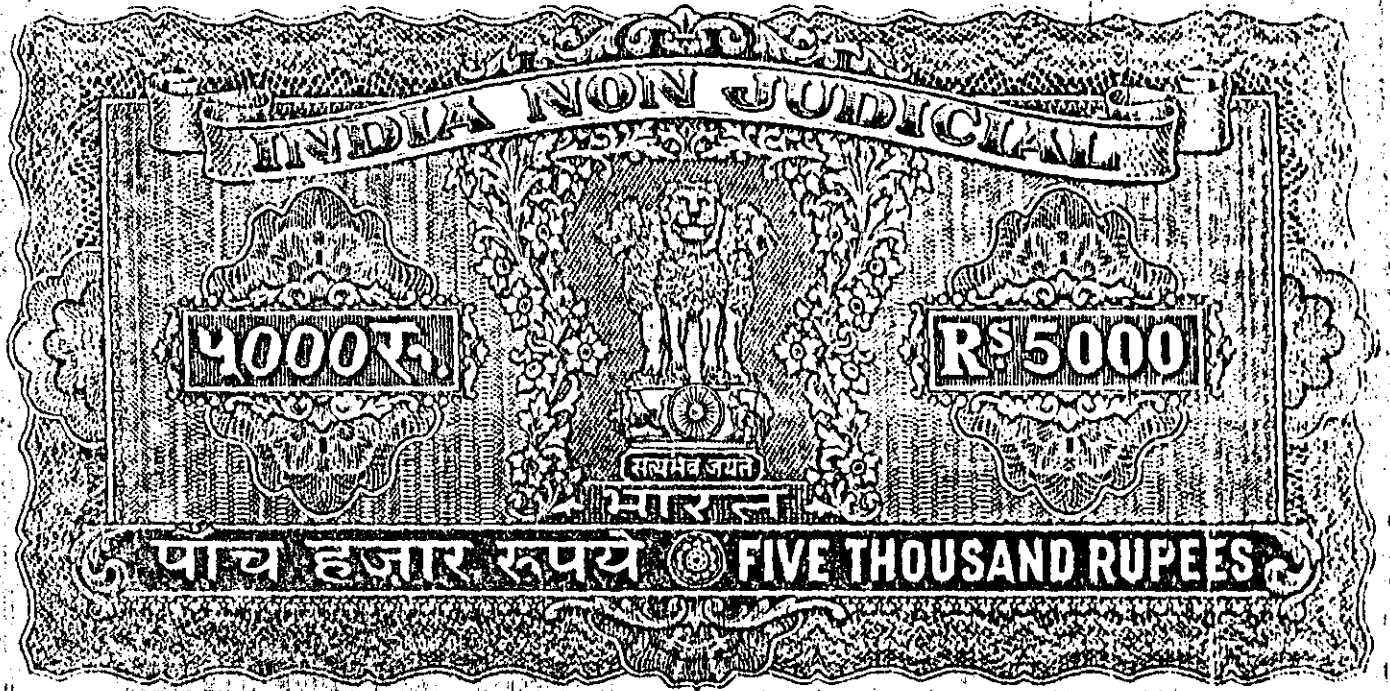


of the Consenting Party Shri Satish Modi before the Sub-Registrar at the time of the Registration of this Sale Deed. Thus, the Vendor and the Consenting Party has received from the Vendee the entire Sale Consideration of Rs. 5,94,000/- (Rupees Five Lakhs Ninety Four Thousand Only).

The Vendor hereby transfer and convey the property described 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 and the Vendor and the Consenting Party had delivered possession of the Scheduled property to the purchaser which is presently tenanted by Shri K.S. Tripathi. The purchaser shall hold and enjoy the same as absolute owner.

Satish Modi
 Satish Modi

5000R



REG. NO: 0000970 DATE: 04/01/2015 FOR: ...

W/O S. MOHAN
HYDRABAD.

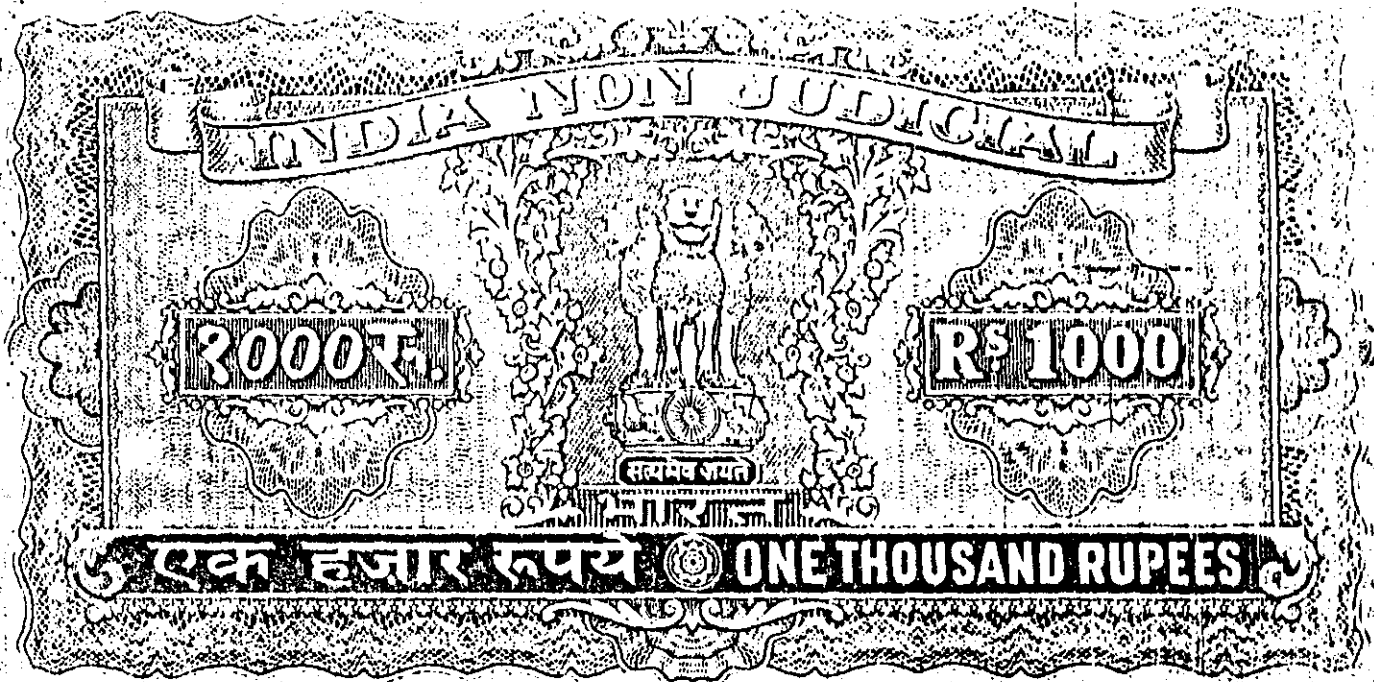
FOR HIMSELF

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 ...
 ...

The Vendor/Consenting Party hereby covenants with the purchaser as follows.

1. The said property shall be quietly entered into and upon by the purchaser 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 said property to the purchaser along with copies of the title deeds.
3. The Vendor/Consenting Party undertakes and agrees to give the original title deeds/certified copies to the Vendee.

[Handwritten signature]
[Handwritten signature]



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- 1. The Vendor/Consenting Party has paid all the taxes etc. payable on the Schedule Property upto date and the purchaser has to pay such taxes etc. payable hereafter.
- 2. The Property is free from all encumbrances, charges, mortgages, prior assignment of sale or court attachments and it is not subject to any litigation's.
- 3. The Vendor/Consenting Party hereby agrees to cooperate with the purchaser to mutate the said property in the name of the purchaser in Municipal records etc., and also for getting permission from Government and other local authorities.
- 4. The Vendor/consenting party shall get the necessary permission required

M. V. ...
S. J. ...



REGISTRATION NO: 100922 DATE: 01/01/2015

PURCHASER: B. VIJAYA MOHAN
M.C. S. MOHAN
HYDERABAD

FOR DEPOSIT: 1001

8. The Vendor/Consenting Party thus hereby further agrees with the purchaser at all times hereafter and at the cost of the purchaser to do and execute and cause to be done and executed all such lawful acts, deeds and things for further and more perfectly assuring the said property to the purchaser.

9. The Vendor/Consenting Party does hereby agrees to save harmless and keep indemnified the purchaser from and against all the losses caused, damages and expenses which the purchaser may sustain or incur by reason of any claims made by anybody to the said property in future.

SCHEDULE OF THE PROPERTY

All that premises bearing M.C.H. No. 5-4-187/3 & 4/7 with indivisible share in land admeasuring 65 Sq. Yds. (53.71 sq meters) out of the total land area

(Handwritten signature)
S. L. Mohan



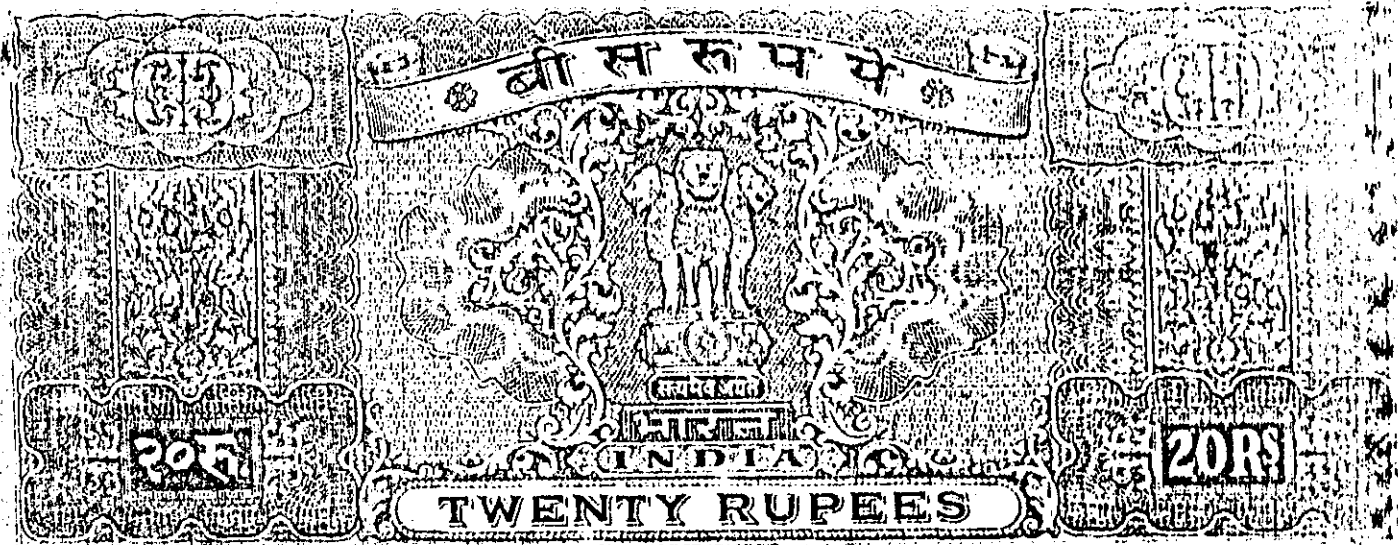
DECEP. S. VITAYA MOHAN
117/3 & 4/7
HYDERABAD.

FOR WHOM : SELF

admeasuring 1052 Sq.Yds. (869.12 sq. meter) together with structure admeasuring about 1500 Sq.Ft. on 1st floor forming a portion of the property known SOLLAM MANSION, together with a easementary rights existing thereon situated at Kurhala Maidan, M G Road, Secunderabad and more clearly shown in the plan annexed hereto with red color and bounded by:-

NORTH	-	Premises occupied by Rotary Club
SOUTH	-	Neighbours Building
EAST	-	M G. Road
WEST	-	Balance Portion of Premises No. 5-4-187/3&4/7

Mohan
Satish Mohan



S.S. NO: 0000974 DATE: 04/01/75 RS: 20

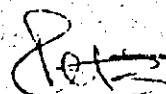
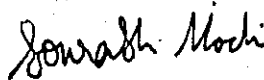
PURCHASER: S. MITTAL MOHAN
W/O S. MOHAN
11, D.C. ROAD,

FOR WHICH: SELF

The size of the structure of the Schedule property is clearly shown in the plan annexed to.

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. 
V. Hanumanth Rao
2. 
SOURABH MODI


VENDOR


CONSENTING PARTY



PLAN SHOWING PREMISES BEARING MUNICIPAL NO. 5-4-187/3 & 4/7

SITUATED AT MAHATMA GANDHI ROAD SECUNDERABAD.

VENDOR: GURUDEV SIDDHA PETHI

BOUNDRIES

NOTE: SMT. VIJAYA MOHAN

NORTH: PREMISES OCCUPIED BY ROTARY CLUB

CONSENTING PARTY: SATISH MODI

SOUTH: NEIGHBOURS BUILDING.

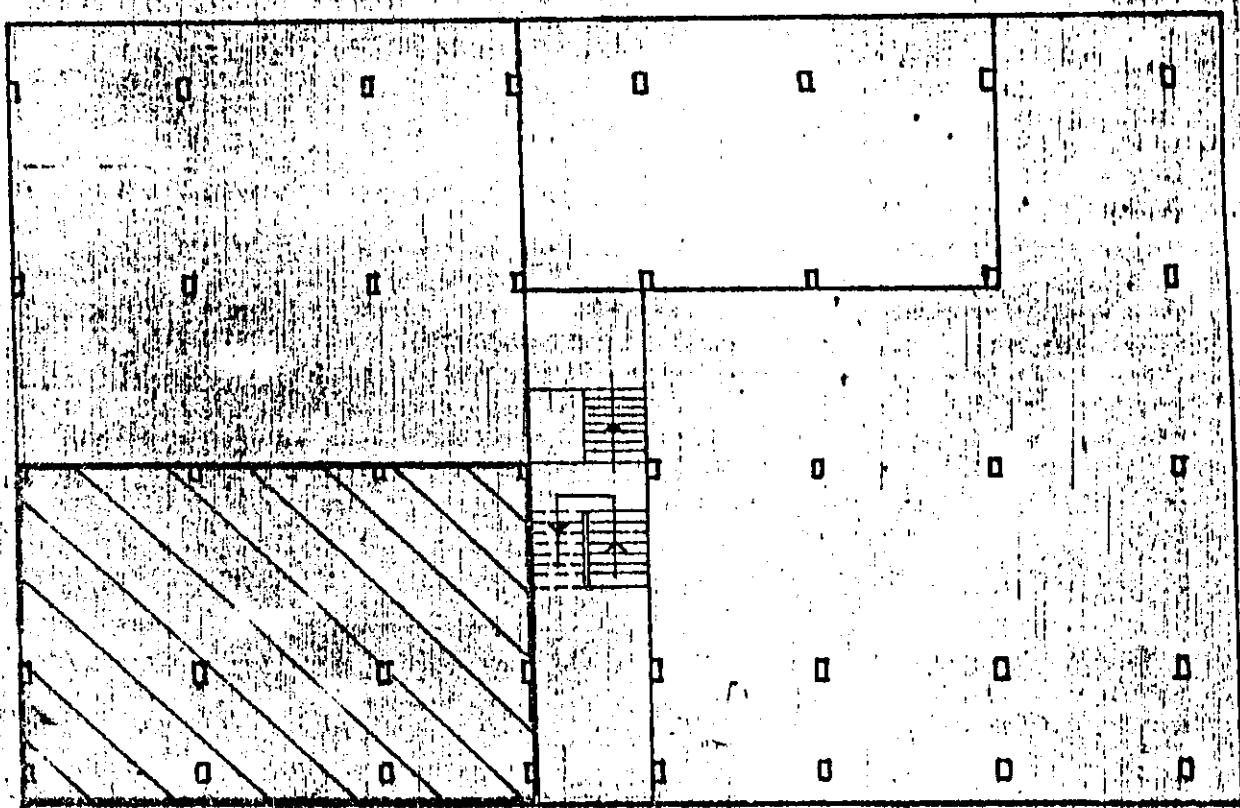
TOTAL AREA: 65 SQ. YARDS.

EAST: M.G. ROAD.

NETT BUILT-UP AREA: 1500 SQ. FEET.

WEST: BALANCE PORTION OF PREMISES

NO. 5-4-187/3 & 4/7.



M.G. ROAD

SIGN. OF VENDOR:

[Handwritten signature]

SIGN. OF CONSENTING PARTY:

[Handwritten signature: Satish Modi]

WITNESSES: 1.

[Handwritten signature]

2. *[Handwritten signature: Satish Modi]*