DOCUMENT NO: 296 OF 1996 OF BOOK-I

S. R. O. SECUNDERABAD.

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

00AA 721381

S.No. 509 Date 23/4/1996 Rs. 10000/-

Sold to Sri G. Kanaka Rao S/o G. Subba Rao & 4

For whom Syed Mehedi S/o Syed Mahmood & Ors

SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vender.

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 25th day of April 1996 by and between:

Gurudev Siddha Peeth, a Public Charitable Trust, Registered under the Bombay Public Trust, Act, 1950 vied 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 Trustees of the Trust Shri Shirish Thakkar son of Shri Pranjiwandas Thakkar.

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 of the One Part).

Shri Satish Modi, son of Shri Manilal C. Modi, Hindu, aged 53 years, Occupation: Business, with his Office at Premises No.5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad -500 003, and residing at 1-8-179/3, S.D.Road, Secunderabad - 500 003.

Satish Modi

(Shirish Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH,

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हज़ार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

S.No. 981 Date 23/4/1996 Rs. 10000/-

Sold to Sri G. Kamakara Rao S/o G. Subba Rao & Ors.

For whom Syed Mehdi S/o Syed Mahmood & Ors.

00AA 721382

SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vendor.

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

Syed Mehdi S/o. Shri. Syed Mahmood aged 40 years presently residing at P.O.Box No.41002, JEDDAH - 21521, Saudi Arabia and Permanent Address bearing H.No.1-5-16/2/1, Musheerabad, Hyderabad- 500 048 hereinafter called the **PURCHASER** (which expression unless repugnant or inconsistent with the subject or context shall mean and include nor only the said **PURCHASER** but also its heirs, executors, administrators, successors and assignees of the Third Part).

WHEREAS

a. The **Vendor** Owns several properties in the twin cities of Secunderabad and Hyderabad which inter alia includes R.C.C. building admeasuring 24825 Sq.ft. 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, executed by Shri Satish Chandra Modi.

Satish Modi

(Shirish Thakker)
Hony. Secretary
GURUDEV SUDHA PEETH,

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

00AA 721383

S.No. 7287 Date 23/4/1996 Rs 10,000/-

Sold to Sri G. Kamala Rao, G. Subba Rao & Ors

For whom Syed Mehdi & Syed Mahmood & Ors

SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vendor.

b. WHEREAS an area admeasuring about 750 Sq.Ft. bearing M.C.H No.5-4-187/3&4/6 on 2nd floor, forming part of bigger property known as Soham Mansion as said above situated at Karbala Maidan, M.G.Road, Secunderabad more fully described in the Schedule annexed hereto and as shown in the plan, is owned by the **Vendor** (hereinafter the property is referred to as **Scheduled Property**).

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 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 "PARASPARA 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

Satish Nath

(Shirish Thakker)
Hony. Secretary
GURUDEV SIDDHA PEETH,

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/4/181-91/477/12224/92 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.

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

-4-

f. And whereas at the request of the **Purchaser** herein the **Vendor**, herein has 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.4,00,000/- (Rupees Four Lakhs only) being the sale consideration which the **Purchaser** herein has paid total sale consideration of Rs.4,00,000/-(Rupees Four Lakhs only) by way of Cheque No.244110 dated 05/09/1995 respectively drawn on State Bank of India, N.R.I Cell, R.P.Road Branch, Secunderabad 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.

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**. The **Purchaser** shall hold and enjoy the same as absolute owner.

(Shirish Thakkar)
Hony. Secretary
GURUDEV SIDDHA PEETH,

Satish Modi

The **Vendor/Consenting Party** hereby convenants with the **Purchaser** as follows:

Party.

2. The **Vendor/ Consenting Party** has given possession of the said property to the purcha-ser along with copies of the title deeds.

3. The **Vendor/Consenting Party** undertakes and agree to give the original title deeds/ certified copies to the **Purchaser**.

4. 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.

5. The Property is free from all encumbrances, charges, mortgages prior assignment of sale or court attachments and it is not subject to any other litigation's.

6. The **Vendor/Consenting Party** hereby agrees to co-operate 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.

7. The **Vendor/Consenting party** shall get the necessary permission required.

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.

(Shirish Thakker)
Hony. Secretary
GURUDEV SIDDHA PEETH.

SCHEDULE OF THE PROPERTY

All that premises bearing M.C.H. No. 5-4-187/3 & 4/6 with undivided share in land admeasuring 31.88 Sq.Yds.(26.66 sq meters) out of the total land area admeasuring 1055.5 Sq.Yds. (883 sq. meters) together with structure admeasuring about 750 Sq.Ft.on 2nd floor forming a portion of the property known SOHAM MANSION, together with a easementary rights, existing thereon situated at Karbala Maidan, M.G.Road, Secunderabad and more clearly shown in the plan annexed hereto with red colour and bounded by:-

NORTH	-	Neighbour's Building
SOUTH	-	Portion occupied by M/s.Patny Controls Pvt Ltd
EAST	-	Part of the premises owned by Mrs. Razia Banu
WEST	-	Premises occupied by M/s.Luharuka & Associates

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 Solomon R Panda

2. G. Kavakarao

(Shirish Thakker)
Hony. Secretary
GURUDEV SIDDHA PEETH,

GURUDEV SIDDHA PEETH,
P. O. GANESHPURI,
District - Thane,
Maharashtra - 401206

VENDOR

CONSENTING PARTY

No 296/96-

LAXMI PRINTERS
Medibavi, Seethaphalmandi.

ANNEXURE 1-A

1) Descriprion of the Building :

(a) Nature of roof : R.C.C/~~Non R.C.C~~, (Tiard A/C Sheet) Mud Roof/Plain Level Roof, Framed (with Pillars and slums) (with walls only)

R.C.C.

(b) Type of structure : R.C.C. Structure with Pillars, Columns, walls upto 2 floors

2) Age of the Building :

3) Total Extent of site : 1055.50 Sq. Yards. Transferable area of 750 Sq.ft with undivided share of land 31.08 Sq. yds.

4) Total Extent of site :
(with breakup floor-wise)

a) Upto 2nd floor,

b) Upto 4th floor,

c) Upto 10 floor,

XX Cellar parking area :

In the 1st floor

In the 2nd floor

In the 3rd floor

5) Annual Rental Value : Rs. 6,500/-

6) Municipal Value : Rs. 1,977/-

7) Executant's estimate of the MV of the Building : Rs 4,00,000/- (Rupees four lakhs only)

Signature of the Executant

Date :

CERTIFICATE

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

Signature of the Executant

Syed. Mehdi

Signature of the Claiment

పత్రాల నెం. 296/96 శా.శ. సం॥వు
వ పుస్తకము
దస్తావేజుల వెనుక అగత్యమైన సంఖ్య
ఈ కాగితము వరుస సంఖ్య 1

సబ్ రిజిస్ట్రార్

19 MAR 1996

1996వ సంవత్సరము ఫిబ్రవరి నెల 5 వతేది 1918 శా.శ. క్రోధి సం॥
5 వతేది పగలు 11 మరియు 12 గంటల మధ్య
సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో కూలు చేసి
నుము రూ॥ 30851/- చెల్లించినది.

వాసియిచ్చినట్లు ఒప్పుకొన్నది

(1) ఎడమ బొటన వ్రేలు

(S/o PRANJIWANDAS
Hony. Secretary

GURUDEV SIDDHA PEETH,
P. O. GANESHPURI,
District - Thane,
Maharashtra - 401206

(2) ఎడమ బొటన వ్రేలు

Salish Mal
S/o Monilal Mal
Builder
Paradise - Secbad.

సాక్షులు సంతకములు

1) Panda
SOLOMON R PANDA
S/o. KRUPARATNAM PANDA
Occ:- SERVICE R/o. B7/12 IDH COLONY,
NEW RAJIGUDA, SEC-BAD.

2) G. KANAKARAO S/o G. SUBBARAO Occ. Business
1-8-468, Chikkadapally, Hyderabad-20

1996వ సంవత్సరము నెల 25 వ తేది సబ్ రిజిస్ట్రార్
1918 వ శార్వరి నామ సం 5 వ తేది

దస్తావేజు సంఖ్య ....№ 296/96.....
వ పుస్తకము ..... 8 ..... శా. శ. సం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య .....
ఈ కాగితము వరుస సంఖ్య ...2.....

సబ్ రిజిస్ట్రార్

19 MAR 19

EX-OFFICIO STAMP VENDOR
SECUNDERABAD A.P.

OFFICE OF THE SUB-REGISTRAR
SECUNDERABAD.
Endersement Under Section 42 of Act II of 1899

No. 296 of 1996 Date 25/3/1996

There by certify that the proper/deficit stamp duty of Rs. 360/- (Rupees .....) has been levied in respect of this instrument from Sri ..... on the basis of the agreed Market value/ consideration of Rs 56000/- being higher than the consideration/agreed Market value.

Sub-Registrar,
SECUNDERABAD.
and Collector U/S 41 & 42 of
INDIAN STAMP ACT, 1899

Date :

I వ పుస్తకము 264 వ నెంబరు 469 నుండి 484
పేజీలలో 1996 సం./1818 నా.శ. 296 నెంబరు
రిజిస్టరు చేయబడినది. 1996 నెల ..... తేదీన
25 వ తేదీ 191 నా.శ. ..... వ తేదీ

సబ్ రిజిస్ట్రార్

పత్రాల సంఖ్య № 296/96

పుస్తకము 1 శా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

ఈ కాగితము వరుస సంఖ్య 3

సబ్ రిజిస్ట్రార్

9 MAR 1996

EX-OFFICIO STAMP VENDOR, SECUNDERABAD-A.P.

దస్తావేజు సంఖ్య.....No 296/96.....
వ పుస్తకము.....8.....
దస్తావేజుల మొత్తం కాగితముల సంఖ్య .....
ఈ కాగితము వరుస సంఖ్య....4.....

సబ్ రిజిస్ట్రార్

దస్తావేజు సంఖ్య 296

వ పుస్తకము 8 శా శ సం

దస్తావేజుల వెనుక కాగితముల సంఖ్య

ఈ కాగితము వరుస సంఖ్య 5

సబ్ రిజిస్ట్రార్

దస్తావేజు సంఖ్య № 296/96
వ పుస్తకము 9 శా.శ. సం
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
ఈ కాగితము వరుస సంఖ్య 6

సబ్ రిజిస్ట్రార్

దస్తావేజు సంఖ్య 296

వ పుస్తకము 8 శా.శ. సంవత్సరం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

ఈ కాగితము వరుస సంఖ్య 7

సబ్ రిజిస్ట్రార్