



C.No. 5077 Date 23/4/1996 Rs. 10,000/-

Sold to Sri G. Kanaka Rao & G. Subba Rao & Ors.

For whom Smt. Rajitha Ramani

Signed on behalf of

00AA 721378

[Signature]
SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vendor.

SALE DEED

THIS SALE DEED is made and executed at Secunderabad on this the 23rd day of April 1996 by and between:

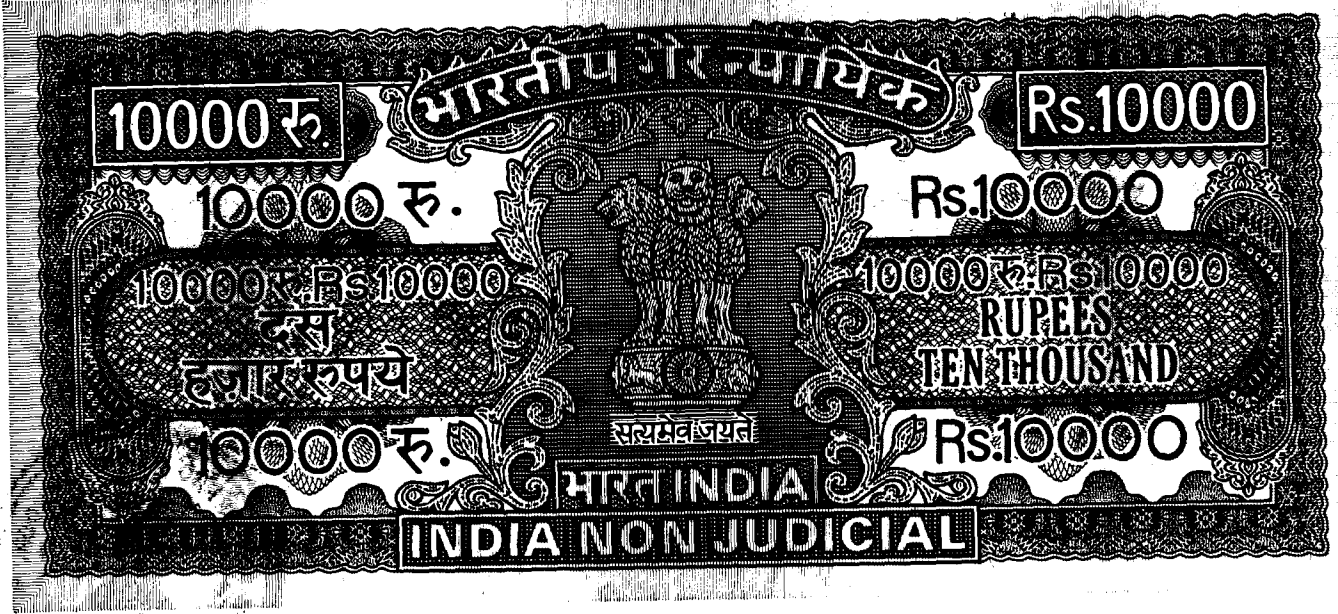
Gurudev Siddha Peeth, a Public Charitable Trust, Registered under the Bombay Public Trust, Act, 1950 vied PTR No.A-484 (Thane) with its office at, Ganeshpuri, Bhiwandi Taluka, District Thane, Maharashtra State - 401 206, represented its Honorary Secretary and constituted Attorney of the Trustees of the Trust Shri Shirish Thakkar son of Shri Pranjivandas 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 Manihal C. Modi, Hindu, aged 53 years, Occupation: Business, with his Office at Premises No.5-4-187/3&A, 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)
Hon. Secretary
GURUDEV SIDDHA PEETH,



S.No. 5078 Date 23/4/1996 Rs. 10,000/-

Sold to Sri G. Kanna. Ka. Rao. of G. Subba Rao & Co.

For whom Smt. Rajia Banu w/o

Syed Mehdi of Mrs. -2-

00AA 721379

[Signature]
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

Mrs. Rajia Banu W/o. Shri. Syed Mehdi aged 28 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 not 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

[Signature]
(Shri. Thakkar)
Hon. Secretary
GURUDEV SIDDHA PEETH.



G.No. 5279 Date 23/4/1996 Rs. 10,000/-

Sold to Sri. G. Lakshma Rao & G. Subba Rao & Co.

For whom Smt. Razia Bano & Co.
Sayed Mehdi & Co.

00AA 721380

[Signature]
SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vender,

-3-

- 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-500 003 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 Moh

[Signature]

(Shrish Thakkar)
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.
- 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 as total sale consideration of Rs.4,00,000/- (Rupees Four Lakhs only) by way of Cheque Nos. 220929 and 244110 dated 12/12/1995 and 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 **Vendee** shall hold and enjoy the same as absolute owner.



Satish Modi
(Shri Satish Modi)
Honv. Secretary
GURUDEV SIDDHA PEETH,

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 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.

ISHKISH THAKUR
Hony. Secretary
GURUDEV SIDHA PEETH.



Satish Moh.

SCHEDULE OF THE PROPERTY

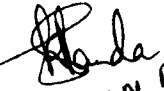
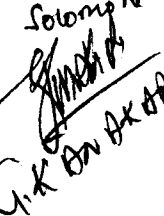
All that premises bearing M.C.H. No. 5-4-187/3 & 4/6 with undivided share in land admeasuring 31.88 Sq.Yds.(26.66 sq meters) out of the total land area admeasuring 1055.5 Sq.Yds. (883 sq. meters) together with structure admeasuring about 750 Sq.Ft.on 2nd floor forming a portion of the property known 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 | - | Neighbour's Building |
| SOUTH | - | Portion occupied by M/s.Patny Controls Pvt Ltd |
| EAST | - | M.G. Road |
| WEST | - | Part of the premises owned by Mr.Syed Mehdi |

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. 
Solomy R PANDA
2. 
G.K. Bhat

(Shriish Thakkar)
Hon. Secretary
GURUDEV SIDDHA
GURUDEV SIDDHA, PETA,
P. O. GANESHPUR,
District - Thane,
Maharashtra - 401205


VENDOR


CONSENTING PARTY

295796

LAXMI PRINTERS
Medibavi, Seethaphalmeadi.

ANNEXURE 1-A

1) Description of the Building :

R.C.C/Non-B.C.C. (Tiard A/C Sheet)
Mud Roof/Plain Level Roof.
Framed (with Pillars and slums)
(with walls only)

(a) Nature of roof : 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.
4) Total Extent of site : with undivided share of land of 21.88 Sq. Yds.
(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. 6,000/-

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

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

[Handwritten Signature]
Signature of the Executant

Date :

CERTIFICATE

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

[Handwritten Signature]
Signature of the Executant

RAZIA BANU

Signature of the Claimant

PLAN FOR SALE DEED OF BUILDING BEARING M.C. NO. 5-4-187/384/6 SITUATED AT M.G. ROAD SECUNDERABAD A.P.

VENDOR :- GURUDEV SIDDHAPETH

VENDEE :- RAZIA BANU



CONSENTING PARTY :- SATISH MODI

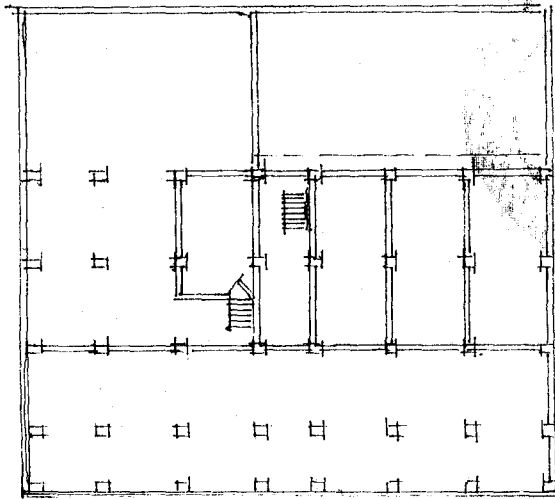
LAND AREA :- 31.88 Sq. Yds. (50% Undivided Share in Transferable Land area of 63.76 Sq Yds)

TRANSFERABLE AREA: SECOND FLOOR (50% Undivided Share in Total Transferable area of 1500 Sft.)

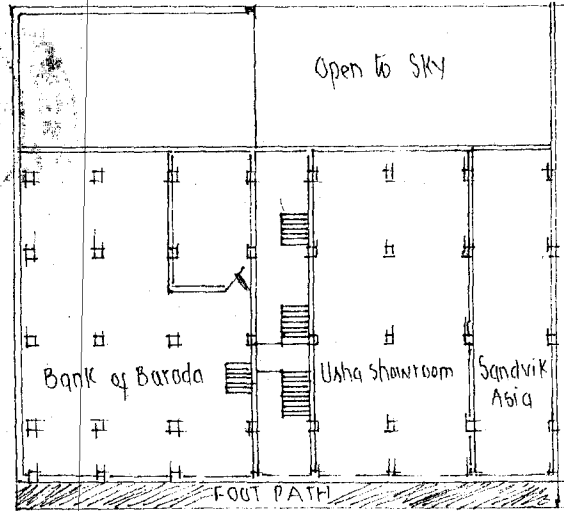
BOUNDARIES :-

NORTH :- Neighbour's Building
 SOUTH :- Patny Control Pvt. Ltd.
 EAST :- M.G. Road
 WEST :- Premises of M/s Syed Mehdi

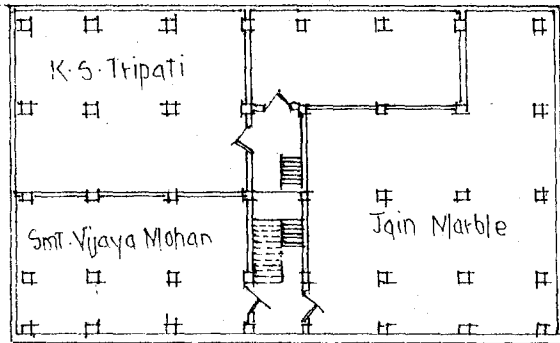
Area Included: 
 Area Excluded: 



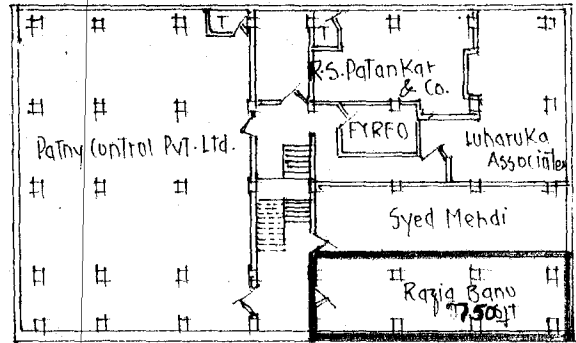
PARKING AREA PLAN



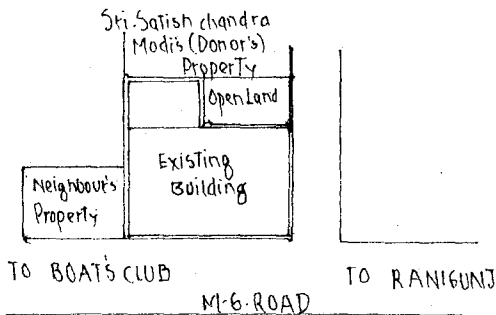
GROUND FLOOR PLAN



FIRST FLOOR PLAN





SECOND FLOOR PLAN



SITE PLAN

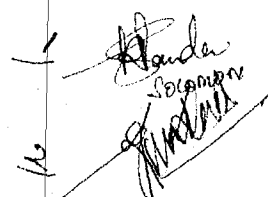
SIGNATURES :-

Consenting Party :- 

Vendee :- 

Vendor :-

Witnesses :-



(Shrish Thakkar)
 Honv. Secretary
 GURUDEV SIDDHA PETH.

సామాన్య సంఖ్య No 295796
 కృష్ణానామ సంఖ్య.....
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....
 ఈ కాగితము వరుస సంఖ్య.....

వన-రిజిస్ట్రార్



1996 సంవత్సరము ప్రారంభ నెలల్లో వేడి 1918 నా.క. వేడి పత్రములు... మరలయు... గురుల నామ సంఖ్య... వన-రిజిస్ట్రారు కార్యాలయములో కాపలు చేసి... 3085... చెల్లించినది.

1) రియల్ ఎస్టేట్ కమిషన్ వారు ఎడమ వాటన వేలు



2) ఎడమ వాటన వేలు



(Signature)
 S/o PRANJANA
 Hony. Secretary

GURUDEV SIDDHA PEETH,
 P. O. GANESHPUR,
 District - Thane,
 Maharashtra - 401208

Latest mch. 5/10 manded mch; 13/11/88. Panchajanya Sec' had

సమాపించినది

1) *(Signature)*

Solomon R PANDA s/o. KRUPAKRISHNA PANDA, sec: SERVICE,
 Pl. B 718 20th COLONY, NEW ISHAI GUDA, SEC-8AO.

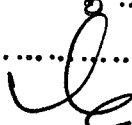
2) *(Signature)*

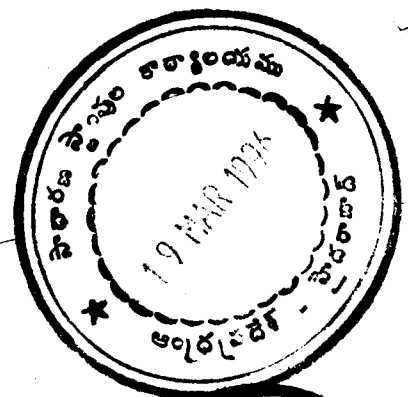
G. KANARAO s/o. G. SUBBARAO sec: Service
 1-8-488, Chikkade Pally Hyderabad. 500020

(Signature)

1996 సం. ప్రారంభ నెలల్లో వేడి నా.క. వేడి పత్రములు
 1918 నా.క. వేడి పత్రముల వేడి

ఉత్తా వేజు సంఖ్య No. 295496
 వస్తువులు శి శా.శ. సంఖ్య
 దస్తావేజుల వె.నె.నె. కారణముల సంఖ్య
 ఈ కారితము వరుస సంఖ్య సి

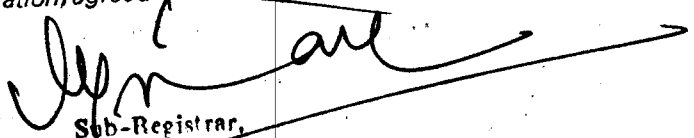

 పబ్లిక్ రికార్డర్



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

No. 295 of 1996 Date 25/4/1996
 I here by certify that the proper deficit


Stamp duty of Rs. 360 (Rupees 360) has been levied in respect of this instrument from Sri Srinivasa Rao on the basis of the agreed Market value of consideration of Rs. 556000 being higher than the consideration/agreed Market value.

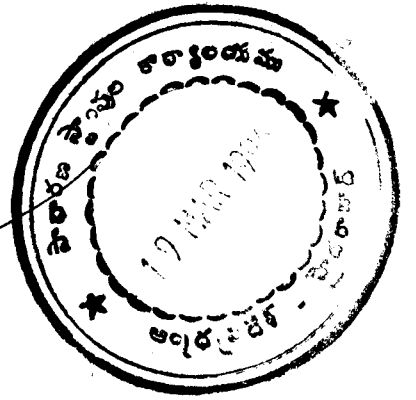

 Sub-Registrar,
 SECUNDERABAD.

and Collector U/S 41 & 42 of
 INDIAN STAMP ACT, 1899
 Date 25/4/96

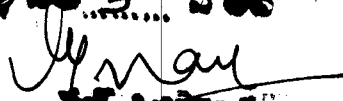
(పాఠశాల పాఠశాల కార్యాలయం)
 పాఠశాల పాఠశాల కార్యాలయం
 పాఠశాల పాఠశాల కార్యాలయం

తస్తావేజా సంఖ్య...No. 295/9.6.....
 వ పుస్తకము.....కె.....కా.క. సంఖ్య
 తస్తావేజాల వే. నె. కౌగితముల సంఖ్య.....
 ఈ కౌగితము వరకు సంఖ్య...3.....


 ఎల్. రవిచంద్రారావు



ఇవచ్చినవి No. 64 వ ఎంబ్లం 453 నుంచి 468
 నెంబర్ 1996 నుంచి 1998 కా.క. వ 295 నెంబరుగా
 రిజిస్టరు చేయబడినది, 1996 నుంచి...
 295 వ తది 1998 కా.క. వ 295 నుంచి 5 వ తది


 ఎల్. రవిచంద్రారావు



దస్తావేజు సంఖ్య.....**29.579.6**.....

వ వుస్తాము.....**శ్రీ**.....

దస్తావేజుల వెండ్ల కౌగిలముల సంఖ్య.....

కౌగిలము వరుస సంఖ్య.....

మం.రిజిస్ట్రార్



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శ్రీ
[Faint text at the bottom left]

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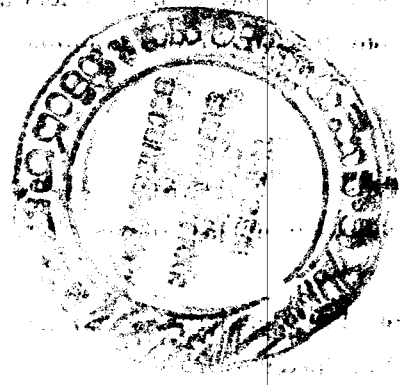
ఉస్మా వేజు సంఖ్య No 295196

వ పుస్తకము శి. శ. సంగ్రహ

ఉస్మా వేజుల వె. శం కౌగిలముల సంఖ్య

ఈ కౌగితము వరకు సంఖ్య 5

(Handwritten Signature)
వ. రెడ్డి



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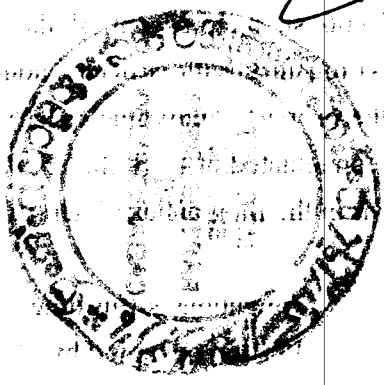
దస్తావేజు సంఖ్య No 295796

వత్సరము 81 కాశీనంబు

దస్తావేజుల వే. కుం. కౌగిటిమొల సంఖ్య

ఈ కౌగిటిమొల వరకు సంఖ్య

మం. వి. శ్యాం



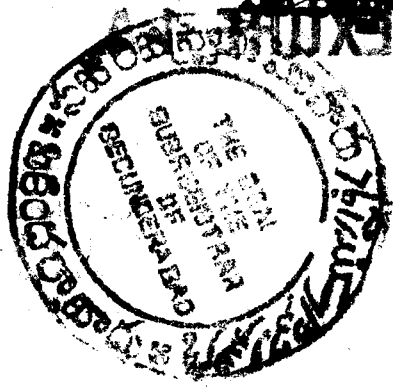
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Handwritten signature or initials in the bottom right corner.

దస్తావేజు సంఖ్య 295/96
 వస్తువు సంఖ్య 8
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస సంఖ్య 7



ఆంధ్రప్రదేశ్ ప్రభుత్వం
 ఆదాయ శాఖ

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