

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467400

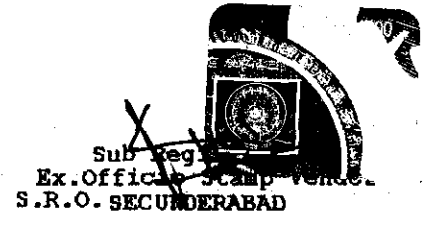
Date : 17-08-2005 Serial No : 7,792 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S.SAI PRAKASH SUDARSHANAM
INDUSTRIES PVT LTD

S/O.K.P.REDDY
HYD

HYD SALE DEED



This **SALE DEED** is made and executed at Secunderabad on this the 18th day of August, 2005 by and between:

A/
1639
CS/
1436

M/S. GURUDEV SIDDHA PEETH, a Public Trust, Registered under the Bombay Public Trust, Act 1950 vide PTR NO. A-484 (Thane) having its office at, Ganeshpuri, Bhiwandi Taluka, District Thane, Maharashtra State - 401 206, represented by its Trustee Shri Jayant Buty, son of Shri. Ganpatrao Buty, aged about 61 years, residing at Civil Lines, Nagpur., 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 all its Trustees, successors in Office/Trust)

AND

SHRI. SATISH MODI, Son of Late Manilal C. Modi, aged about 61 years, Occupation: Business, 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, successors-in-interest, legal representatives, administrators and assignees etc.).

IN FAVOUR OF

M/S. SAI PRAKASH SUDARSHANAM INDUSTRIES PVT. LTD., having its registered office at 5-4-427/434, Nampally Station Road, Hyderabad - 500 001, represented by its Managing Director, Mr. S. Narahari, Son of Late S. Ramuloo, aged about 60 years, Occupation: Business, 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 their heirs, executors, administrators, successors and assignees).

[Signature]
TRUSTEE
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra.

Satish Modi



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467401

Date : 17-08-2005 Serial No : 7,793 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY


For Whom :
M/S.SAI PRAKASH SUDARSHANAM
INDUSTRIES PVT LTD
HYD

S/O.K.P.REDDY
HYD

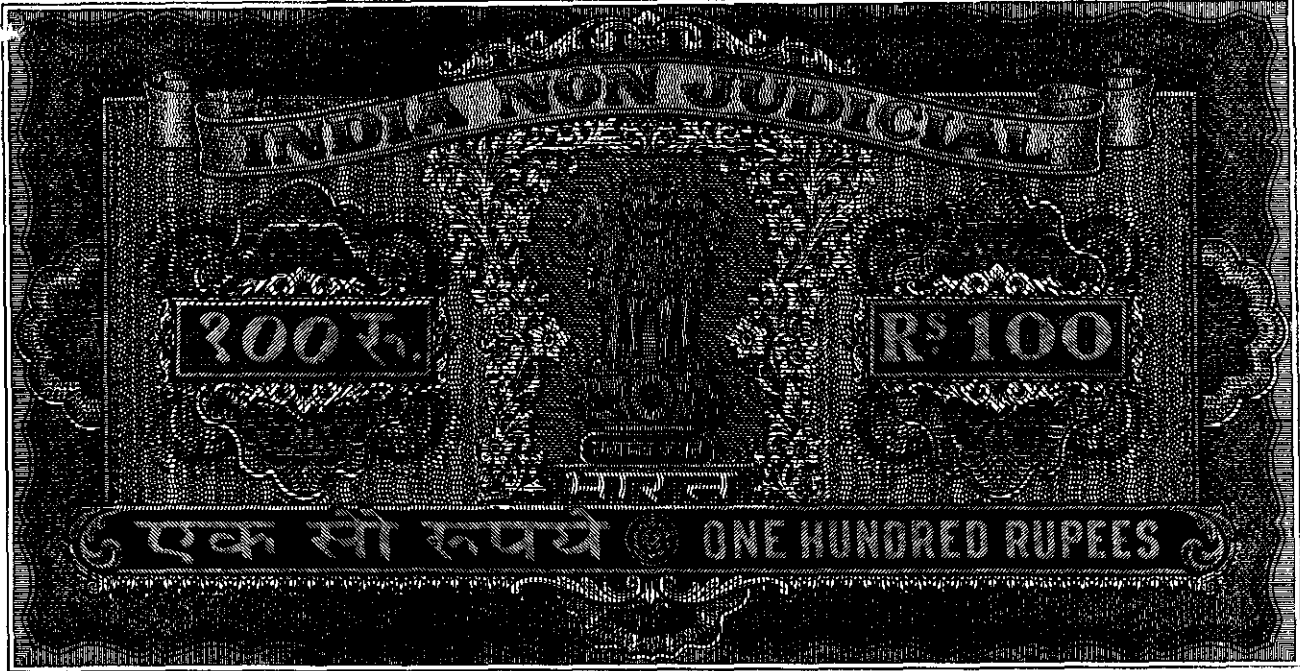
Sub-
Ex.Offic
S.R.O. SEC

WHEREAS

- A. The **VENDOR** is the sole, absolute and exclusive owner of land admeasuring about 2,331 sq. yds. along with about 5,340 sft. of A. C. Sheds, bearing Municipal No. 5-4-187/3 & 4/8 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 **CONSENTING PARTY** had executed a deed of settlement of immovable property for charitable purposes in respect of about 2,331 sq. yds. of land along with constructions thereon bearing Municipal No. 5-4-187/3 & 4/8 situated at Karbala Maidan, M. G. Road, Secunderabad- 500 003 in favour of Shree Gurudev Siddha Peetha (formerly known as Shree Gurudev Ashram) the **VENDOR** herein, by virtue of the Gift Settlement Deed dated 16.10.1971 and Registered as Document No. 1929 of 1971, Book-I, Volume No. 228, Pages 488 to 491 at Office of the Sub-Registrar, Secunderabad.
- C. The **VENDOR** owns several properties in the twin cities of Hyderabad and Secunderabad including the Scheduled Property.
- D. 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 objectives of the **VENDOR** trust include 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 the running expenses of the said Ashram, the **VENDOR** intended and agreed to alienate all its immovable properties in the twin cities of Hyderabad/Secunderabad to the **CONSENTING PARTY** and to convey and transfer the same to him and/or his nominee/nominees.


TRUSTEE
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra.

Satish mal.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467402

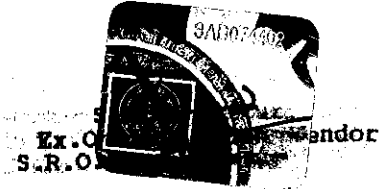
Date : 17-06-2003 Serial No : 7,774 DENOMINATION : 100

Purchased By :
K.PRABHAKAR REDDY


For Whom :

M/S.SAI PRAKASH SUDARSHANAM
INDUSTRIES PVT LTD.
HYD

S/O.K.P.REDDY
HYD



- E. The **VENDOR** has obtained the necessary sanction from the 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 herein above.
- 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 in favour 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 **PURCHASER** herein in respect of the Scheduled Property herein and requested the **VENDOR** to convey and transfer the same to and infavour of the **PURCHASER** herein.
- H. At the request of the **CONSENTING PARTY** and the **PURCHASER** herein the **VENDOR**, herein has agreed to execute this sale deed and convey the Scheduled Property in favor of the **PURCHASER**, being nominee of the **CONSENTING PARTY**.
- I. The **VENDOR** and **CONSENTING PARTY** have agreed to sell the Scheduled Property to the **PURCHASER** hereinabove mentioned for a consideration of 4,41,00,000/- (Rupees Four Crores Fourty One Lakhs Only) and the **PURCHASER** has agreed to purchase the same

Satish Modi

TRUSTEE
 Gurudev Siddha Peeth,
 Ganeshpuri, Tal. Bhiwandi,
 Dist. Thane, Maharashtra.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467403

Date : 17-08-2005 Serial No : 7,795 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :

M/S.SAI PRAKASH SUDARSHANAM
INDUSTRIES PVT LTDS/O.K.P.REDDY
HYD

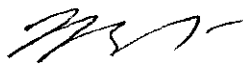
HYD

Sub
Ex.Officio Stamp Vendor
S.R.O. SECUNDERABAD**NOW THIS SALE DEED WITNESSETH:**

1. That in pursuance of the sanction given by the Charity Commissioner of Maharashtra and in consideration of the said sum of Rs. 4,41,00,000/- (**Rupees Four Crores Fourty One Lakh Only**) paid by the **PURCHASER** to the **CONSENTING PARTY** in the manner given under, which is acknowledged and admitted by the **VENDOR** and the **CONSENTING PARTY**. The **VENDOR** hereby convey the **Scheduled Property** to the **PURCHASER** 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 Scheduled Property hereby conveyed on as is where is basis with boundaries, locations, extent etc., given in the Schedule below and in the enclosed plans.

Cheque / Pay order No	Date	Drawn on	Amount (Rs.)
097030	05.08.2005	SBH, Nampally Station Road Branch.	40,00,000
097037	13.08.2005	SBH, Nampally Station Road Branch.	1,10,00,000
710368	17.08.2005	SBH, Nampally Station Road Branch.	99,00,000
710369	17.08.2005	SBH, Nampally Station Road Branch.	99,00,000
710370	17.08.2005	SBH, Nampally Station Road Branch.	33,00,000
097045	18.08.2005	SBH, Nampally Station Road Branch.	20,00,000
097046	18.08.2005	SBH, Nampally Station Road Branch.	20,00,000
097047	18.08.2005	SBH, Nampally Station Road Branch.	20,00,000
Total Amount			4,41,00,000

The above mentioned cheques are received by the **VENDOR** and **CONSENTING PARTY** subject to realization.


TRUSTEE
 Gurudev Siddha Peeth,
 Ganeshpuri, Tal. Bhiwandi,
 Dist. Thane, Maharashtra.

Selish mod.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467404

Date : 17-08-2005 Serial No : 7,750 Denomination : 100

Purchased By :

K.PRABHAKAR REDDY

For Whom :

M/S.SAI PRAKASH SUDARSHANAM
INDUSTRIES PVT LTD

S/O.K.P.REDDY
HYD

HYD

Sub-
Ex.Officer
S.R.O. SECUNDERABAD

2. The **VENDOR** and the **CONSENTING PARTY** herein have delivered to the **PURCHASER**, possession of the Scheduled Property. Henceforth, the **VENDOR** and the **CONSENTING PARTY** shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the **PURCHASER** without any let or hindrance from the **VENDOR** or **CONSENTING PARTY** or any one claiming through them.

It is further covenanted by the **VENDOR / CONSENTING PARTY** and the **PURCHASER** as follows:

3. The **VENDOR** and the **CONSENTING PARTY** hereby declare that the Scheduled Property is free from all encumbrances and the **PURCHASER** shall hold the same as absolute owner together with appurtenances, belonging hereto.
4. The extent and title to the Scheduled Property has been accepted by the **PURCHASER**, who shall not raise any dispute of whatsoever nature thereto.
5. The **VENDOR / CONSENTING PARTY** and the **PURCHASER** shall continue to use the 20' wide passage towards the northern side of the Scheduled Property as a common passage. The **VENDOR / CONSENTING PARTY** shall permit the **PURCHASER** to use the existing 10' wide gate on the north-east side of the Scheduled Property.
6. The **VENDOR** and **CONSENTING PARTY** have delivered all copies of title deeds, link documents, tax receipts, etc., to the **PURCHASER** on this date.
7. No suits legal proceedings are pending in any Court or Government Departments or authorities and functionaries involving or in relation to the Scheduled Property.


TRUSTEE
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra.

Sateh Reddy



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 467399

Date : 17-08-2005 Serial No : 7,791 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :

M/S.SAI PRAKASH SUDARSHANAM
INDUSTRIES PVT LTD

S/O.K.P.REDDY
HYD

HYD

Sub
Ex.Offic
S.R.O. SEC



8. The **VENDOR** and **CONSENTING PARTY** hereby declare, covenant and agree with the **PURCHASER** that they shall execute and do all such acts, things and deeds as maybe necessary to more effectually assure the **PURCHASER** with respect to the title and assist the **PURCHASER** in getting mutation effected in Municipal Records or Government Authorities at the expense of the **PURCHASER**.

9. The market value of the Scheduled Property is Rs. 5,96,64,000/-. Stamp duty and Registration amount of Rs. 56,63,875/- is paid by way of challan No. 497656 dated 18.08.05, drawn on SBH, Karadiguda Branch, Sec'bad. & Rs. 6705/-
Paid vide Challan no. 497660 dt- 18/08/05 SBH, Karadiguda Branch.

DESCRIPTION OF THE SCHEDULED PROPERTY

All that land admeasuring about 2,331 Sq. Yds. along with about 5,340 sft. of A. C. Shed bearing Municipal No. 5-4-187/3 & 4/8 situated at Karbala Maidan, M. G. Road, Secunderabad – 500 003 and more clearly shown in the plan annexed hereto, marked in red and bounded by:

North by	20' Common Private Passage and neighbours buildings known as Patel Trade World & Nest Restaurant
South by	Building known as S. M. Modi Commercial Complex
East by	Building known as Soham Mansion
West by	Necklace Road

In witness whereof the **VENDOR** and **CONSENTING PARTY** have set their respective 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]*

(S.N. Sanjeev Kumar)

[Signature]
TRUSTEE VENDOR
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra

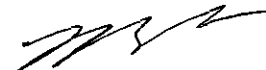
[Signature]
CONSENTING PARTY

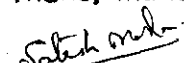
[Signature]
PURCHASER

ANNEXTURE - 1 - A

1. Description of the Building : All that land admeasuring about 2331 Sq. Yds.
Bearing Municipal No. 5-4-187/3 & 4/8, situated
at Karbala Maidan, M. G. Road, Secunderabad –
500 003
- (a) Nature of the roof : A. C. Sheet
- (b) Type of Structure :
2. Age of the Building :
3. Total Extent of Site : 2331 Sq. Yds.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 5340 sft A. C. Shed
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV
of the Building : 5,96,64,000/-

Date: 18/08/2005


1. 
TRUSTEE
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra.

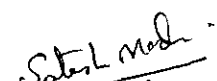

2. 
Signature of the Executant

C E R T I F I C A T E

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

Date: 18/08/2005

1. 
Signature of Trustee
TRUSTEE
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra.

2. 


REGISTRATION PLAN SHOWING FOR SALE DEED IN MUNICIPAL NO. 5-4-187/3 & 4/8

Situated at KARBAL MAIDAN, M. G. ROAD, SECUNDERABAD-500 003

VENDOR: M/S. GURUDEV SIDDHA PEETH, REPRESENTED BY ITS TRUSTEE
SRI. JAYANT BUTY, SON OF SRI. GANPATRAO BUTY

CONSENTING PARTY: SRI. SATISH MODI, SON OF LATE MANICAL C. MODI

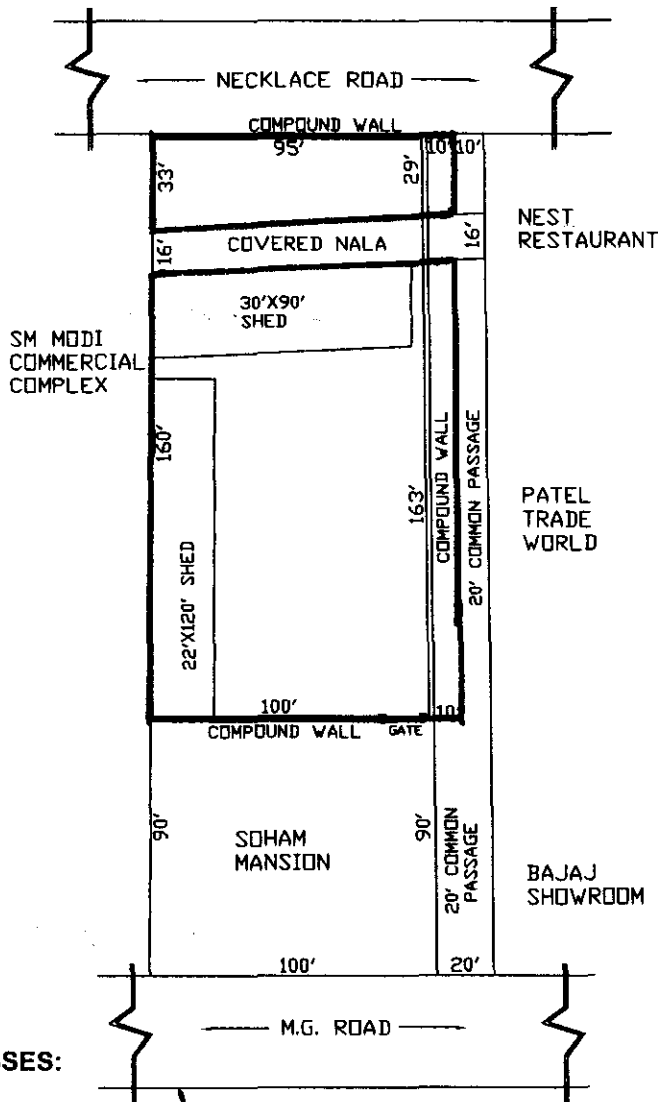
VENDEE: M/S. SAI PRAKASH SUDARSHANAM INDUSTRIES PVT. LTD., REP. BY ITS
MANAGING DIRECTOR SRI. S. NARAHARI, SON OF LATE S. RAMULOO

REFERENCE:
AREA: 2,331

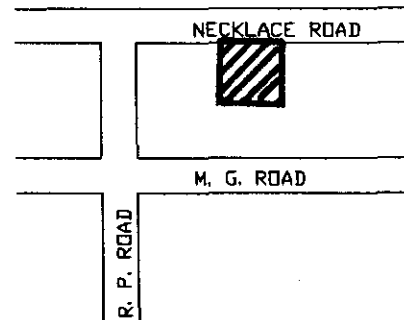
SCALE: NOT TO SCALE
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



WITNESSES:

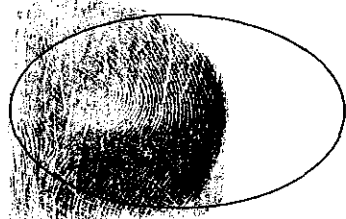

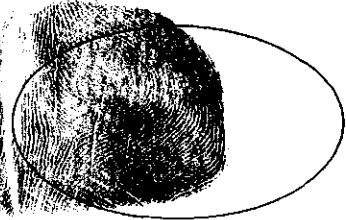
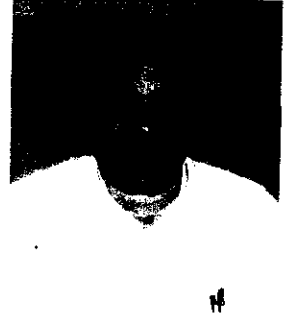
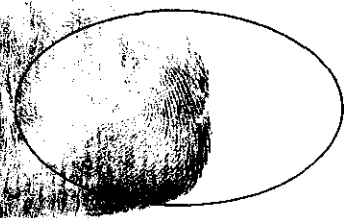
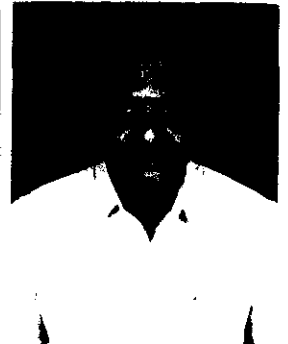
- 1.
- 2.

1.
TRUSTEE
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra.



2.
SIG. OF THE VENDOR

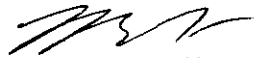
SIG. OF THE VENDEE

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
			<p><u>VENDORS:</u> M/S. GURUDEV SIDDHA PEETH, HAVING ITS OFFICE AT GANESHPUR, BHIWANDI TALUKA, DIST. THANE, MAHARASTRA STATE - 401 206, REP. BY ITS TRUSTEE SRI. JAYANT BUTY, S/O SRI. GANPATRAO BUTY.</p>
			<p><u>CONSENTING PARTY:</u> SRI SATISH MODI, S/O LATE MANILAL C. MODI, R/O. PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD - 500 034.</p>
			<p><u>PURCHASER:</u> M/S. SAI PRAKASH SUDARSHANAM INDUSTRIES PVT. LTD., HAVING ITS OFFICE AT 5-4-427/434, NAMPALLY STATION ROAD, HYDERABAD - 500 001, REP. BY ITS MANAGING DIRECTOR SRI. S. NARAHARI, S/O LATE S. RAMULOO.</p>

SIGNATURE OF WITNESSES

1. 
2. 

1. 
TRUSTEE
 Gurudev Siddha Peeth,
 Ganeshpuri, Tal. Bhiwandi,
 Dist. Thane, Maharashtra.

2. 
SIGNATURE OF EXECUTANTS


SIGNATURE OF THE PURCHASER

దస్తావేజు నంబర్ 1347/2005

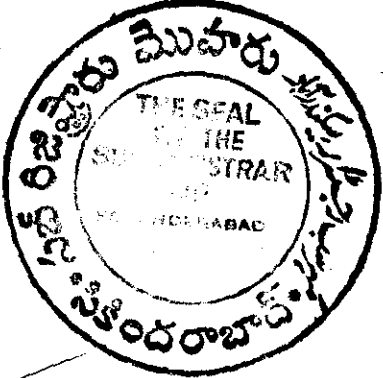
వన ప్రకము 7 2007 కా. క. నం

దస్తావేజు నంబర్ 9

ఈ కార్యము పూర్తి పుచ్చు



మర రిజిస్ట్రార్



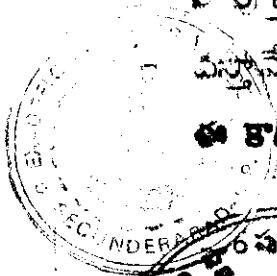
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వస్తావేలు సంఖ్య 1347/2005

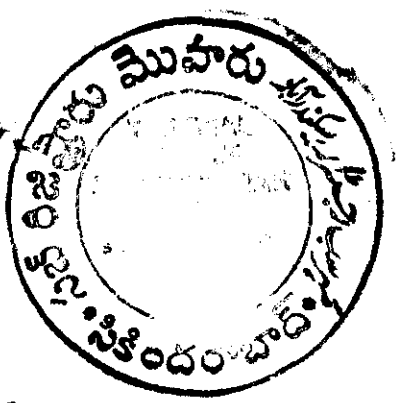
సంవత్సరము 1 1927 శా.శ. సం.

వస్తావేజాల సంఖ్య 9

కాగితము పుస్తక సంఖ్య 2



పద రిజిస్ట్రార్



2005 సంవత్సరము ఆగస్టు నెల 18 తేది 1927 శా.శ.

జయంతి మాన్యుస్క్రిప్ట్ నెంబర్ 2726

గంటల మధ్య సీక్యూరిటీ పర్ఫామెన్స్ కార్యాలయములో

శ్రీ Jayanti Buty Savitri 1986 లోని

సెక్షన్ 32 అనుసరించి సాక్షులు గావులు ఉండు

వెలిముదలతో సహా దాఖలు చేసినందుము రూ. 14,91,600/-

చలానుద్వారా చెల్లించినారు

వాసియిచ్చినట్లు బహుకున్నది

నడమ బొటన వేలు

Jayanti

NAME JAYANTI 5/0. GANPATRAO BUTY
OCC. LAWYER R/O. R.T. Road CIVIL LINES
NAGPUR (MADRAS)
460001
Satisht modi

నడమ బొటన వేలు

NAME Satisht modi 5/0. Late Manilal C. Modi
OCC. Business R/O. Plot No. 280, Road No. 25,
Jubilee Hills, Hyderabad

నడమ బొటన వేలు

Satisht

NAME S. Narahani 5/0. Late S. Ramuloo,
OCC. Business R/O. S-4-42/424 Alampally
Station Road, Hyderabad.

విరాసింపాది

Soham Modi

NAME Soham modi 5/0. Satisht modi
OCC. Business R/O. Plot No. 280, Road No. 25
Jubilee Hills, Hyderabad.

S.N. Sankar Kumar

NAME S. N. Sankar Kumar S. Narahani
OCC. Business R/O. 16-2-669/A, Judges colony
malakpet, Hyd-36.

2005 వ సం. ఆగస్టు 18 నెల 18 తేది 1927 శా.శ. సం.

సాక్షాత్ పాఠ్యము 1347 నంబర్

సంవత్సరము 1927 క. శ. సం.

సాక్షాత్ పాఠ్యము నంబర్ 9

కాగితము పేరున నంబర్ 3



9
సర్ రిజిస్ట్రార్



Rs. 4,78,880-00 towards Stamp Duty including Transfer Duty U/s 41 of L. S. Act and Rs. _____

towards Registration fee on the assessable value of

Rs. 59,66,4,000/- were levied by the party

through SBH Receipt Number 497656 & 497660

dated 18/8/2005 at Kuvempudi Branch.

[Signature]
SUB-REGISTRAR
SECUNDERABAD

CERTIFICATE OF REGISTRATION

Registered as Document No: 1347

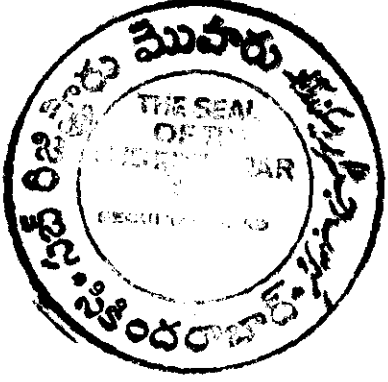
of 2005 (1927 SE)

of Book _____ and assigned the

Identification Number 1605 - 1436-2005

For Scanning.

Date: 18/8/2005 - Registering Officer



సాక్షాత్ పాఠశాల సంఖ్య 1347 గుంటూరు

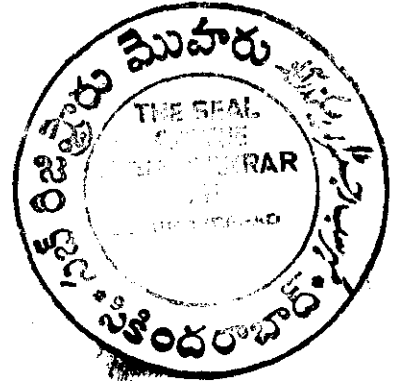
సంవత్సరము 1 1927 శా. శ. సం.

వస్త్రాభివృద్ధి మొత్తం కాగితముల సంఖ్య 9

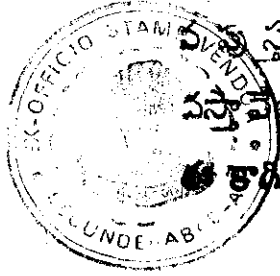
కాగితము వరుస సంఖ్య 4



7
పబ్లికేషన్



స్వామీ నంబర్ 1347 హైస్

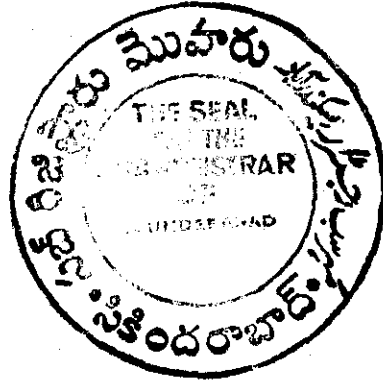


వస్తు స్తకము 1 1927 శా. శ. సం.

వస్తు వైజాల మొత్తము 9

కాగితము వరుస నంబర్ 5

9
సహ రిజిస్ట్రార్



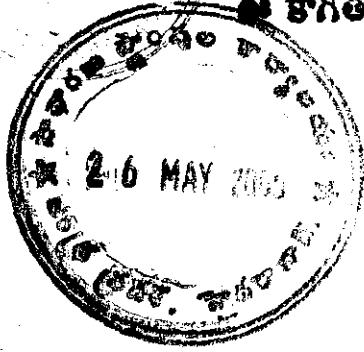
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పస్తావేజు సంఖ్య 1347 గ్రంథ

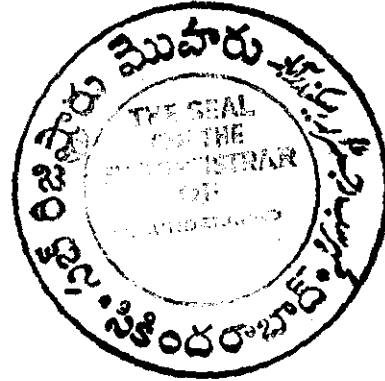
వస్తువుకము 1 1927 శా. శ. సం.

పస్తావేజుల బెరుత్త కుగితము సంఖ్య 9

కాగితము వరుస సంఖ్య 6



9
పద రిజిస్ట్రార్



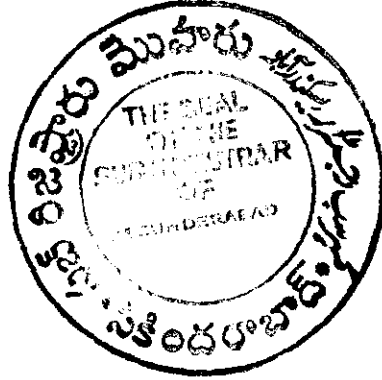
సస్తావేజు సంఖ్య 1347/1005

వ వుస్తకము 1 1927 క. క. నం.

సస్తావేజుల మొత్తం కాగితముల సంఖ్య 9

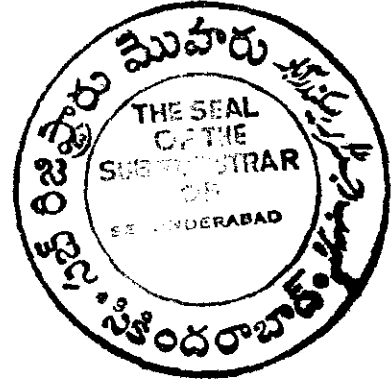
ఈ కాగితము వరుస సంఖ్య 7

పబ్లికేషన్



స్తావేజు సంఖ్య 1347 గుండ్
వ వు స్తకము _____ 1927 శా. శ. నా.
స్తావేజుల మొత్తం కాగితము సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 2


వర రిజిస్ట్రార్



దిస్తావెనా సంఖ్య 1347/1000

న వు స్థకము 7 1927 శా.శ.నా.

రస్తావేజుల మొత్తం కాగితము సంఖ్య 9

ఈ కాగితము వరుస సంఖ్య 9

4
మహా రిజిస్ట్రార్

