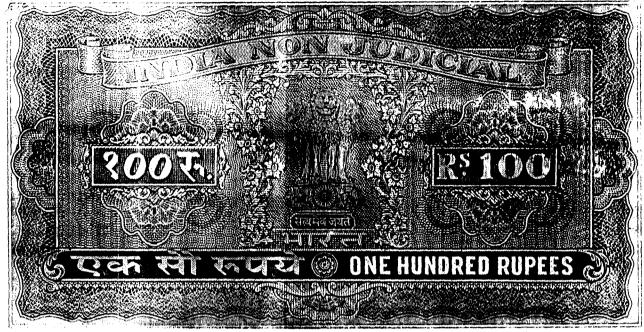
DOCUMENT NO: 1347 OF 2005 OF BOOK-I

S.R.O. SECUNDERABAD

100Rs



ಕಾಂಧ ದರ್ವ आंध्र प्रदेश ANDHRA PRADESH

06AA 467400

: 17-08-2005

Serial No: 7,792

Denomination: 100

Purchased By :

For Whom : PRAKASH SUDARSHANA

PRABHAKAR REDDY

M/S.SAI PRAKASH SUDARSHANAM INDUSTRIES PVT LTD

O.K.P.REDDY

HYD

SALE DEED

Sub teg

Ex.Offica Scalp Since.
S.R.O. SECUNDERABAD

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

MI/S. GURUDEV SIDDHA PEETH, a Public Trust, Registered under the Bombay Public Trust, Act 1950 vide PTR NO. A 184 (Thane) having its office at, Ganeshpari, Dhiwandi Taluka, District Thane, Maharastra 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 FAV DUR OF

M/S. SAI PRAKASH SUDARS: ANAM 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).

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

Salut Med

For State Bank of Hyderabad,

Br. Manager Nampally Stn. Rd. Hyd-1.



ANDIRA PRADESH

06AA 467401

ICG : 17-08-2005

Secial No :

penomination:

Purchased By : K.PRABHAKAR REDDY

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

S/O.K.P.REDDY

HYD **WHEREAS**

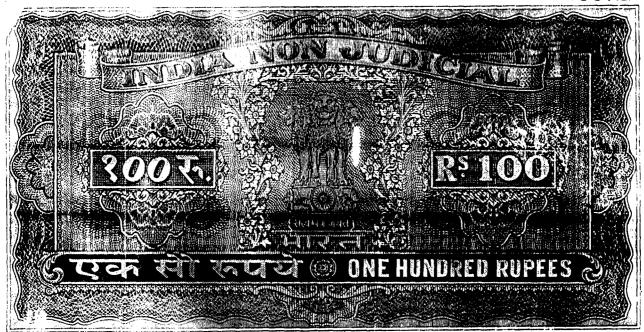
> A. The VENDOR is the sole, absolute and exclusive owner of land admeasuring about 2331 sq. yds. along with about 5,340 sft. of A. C. Sheds, bearing Municipal No. 5-4-18 //3 & 4/8 situated at Karbala Maidan, M. G. Road, Secunderabad- 500 003 more fully described in the Schedule annexed hereto and is 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.

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

For State Bank of Hyderabad

Br. Manager Nampally Stn. Rd. Hyd-1.



అంద్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

06A4 467402

C002-60-F1 : 9

Sectal No. 1 7,774

nenomination: 100

Purchased By :

M/S.SAI PRAKASH SUDARSHANAM INDUSTRIES PVT LTD HYD

3/O.K.P.REDDY

IYD



- E. The VENDOR has obtained the necessary sanction from the Charity Commissioner Maharastra 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 desperty in favor of the PURCHASER, being nominee of the CONSENTING PARTY.
- 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

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

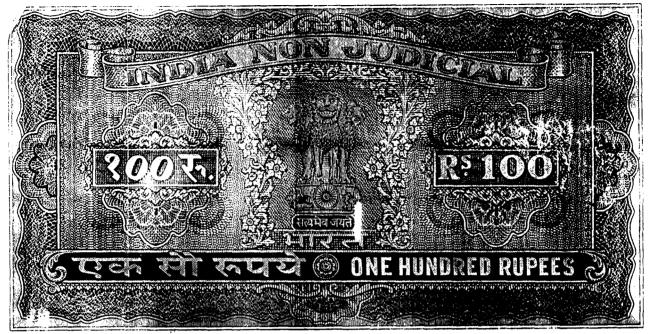
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For State Bank of Hyderabed

Br. Manager

Namoally Stn. Rd. Hvd=1.

Page 3 of 6



ఆంధ్ర మదేశ్ आंध्र प्रदेश ANDHRA PRADESH

06A4 467402

C005~80-57: 3:

Martal No. 1 7.794

penomination: 100

Purchased By : .PRABHAKAR REDDY For Whom: M/S.SAI PRAKASH SUDARSHANAM INDUSTRIES PVT LTD

:/O.K.P.REDDY

HYD



- E. The VENDOR has obtained the necessary sanction from the Charity Commissioner Maharastra 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 parchase the same

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

True Copy

For State Bank of Hyderabad

Br. Manager Namoally Stn. Rd. Hvd-1.

Page 3 of 6



ుద్ర జన్లో आधि प्रदेश ANDHRA PRADESH

06AA 467403

ite : 17-08-2005

S/O.K.P.REDDY

Serial No : 7,795

Denomination: 100

Purchased By : K.PRABHAKAR REDDY

For Whom:

M/S.SAI PRAKASH SUDARSHANAM INDUSTRIES PVT LTD

HYD



HYD

NOW THIS SALE DEED WITNESSETH:

1. That in pursuance of the sanction given by the Charity Commissioner of Maharastra 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

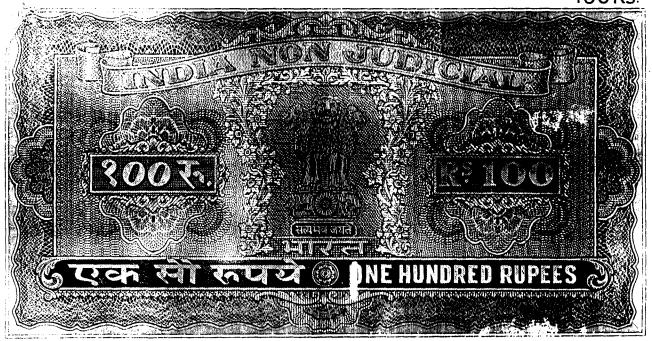
The above mentioned cheques are received by the VENDOR and CONSENTING

PARTY subject to realization.

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

For State Bank of Hyderabad

Br. Manager Page 4 of Sampally Stn. Rd. Hyd-1.



లం|ధ్యవదేశ్ आंध्र प्रदेश ANDHRA PRADESH

0664 457404

e : 17-08-2005

Sweigl No 1 7.770

Denomination: 100

Purchased By : PRABHAKAR REDDY

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

Sub Ex.Offici S.R.O. SECUMDERABAD

/O.K.P.REDDY

ΩY

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 / CONSENTIONG 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 / CONSENTIONG 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.

True Copy

For State Bank of Hyderabad

Nampally Stn. Rd. Hyd-1.

06AA 467399



ANDHRA PRADESH

Serial No :

Denomination :

Purchased By : K.PRABHAKAR REDDY

M/S.SAI PRAKASH SUDARSHANAM INDUSTRIES PVT LTD

S/O.K.P.REDDY

HMD

HYD

7,791

8. The VENDOR and CONSENTING PAR 'Y hereby declare, covenant and again 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 SRH, Karadiguda Branch Rec'and. & Rs. 6705/-10. 49 7660 191-18/08/05: SRH, Ravadiguda Branci 18.08.02 , drawn on 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 neigbours 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 rollowing witness:

2.

Gurudev Siddha Peeth Ganeshpuri, Tal. Bhiwandi,

True Const. Thane, Maharashtra CONSENTING PARTY For State Bank of Hyderabad

Page 6 of 6

Br. Manager

Nampally Stn. Rd. Hvd=1

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. C. Sheet (a) Nature of the roof

(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

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

١.

Date: 18/08/2005

Signature of the Executant

CERTIFICATE

: 5,96,64,000/-

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

Date: 18/08/2005

Signature of Rhystregutant Gurudev Siddha Peeth, Ganeshpuri, Tal. Bhiwandi, Dist. Thane, Maharashtra,

True Copy Por State Bank of Hyc erabad

Br. Manager

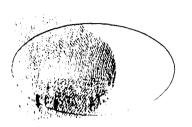
Nampally Stn. Rd. Hyd-1.

3TRATION PLA	N SHOWING FOR SALE D	EED IN MUI	NICIPAL NO. 5-4-187	/3 & 4/8
Atuated at	KARBAL MAIDAN, M	I. G. ROAD,	SECUNDERABAL)-5	CO 6 13
				•
VENDOR:	M/S. GURUDEV SIDI	DHA PEETH	I, REPRESENTED BY	ITS TRUSTEE
	SRI. JAYANT BUTY,	SON OF SF	RI. GANPATRAO BUT	Υ
CONSENTING PART	r: SRI. SATISH MODI, S	SON OF LA	TE MANICAL C. MOD	1
VENDEE:	M/S. SAI PRAKASH	SUDARSHA	NAM INDUSTRIES F	VT. LTD., REP. BY ITS
	MANAGING DIRECT	OR SRI. S. I	NARAHARI, SON OF	LATE S. RAMULOO
REFERENCE: AREA: 2,331	SCALE: NOT TO S SQ. YDS. OR		NCL: SQ. MTRS.	ENGL.
SM MODI COMMERCIAL COMPLEX	NECKLACE RIIAD COMPOUND VALL 30'X90' SHED 100' COMPOUND VALL 4412 4412	NEST RESTAURANT PATEL TRADE WORLD	M. G. R	CE RUAD
	SC CHMIN MAHOS 90	LALAB MODRWOHZ	Gane	TRUSTEE rudev Siddha Peeth, shpuri, Tal. Bhiwandi, Thane, Maharashtra.
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WITNESSES:	M.G. ROAD	7		SIG. OF THE VENDOR
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2.	For S	State Bank of	Hyderabad	SIG. OF THE VENDEE
	N	ampally Stn.	Br. Manager Rd. Hyd-1.	

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

SL.NO.

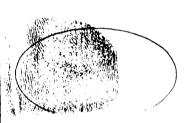
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VENDORS:

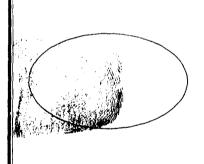
M/S. GURUDEV SIDDHA PEETH,
HAVING ITS OFFICE AT GANESHPUR,
BHIWANDI TALUKA, DIST. THANE,
MAHARASTRA STATE - 401 206, REP.
BY ITS TRUSTEE SRI. JAYANT BUTY,
S/O SRI. GANPATRAO BUTY.





CONSENTING PARTY:

SRI SATISH MODI, S/O LATE MANITAL C. MODI, R/O. PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD — 500 034.





PURCHASER:

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.

SIGNATURE OF WITNESSES

1. Jan Mad.

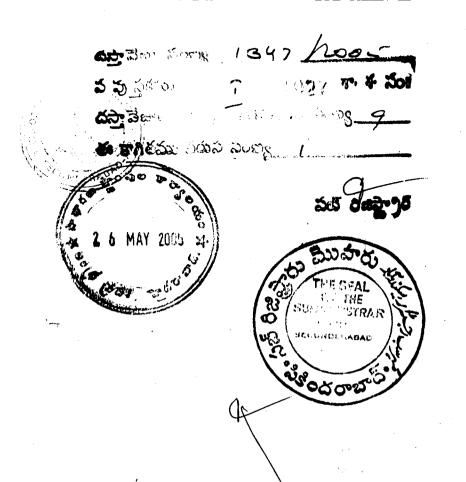
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For State Bank of Hyderabad

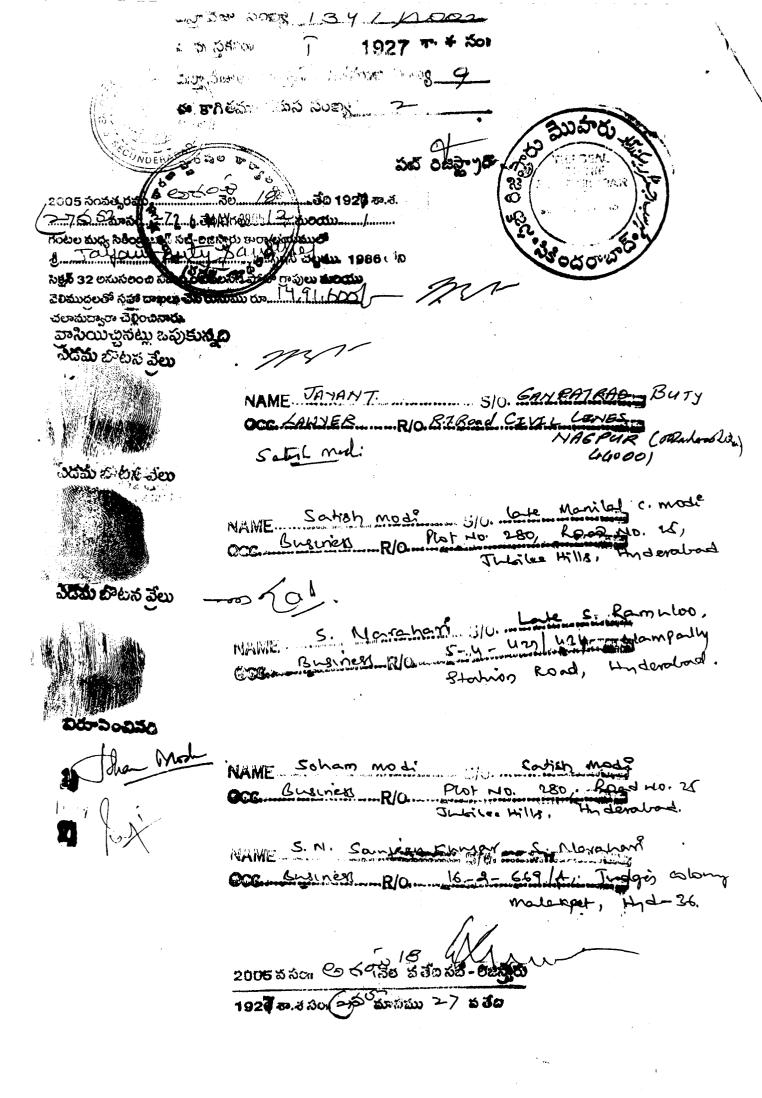
Br. Manager Nampally Stn. Rd. Hyd-1. TRUSTEE
Gurudev Siddha Peeth,
Ganeshpuri, Tal. Bhiwandi,
Dist. Thane, Maharashtra.

2. Solish Moll

SIGNATURE OF EXECUTANTS

SIGNATURE OF THE PURCHASER





Re. 1880-05 towards

Bramp Duty including Transfer Duty U/s 41 of 1 S. Act

and Rs

towards Registre

Rs. 59 16 4 000 - were in by the party

Through SBH Receipt Number 197656 \$ 497660

dated 18/8/2005 at Rovergay French.

SUBPREGISTRAR CUNDERABAD

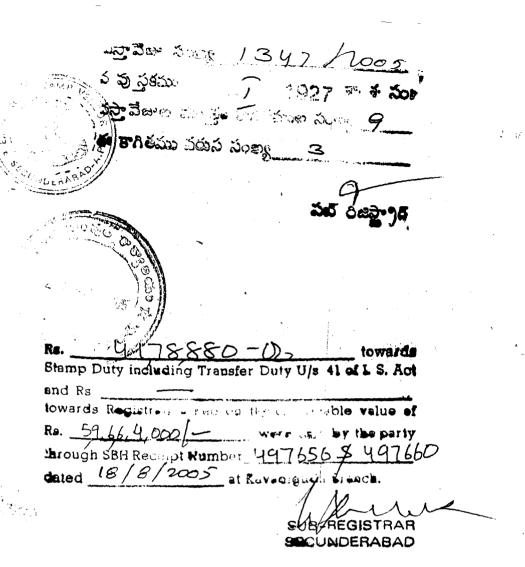
CERTIFICATE OF REGISTRATION

Registered as Document No: 13 4 7
of 2005 (19.7 SE)
of Book and assigned the
Identification Number 1605 -17 1436, -2005

For Scanning.

Sate: 18/8/2003 - Registering Officer





CERTIFICATE OF REGISTRATION

Hegistered as Decument No: 347

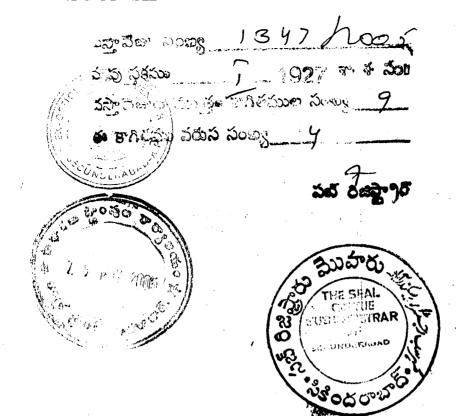
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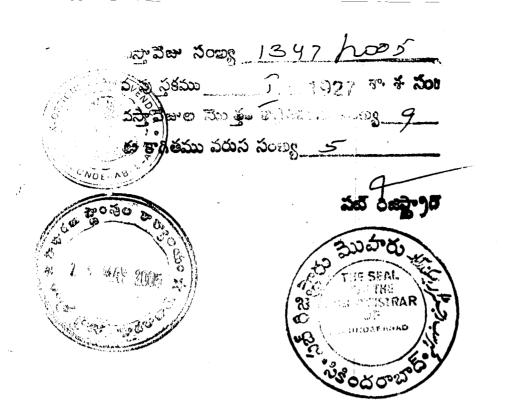
of Book and assigned the Identification number 1606.—1. 1436.—2005

For Scanning.

Sate: 18/8/2003 - Registering Officer







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