



S.L.NO: 0003917 DATE: 11/03/97 RS:25,000

00DD 472368

PURCHASER: SOLOMON
S/O KRUPARATNAM
SEC'BAD.FOR WHOM : M/S MBM EXPORT VENTURES (P) LTD.,
AND OTHERS, M G ROAD, SEC'BAD.

Vijaya Lakshmi
 వజ్ర-విజయలక్ష్మి, వరకవేదకులు
 మరియు లక్ష్మి-అపిషియా స్టాంపు వెంకట
 & స్టాంపు కార్యాలయము, ఇ.ఎ. కార్యాలయము
 హైదరాబాదు.

SALE DEED

This Deed of Sale made and executed at Secunderabad on this the 12th day of March 1997 by:

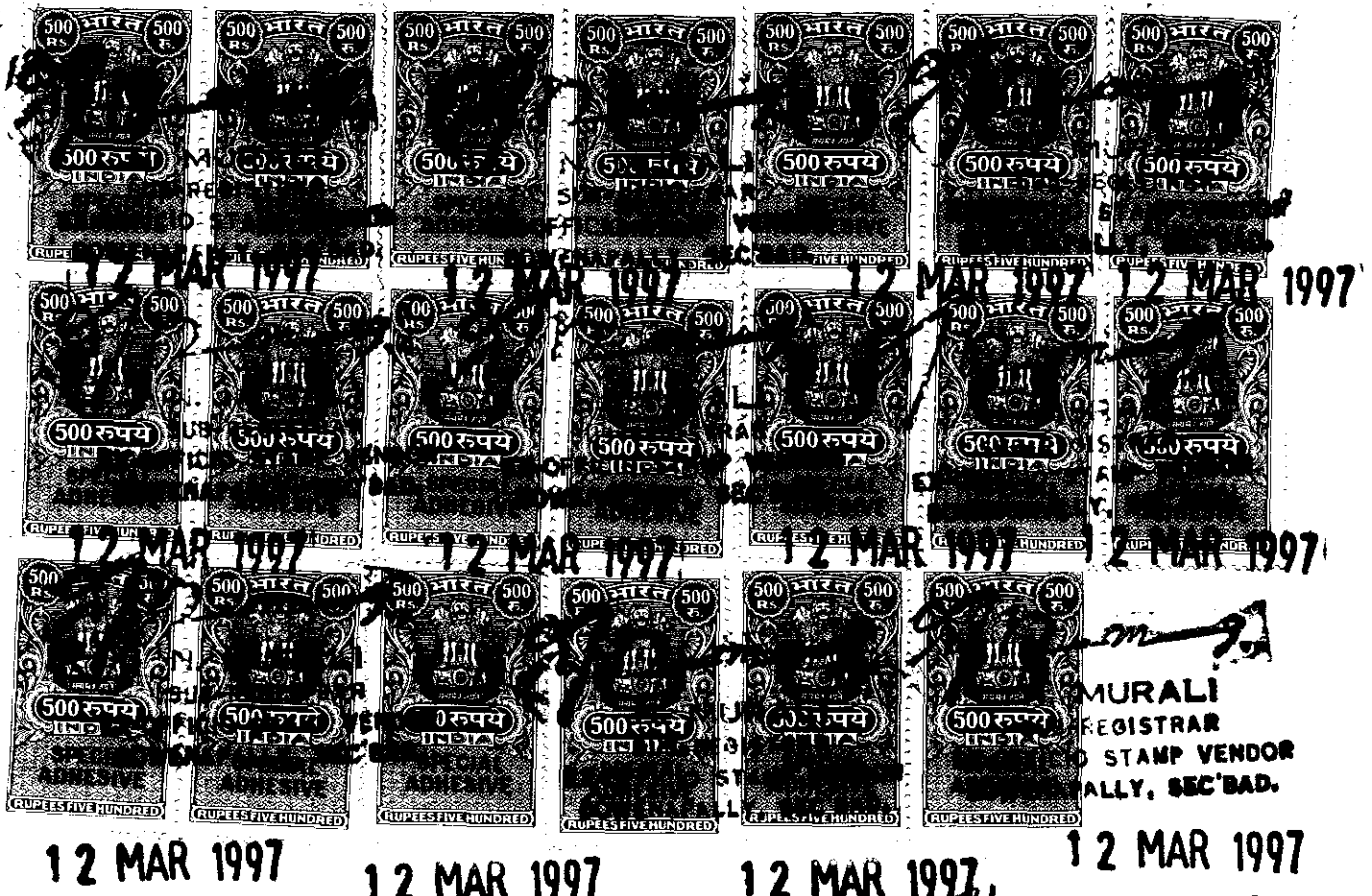
- **Mrs. FARIDA ALADIN** D/o. Dost Mohd. Alladdin, aged about 60 years, residing at Shangri-La, 8-2-584, Road No.9, Banjara Hills, Hyderabad - 500 034, hereinafter called the "VENDOR"

which expression shall, unless repugnant to the subject or context, mean and include, her heirs and successors, legal representatives, administrators, and assigns on the one part:

IN FAVOUR OF

1. **M. B. M. Export Ventures Pvt. Ltd.** a company registered under the Companies Act, 1956 having its registered office at 1-8-167 to 179/2, Usha Kiran Complex, S. D. Road, Secunderabad - 500 003, A.P represented by its Director Mr. Bashir Babu Khan
2. **Shri. Syed Mehdi** S/o. 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 - 500 018.

Farida Alladin



N. Murali
N. MURALI
 SUB-REGISTRAR
 EX-OFFICIO STAMP VENDOR
 MALLY, SEC'BAD.
 12 MAR 1997

3. Mrs. Razia Banu W/o. Syed Mehdi aged 30 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 - 500 018

hereinafter collectively called the "VENDEES", which expression shall unless repugnant to the subject or context, mean and include their heirs, successors, legal representatives, administrators, successors -in - office and assigns on the other part, is as follows:

WHEREAS, the VENDOR herein, Smt. Farida Alladin is allotted a Plot consisting of 273 Sq.yards (herein after referred as "Schedule Property") bearing Plot No. 72, under a Sale-Deed executed by the P & T Employees Co-operative Housing Society Ltd on 08/05/84 and registered as Document No. 1151/84, Book I, Volume 657 at pages 441 to 450, in the office of the Sub-Registrar at Marredpally, Secunderabad.

Whereas the VENDOR has been in absolute enjoyment and possession of the said plot ever since without let or hindrance from any quarter;

Farida Alladin



III-A 03346

S.L.NO: 0003919 DATE: 11/03/97 RS: 1,000

PURCHASER: SOLOMON
S/O KRUPARATNAM
SEC'BAD.

FOR WHOM : M/S MBM EXPORT VENTURES (P) LTD.,
AND OTHERS, M G ROAD, SEC'BAD.

Vijaya Lakshmi
 உய்யலக்ஷ்மி
 கிருபாரத்னம், ச. ப. கிருபாரத்னம்
 சேகர்பேட்டை.

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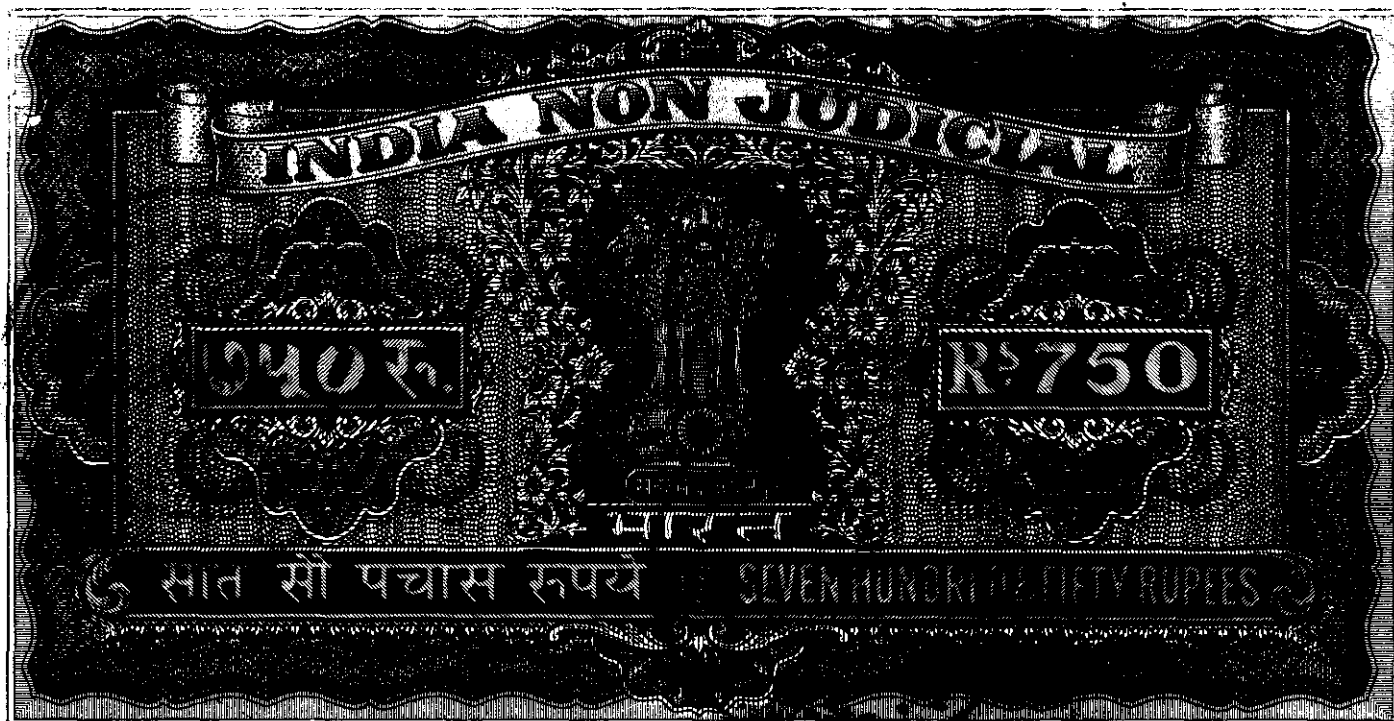
Whereas, the **VENDOR** agreed to sell and the **VENDEES** agreed to purchase the aforesaid property, which is described in detail in the schedule hereto and hereinafter referred to as the "**Schedule Property**" for a total consideration of Rs.4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand only).

And Whereas the **VENDOR** has agreed to sell the Schedule Property to the **VENDEE** No.1 and entered into a Sale Agreement dated 23/07/1996 with the **VENDEE** No.1 (M/s. MBM Export Ventures Pvt Ltd) for a total consideration of Rs. 4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand only).

Whereas the **VENDEE** No.1 (M/s. MBM Export Ventures Pvt Ltd) exercising the right to nominate under Sale Agreement dated 23rd July 1996 referred in above has nominated the **VENDEE** No.2 (Syed Mehdi) and **VENDEE** No.3 (Razia Banu) as purchasers to the extent of 1/3rd undivisible share in Schedule Property jointly for a consideration.

And Whereas it is mutually agreed amongst parties that **VENDEE** No.1 shall take 2/3rd share and **VENDEE** No.2 and **VENDEE** No. 3 shall collectively take 1/3rd share of the Schedule Property.

Farida. Alladin



S.L.NO: 0003920 DATE: 11/03/97 RS: 750

PURCHASER: SOLOMON
S/O KRUPARATNAM
SEC'BAD.

FOR WHOM : M/S MBM EXPORT VENTURES (P) LTD.,
AND OTHERS, M G ROAD, SEC'BAD.

Vijaya Lakshmi
వజ్ర-విజయలక్ష్మి. వరదాక్షిణి
పరియు ఎక్స్-ఎవీఎం ప్రై. లి. వెంకట
ఆ ప్రై. అంకాయము, ఇ. అ. అంకాయము
ప్రారాధాను.

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Whereas both the parties hereto have now agreed to have a Sale Deed executed and registered in respect of the **Schedule Property**, on the terms and conditions set out hereunder.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

1. The total sale consideration for the sale of the Schedule Property is Rs. 4,75,000/- (Four Lakhs Seventy Five Thousand Only).
2. The **VENDEE** No.1 (M/s. MBM Export Ventures Pvt Ltd) had already paid to the **VENDOR** a sum of Rs.1,10,000/- (Rupees One Lakh and Ten Thousand Only) [Rs.10,000/- vide cheque No.599739 dated 23/07/1996 and Rs.1,00,000/- vide Cheque No.630455 dated 05/12/1996 both drawn on Indian Overseas Bank, M.G.Road Branch, Secunderabad] towards advance and part-payment of sale consideration., the receipt of which sum the **VENDOR** hereby admits and acknowledges;
3. The **VENDEES** have paid to the **VENDOR** the balance sale consideration of Rs. 3,65,000/- (Rupees Three Lakhs Sixty Five Thousand Only) under Cheque No.745854 dated 12/03/1997 drawn on Syndicate Bank, Jeera, Secunderabad and the receipt of the said sum is hereby acknowledged by the **VENDOR**.

Farida - Alladin



APR 23.7.97 95045

S.L.NO: 0003921 DATE: 11/03/97 RS: 100

PURCHASER: SOLOMON
S/O KRUPARATNAM
SEC' BAD.

Vijaya Lakshmi
- 100, Sec. Bad.
- 100, Sec. Bad.
- 100, Sec. Bad.
- 100, Sec. Bad.

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FOR WHOM : M/S. MBM EXPORT VENTURES (P) LTD.,

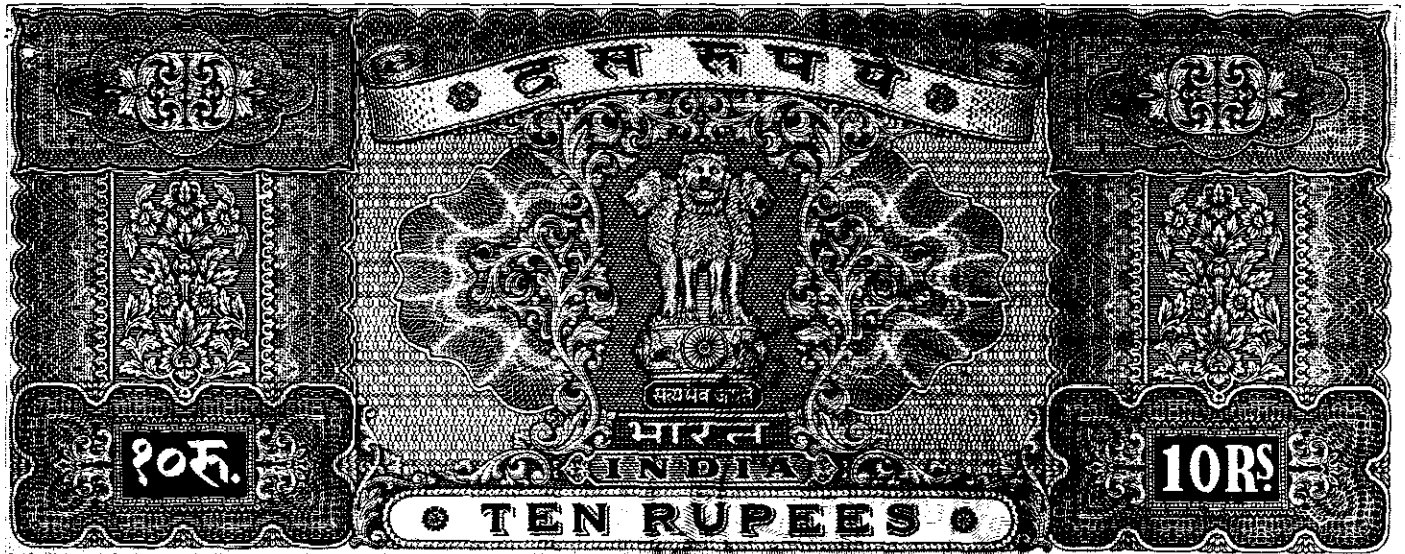
4. In consideration of the payment of the entire sale consideration of Rs. 4,75,000/- (Rupees Four Lakhs Seventy Five Thousand Only) as aforesaid, the **VENDOR** hereby sells, transfers, and conveys unto the **VENDEE** the Schedule Property with all rights of easements and appurtenances thereto so that the **VENDEE** may henceforth hold and enjoy the same as his/her own without let or hindrance from any quarter;

5. The **VENDOR** hereby declares that the Schedule Property is free from any kind of encumbrances or charges and that nobody else has any right, claim of interest in or over the same.

6. The **VENDOR** further declares that all property taxes and other charges payable in respect of the Schedule Property have been paid upto date and if for any reason the **VENDEE** is called upon to pay the same, the **VENDOR** shall indemnify the **VENDEE** to that extent.

7. The **VENDOR** has today delivered vacant possession of the Schedule Property to the **VENDEE** and has also handed over all the documents and title deeds to the **VENDEE** and the same is hereby acknowledged by the **VENDEE**.

Fariha Allade



S.L.NO: 0003922 DATE: 11/03/97 RS: 10

PURCHASER: SOLOMON
S/O KRUPARATNAM
SEC'BAD.

Vijaya Lakshmi
 విజయలక్ష్మి, జ్యోతిషులు
 ముఖ్య అధ్యక్షులు, జ్యోతిషుల సంఘం
 7 ప్రొ. గోపాలాచారి నగర్, వ.వి. రోడ్, సెకండరీ
 సెకండరీ.

FOR WHOM : M/S M&M EXPORT VENTURES (P) LTD.,
AND OTHERS, M G ROAD, SEC'BAD.

-6-

8. The **VENDOR** hereby agrees to indemnify and keep indemnified the **VENDEE** against any loss or damage that the **VENDEE** may sustain by reason of any defect in **VENDOR's** title to or possession over the Schedule Property or any portion thereof.
9. The **VENDOR** agrees to take all such steps as are required for the effective transfer of the Schedule Property in favour of the **VENDEE** in all records, including the Cantonment Board, Secunderabad, and agrees and undertakes to sign such papers and documents as may be required for the effective transfer of the Schedule Property in favour of the **VENDEE**.
10. The **VENDOR** has applied for permission to D.E.O Under Sec.26 of U.L.C Act for the sale of the Schedule Property to the **VENDEE**.
11. It is further agreed that what ever sanctions and permissions obtained by the **VENDOR** in the name for the construction of a building on the Schedule Property shall stand transferred and assigned to the **VENDEE**.

Farida. Alladeu

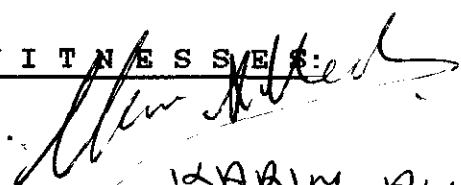
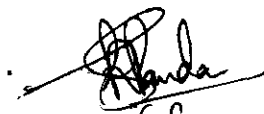
DESCRIPTION OF THE SCHEDULE PROPERTY

All that Land bearing Plot No.72 admeasuring 273 Sq.yards (Equivalent to 228.26 Sq.mts) in Survey No.160 situated at P & T Co-operative Housing Society Ltd of Thokatta Village, Secunderabad Cantonment and bounded as follows :-


North by	: 30' wide Road
South by	: Plot No.80
East by	: Plot No.73
West by	: Staff Road

IN WITNESS WHEREOF, the **VENDOR** has signed this Deed on the day, month and year first above written with her free will and consent.

WITNESSES:

1. 
KARIM ALLADIN
2. 
(Solomon)

VENDOR


Farida Alladin

R.R. 200 COLLECTED

Statement Regarding the Market Value of the Property filed

Under Rule 3 of Andhra Pradesh of Under Valuation of Instrument Rules 1975.

I, Mrs. Farida Alla din ^{D/O} Dost. Mohd. Alla din.

Resident of 8-2-584, Road No 9 B. Hills ^{Hyd.} is hereby declare and state of the best of my knowledge and belief and Market Value of the Property intended to be attend is as follows:

SI No.	Sy. No. Plot No.	Place Area	Value per Sq. Yard/Acre.....	Total Market Value
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1.	160. plot No. 72	273 sq. yds		Rs. 1740/-
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Situated at - P&T Co-op.
Housing Society Ltd. Thorakatta.
Village, Sec-bad - Cantt.

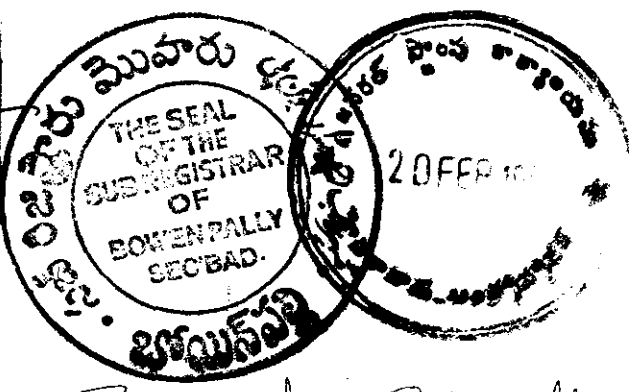
Rs 4,75,000/-

Station: Bowen pally

Date: 12-03-1997

Farida Alla din
Signature of the Executant.

పన్ను 660 ము.వ.ర్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 9 ఈ కాగితముల వయస్
 1 నడ - రిజిస్ట్రారు.

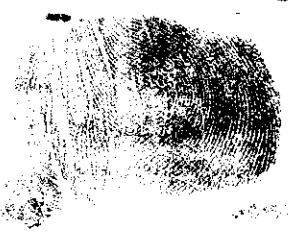


1997 వ సం. మార్చి నెల 12 తేది
 తేది కగలు 21 గంటల మద్య
 బోయింగ్ పల్లి నం. రిజిస్ట్రారు ఆఫీసులో
 దాఖలు చేసి రుసుము రూ. 34096-07.
 చెల్లించినది.

Farida Alladeen

వ్యాస యిచ్చినట్లు జన్మకున్నది

బిడమ బొటన వ్రేలు



Farida Alladeen
 D/O LATE POST MOHD. ALLADI
 OCC - HOUSEHOLD, R/O SHANGRILA
 ROAD NO 9 BANJARA HILLS
 HYDERABAD - 34.

నిరూపించినది

1. *Karim Alladin*

KARIM ALLADIN S/O LATE IGBAL ALLADIN
 OCC BUSINESS R/O SHANGRILA ROAD NO 9
 BANJARA HILLS HYD - 34.

2. *Solomon R. Panda*

Solomon R. Panda S/O KRUPALATNAM.P. OCC: PRIVATE SERVICE.
 5-4-187/3 04, M.G. ROAD, SEC-NAD-500003.

1997 వ సం|| మార్చి నెల 12 వ తేది
 1918 కా.శ. నూ.సము 21 వ తేది

SUB REGISTRAR

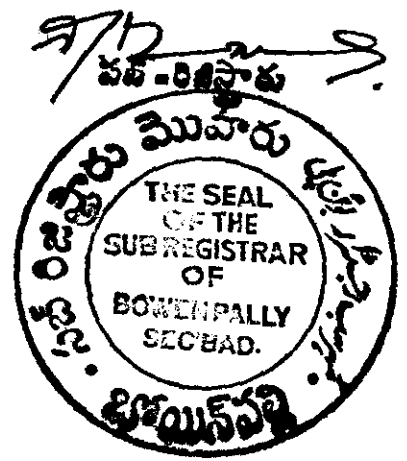
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 ఎన్డో 660 మా.వ. 97
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 9 ఈ కాగితముల పున
 సంఖ్య 3
 సబ్-రిజిస్ట్రారు.

Endorsement Under Section 42 of Act II of 1899

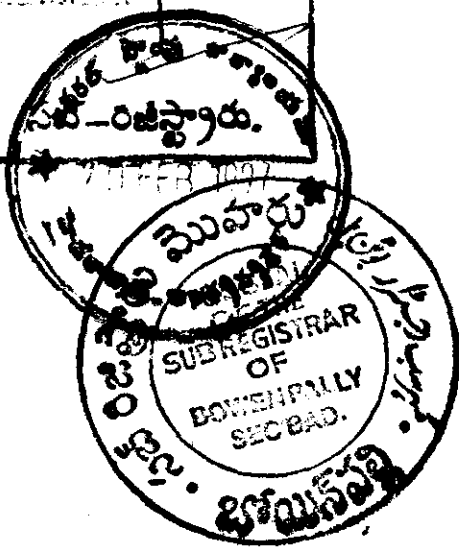
No. of 193 / /
 I hereby certify that the proper/deficit
 stamp duty of Rs. 40/- (Rupees. forty
 only)
 has been levied in respect of this instrument
 from Sri
 on the basis of the agreed Market value/
 consideration of Rs. 615,000/- being higher
 than the consideration of Rs. Agreed Market value.

S. R. O. Bowenpally,
 Date:
 Sub-Registrar,
 and Collector U/S 41 & 42 of
 INDIAN STAMP ACT.

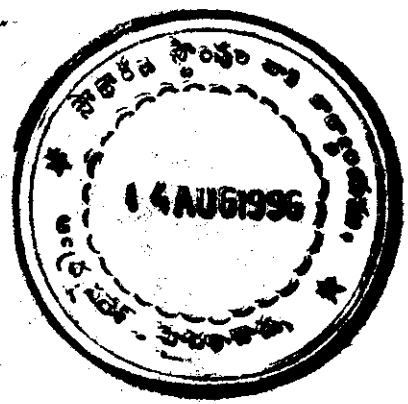
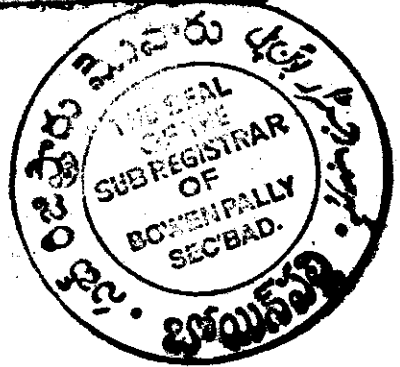
1వ పుస్తకము 148 వాల్యూల
 107 సుండి 124 పుటలలో
 1997వ సం.పు 1919 యా.క. 660, నెంబరుగా
 రిజిస్టరు చేయబడినది 1997 యే. నెం. 14
 వ తేది 1919 యా.క. ఏ.కె.ఆర్. మాసము 24.



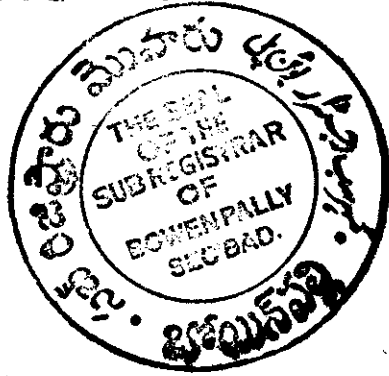
F
అర్జీ - 660-నం: 17
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సంఖ్య 3



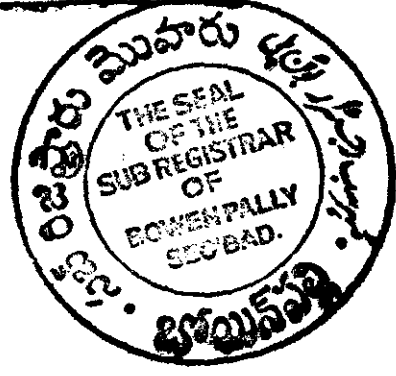
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 9 ఈ కాగితములు వరుస
 సంఖ్య A
 నబంబిల్లారు.



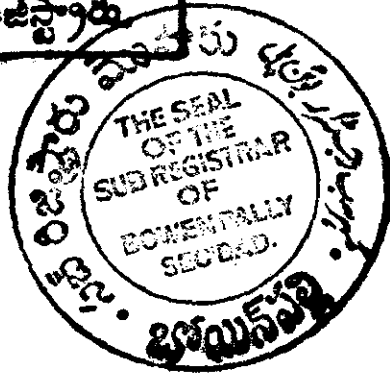
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 9 ఈ కాగితముల వరుస
 సంఖ్య 5
 నంద-రిజిస్ట్రారు.



విస్తకం 660 నం. 97
దస్తా నేల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 6
సబ్-రెజిస్ట్రారు.

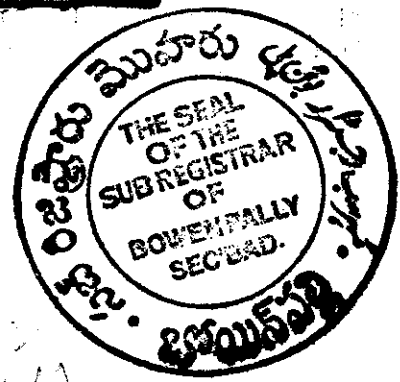


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పన్నెండు... 660... నం. 97
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 9 ఈ కాగితముల వరుస
సంఖ్య..... 7
సబ్-రజిస్ట్రారు



నంబరు..... 660-వ.వ. 97
 దస్తావజ్జీవితాగ్రాహణము
 9 త కగితుల సేవ
 సంఖ్య: 8
 పవ-రజస్థాను.

Statement Regarding the
 of the Property



Handwritten signature or scribble

Statement of the Property