



S. No. 4945 Date 22/7/96 Rs. 50/-
 Sold to Bashir Babu Khan
 S/o. D/o. W/o. H. Babu Khan
 for whom Self

M. Jyothir
 M. JYOTHILAXMI
 Stamp Vendor L. No. 59/98
 Shop No. 1, H. No. 1-1-149 (62/A)
 Garden Lodge Building,
 St. Mary's Road, Secunderabad-3.

-2-

AND

- M/s. M. B. M. Export Ventures Pvt. Ltd. a company registered under the Companies Act, 1956 represented by its Director Mr. Bashir Babu Khan having its registered office at "Usha Kiran", 1-8-165 to 179/2, Sarojinidevi Road, Secunderabad - 500 003, A.P hereinafter called "VENDEE" which expression unless repungnant to the context includes his/its heirs, nominee or nominees successors-in-office, legal representatives, administrators and assigns on the Other Part.

Faida. Allader

For MBM Export Ventures Pvt. Ltd.

Director

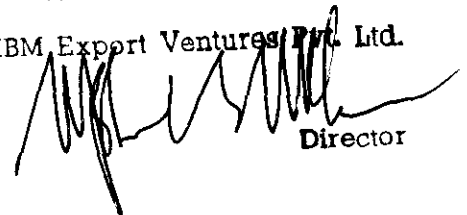
1. WHEREAS the **VENDOR** is the absolute owner and possessors of a plot bearing No. 72, P & T Employees Co-Op Housing Society in S.No. 160 situated at Tokatta Village, Secunderabad Cantonment Admeasuring about 273 sq. yards (hereinafter referred to as the "**Schedule Property**".)
2. AND WHEREAS the **VENDOR** agreed to sell and the **VENDEE** agreed to purchase the **Schedule Property** for a total consideration of Rs. 4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand Only) on the terms and conditions mutually agreed and set out herein.
3. AND WHEREAS the **VENDEE** has paid a sum of Rs. 10,000/- (Rupees Ten Thousand Only) by Cheque No.599739. dt:23/07/1996 drawn on Indian Overseas Bank, M. G. Road Branch, Secunderabad as Earnest Money and part payment of sale consideration, the receipt of which sum the **VENDOR** hereby admits and acknowledges;
4. AND WHEREAS both parties deem it expedient to reduce the terms and conditions of their Agreement into writing.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

1. That in consideration of Rs. 4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand Only) the **VENDOR** hereby agrees to sell and **VENDEE** agrees to purchase the Schedule Property
2. That the **VENDEE** has paid a sum of Rs. 10,000/- (Rupees Ten Thousand Only) to the **VENDOR** by way of Earnest Money and part payment of sale consideration, the receipt of which is admitted and acknowledged by the **VENDOR**. The **VENDEE** further agrees to pay the balance of sale consideration of Rs.4,65,000/- (Rupees Four Lakhs and Sixty Five Thousand only) on or before 1st of April 1997.
3. The **VENDEE** shall bear all expenses of stamp duty registration charges, preparation of plans etc, for executing the Sale Deed.
4. The Sale Deed shall be executed by the **VENDOR** in favour of the **VENDEE** or its nominee/ nominees on receipt of the aforesaid balance sale consideration within the said period(on or before 1st April 1997) from the **VENDEE**.
5. The **VENDOR** hereby covenants with and assures the **VENDEE** that the Schedule Property is absolutely free from all public and private demands, mortgages, impediments and the like and there are no tax dues thereon. In the event of such demands or dues being found to exist the **VENDOR** shall forthwith pay the same together with all expenses and costs.

Fauza. Qadiri

For MBM Export Ventures Pvt. Ltd.



Director

6. The **VENDOR** shall obtain all necessary clearances including permission under Section 26 of the Urban Land (ceiling & regulation) Act 1976 for the execution of the sale deed.
7. Any amendment or alteration to this Agreement shall be in writing and signed by the Parties.

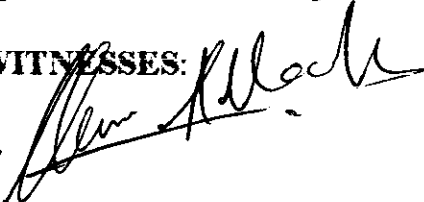
SCHEDULE OF THE PROPERTY.

All that Plot No. 72 admeasuring 273 sq. yards bearing Survey No. 160 situated at P & T Co-Op Housing Society Ltd, Tokotta Village, Secunderabad Cantonment and bounded as follows:

| | |
|---------------|---|
| NORTH: | 30' Road |
| SOUTH: | House of Mr. Siddamsetty Ramesh, Plot.No. 80. |
| EAST: | Neighbours bungalow, Plot.No. 73 |
| WEST: | Staff Road. |

IN WITNESS WHEREOF the **VENDOR** and the **VENDEE** have executed the agreement of sale in the presence of the following witnesses.

WITNESSES:

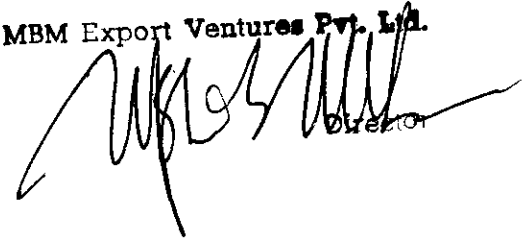
1. 
- 2.

VENDOR



VENDEE

For MBM Export Ventures Pvt. Ltd.


Director