Document No. 67/99 67/99. 5000 Rs.

INDIA NON JUDICIAL

4000 Rs. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

AP-7-IV-A 44216

S.L.NO: 0001275 DATE: 12/01/99 Rs. 5000

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO (HUF)
S/O D.V.RAO
SEC'BAD.

SALE DEED

This **Sale Deed** is made and executed at Secunderabad on this the 13th day of January 1999 by:

M/s. M B M Export Ventures Pvt Ltd a company registered under the Companies Act, 1956 having its registered office at 5-4-187/3 &4, Soham Mansion, 2nd Floor, M. G. Road, Secunderabad, A. P represented by its Director Shri. Soham Modi S/o. Shri. Satish Modi aged 29 years, residing at Plot No.1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter called the **"VENDOR"** (which expression unless repugnant or inconsistent with the subject or context shall mean and include its heirs, executors, nominees, administrators, successors- in - office and assigns and assignees of the One Part).

IN FAVOUR OF

Shri. D. B Rao HUF represented by its Karta Shri. D. B. Rao S/o. Shri. D. Venkateswara Rao aged 52 years residing at 6-1-344/7/A, Padmarao Nagar, Secunderabad - 500 025 hereinafter called the **"PURCHASER"** (which expression unless repugnant or inconsistent with the subject or context shall mean and include its heirs, executors, nominees, administrators, successors and assignees of the Other Part).

For MBM Export Ventures Pvt. Ltd.

Director

I

క్రమ సం. 6719 మీద నమోదు.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 1

సబ్-రిజిస్ట్రారు.

SEAL OF THE SUB REGISTRAR OFFICE BOWENPALLY SEC'BAD.

1997 సం. జూన్ నెల 13
తేది పగలు 3 గంటల మధ్య
బోయిన్‌పల్లి సబ్-రిజిస్ట్రారు ఆఫీసులో
దాఖలు చేసి రుసుము రూ. 15396/-
చెల్లించినది.

వ్రాసి యిచ్చినట్లు ఒప్పుకున్నది

ఎడమ బొటన వ్రేలు

Shan Modi S/o SATISH MODI
OCCUPATION: BUSINESS.
R/o. 1025 ROAD No. 45
JUBILEE HILLS HYD-34.

ధృవీకరించినది

1. P. SOLOMON S/o. P. KRUPARATNAM, OCC: SERVICE,
R/o. 5-4-187/3 & 4, M.G. ROAD, SEC'BAD.

2. Y.S.R. MURTHY S/o Y. CHANDRA SEKHAR OCC: SERVICE
R/o B 53 R/H V.N. COLONY, HYD - 47

5000Rs.

INDIA NON JUDICIAL

4000रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

AP-7-IV-A 44217

S.L.NO: 0001276 DATE: 12/01/99 RS: 5,000

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO (HUF)
S/O D.V.RAO
SEC'BAD.

Whereas Smt. Farida Aladdin was allotted a plot consisting of 273 Sq. yards bearing Plot No.72, under a Sale Deed executed by the P & T Employees Co-operative Housing Society Ltd on 08/05/1984 and registered as Document No.1151/84, Book No.-I, Volume No. 657, at pages 441 to 450, in the office of the Sub-Registrar at Marredpally, Secunderabad.

WHEREAS the **VENDOR** along with Shri. Syed Mehdi and Mrs. Razia Banu had jointly purchased an open Land of 273 Sq. yards (hereinafter referred to as the **"said Land"**) bearing Plot No.72, Survey No. 160, situated at P & T Employees Co-operative Housing Society Ltd of Tokatta Village, Secunderabad from Mrs. Farida Aladin vide Sale Deed No. 660 dated 12/03/1997 and registered at Office of the Sub Registrar, Bowenpally, Secunderabad.

Whereas it was mutually agreed between the **VENDOR** and Syed Mehdi and Razia Banu that the **VENDOR** would own 2/3rd share of the **said Land** and Syed Mehdi and Razia Banu would own 1/3rd share of the **said Land.**

For MBM Export Ventures Pvt. Ltd

Director

I.D. నెం. 6779-2 సం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు.

26 NOV 1999

I.D పుస్తకము 270 వాల్యూం
309 నుండి 326 పుటలలో
1999 వ సం॥పు 192 శా.శ 67 నెంబరుగా
సంతకము చేయబడినది 1999 నవంబరు నెల 13
న తేది 1920 శా.శ పుష్య మాసము 23

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY SEC'BAD.

5000Rs.

INDIA NON JUDICIAL

5000 रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

AP-7-IV-A 44218

S.L.NO: 0001277 DATE: 12/01/99 RS: 5,000

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO (HUF)
S/O D.V.RAO
SEC'BAD.

Whereas the **VENDOR** along with Syed Mehdi and Razia Banu has jointly constructed a building complex consisting Cellar Ground plus two upper floors on the **said Land.**

Whereas it was agreed between the **VENDOR** and Syed Mehdi and Razia Banu that they shall be the absolute owners of their respective portions of the building to be constructed together with undivisible proportionate share in the land as under:

a) constructed portions of Cellar floor, ground floor, second and terrace rights with common area and together with 2/3rd undivisible share in land admeasuring about 182 sq. yards shall belong to the **VENDOR.**

b) constructed portions of first floor with common areas and together with 1/3rd undivisible share in land admeasuring about 91 sq. yards shall belong to Syed Mehdi and Razia Banu.

For MDM Export Ventures Pvt. Ltd.

Director

I.S.

అస్తమ 67/99 సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

9 ఈ కాగితముల వరుస

సంఖ్య 3

సబ్-రిజిస్ట్రార్.

THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY SEC'BAD.

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

एक हजार रुपये ONE THOUSAND RUPEES

AP-23-III-B 21343

S.I.NO: 000128 DATE: 12/01/99 RS: 1,000

PURCHASER: P.SOLOMON
S/O P.ERUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO (HUF)
S/O D.V.RAO
SEC'BAD.

Whereas the **PURCHASER** has approached the **VENDOR** to purchase an area of 825 Sq. Ft on the second floor of the above said building, together with undivisible share of Land of 31 Sq.yards situated at Plot No. 72, Survey No.160, P & T Employees Co- operative Housing Society Ltd Colony, Thokatta Village, Secunderabad Cantonment, Secunderabad hereinafter referred to as the **"SCHEDULE PROPERTY"** and which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto for a total consideration of **Rs. 2,75,000/-** (Rupees Two Lakhs and Seventy Five Thousand only) and the **VENDOR** has accepted the same.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the above agreement the **PURCHASER** has paid total consideration of **Rs. 2,75,000/-** (Rupees Two Lakhs and Seventy Five Thousand only) to the **VENDOR** the receipt whereof is admitted and acknowledged by the **VENDOR**, the **VENDOR** doth hereby sell, grant, convey, transfer and assign unto the **PURCHASER** all that piece and parcel of **SCHEDULE PROPERTY**, particularly described in schedule hereunder and for greater clearness delineated in the plan annexed hereto together with all rights, title, easements and all other rights in anywise appertaining thereto to hold and to the use of the **PURCHASER** absolutely.

For MBM Export Ventures Pvt. Ltd.

Director

I.S. నెం. 67799 తేదీ 3.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల పరున
సంఖ్య 4
సబ్-రిజిస్ట్రార్.

THE SEAL OF THE SUB REGISTRAR OF DOWEN PALLY SEC'BAD.

26 NOV 1999

500Rs.

INDIA NON JUDICIAL

500 रु. Rs 500

पाँच सौ रुपये FIVE HUNDRED RUPEES

5131C

AP-28-II-E

S.L.NO: 0001279 DATE: 12/01/99 RS: 500

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO (HUF)
S/O D.V.RAO
SEC'BAD.

2. The **VENDOR** hereby declares, covenants and agrees with the **PURCHASER** that he is the sole, absolute and exclusive owner of the **Schedule Property** hereby sold and conveyed, more fully described at the foot of this indenture and as delineated, in the Plan annexed hereto and the **VENDOR** has good and perfect right, title and authority to convey, the same to the **PURCHASER.**

3. The **VENDOR** herein has delivered to the **PURCHASER,** possession of the **SCHEDULE PROPERTY.**

4. The **PURCHASER** hereafter shall hold, use and enjoy the said, property as his own property without any let or hindrance, interruption, claim or demand by or from the **VENDOR** or any other person whomsoever.

5. The **PURCHASER** shall not cut, main, injure, tamper or damage any part of the structure of any part of the building nor shall he/it make any additions or alterations in the building without the written permission of the **VENDOR.**

For MBM Export Ventures Pvt. Ltd.

Director

IV-

అన్ని రకాల పేరు పేరు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 5

సబ్-రిజిస్ట్రారు.

THE SEAL OF THE SUB REGISTRAR OF BOWEN PALLY SEC'BAD.

76 NOV 1998

6. The **VENDOR** hereby declares, covenants and agrees with the **PURCHASER** that he shall and execute all such acts, deeds and things as may be necessary to more effectually assure the **PURCHASER** with respect to the title and assist in getting mutation effected in the Cantonment or Government authorities at the expense of **PURCHASER.**

7. The **VENDOR** hereby agrees and undertakes to indemnify and keep indemnified the **PURCHASER** against all loss that the **PURCHASER** shall be put to by reason of any defect in title to the property hereby conveyed or by reason of any claim being made by anybody whomsoever to the said premises.

8. That the **VENDOR** has exclusive right to make further construction i.e., upper floors on the **SCHEDULE PROPERTY** i.e., the terrace rights of the **SCHEDULE PROPERTY** vests with the **VENDOR** only.

9. The **VENDOR** has delivered all copies of title deeds, link documents, tax receipts, etc., to the **PURCHASER.**

10. The **PURCHASER** Shall be entitled to use the common services of the building including the passenger lifts and staircases. The **PURCHASER** shall be liable to maintain the common areas in good and decent condition, not to throw dirt or refuse therein and help maintain the building in good working atmosphere.

11. The **PURCHASER** shall be liable to bear and pay the following:

a) If the **SCHEDULE PROPERTY** is tenanted/self occupied the **TENANT/PURCHASER** shall pay maintenance charges to the **VENDOR** or association/ body in-charge of the maintenance of the building.

b) Proportionate cost of repairs and maintenance of the building as and when called for by the **VENDOR** or association/body in-charge of the maintenance of the building.

c) The **PURCHASER** shall be liable to pay their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water Works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the **VENDOR** as and when it arises.

SCHEDULE OF THE PROPERTY HEREBY SOLD

All that portion admeasuring 825 Sq. Ft on Second Floor together with undivisible share of land of 31 Sq.yards situated at Plot No. 72, Survey No. 160, P & T Employees Co-operative Housing Society Ltd Colony, Thokatta Village,

For MBM Export Ventures Pvt. Ltd.

Director

I.S.

తారీకు 6-7-92 మీద.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
1 ఈ కాగితముల వరుస
సంఖ్య 6

సబ్-రిజిస్ట్రార్.

THE SEAL OF THE SUB REGISTRAR OF BOWEN PALLY SEC'BAD.

Secunderabad Cantonment, Secunderabad which is more particularly described and shown in detail in the plan annexed hereto and bounded as:

NORTH BY:	30' wide road
SOUTH BY:	Plot No.80
EAST BY:	Balance portion of Second Floor
WEST BY:	Road

IN WITNESS WHEREOF the parties herein have affixed their signatures in token of admission of the contents of this Sale Deed on the day, month and the year first above written and in the presence of the following Witnesses:

WITNESSES:

1. P. Solomon S/o P. Krupadanandam

2.

VENDOR

For MBM Export Ventures Pvt. Ltd.

Director

R.R. 200 COLLECTED

I వ

అన్నిటి 67799 మీద:
దస్తావేజుల మొత్తం భాగములు సంఖ్య
9 ఈ భాగములు వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రారు.

THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY SEC'BAD.

ANNEXURE 1-A

1) Description of the Building: R.C.C Building situated at plot No 72, Survey No 160 Jagruti Co-operative Hsg Building Society Ltd, Thokatta Village, Secunderabad Cantonment, Secunderabad

(a) Nature of Roof : R.C.C Basement, Ground plus two floors, Structure with pillars and Columns Structure of walls.

(b) Type of structure ; upto 2/4/13 Floor Structure with Pillars and Columns ~~Structure of walls.~~

2) Age of the Building : New Building Construction completed in Dec 1998.

3) Total Extent of site : (482) Sq yards of land. The specific land area undivided share of land of 31 Sq yards

4) Built up Area Particulars : (with breakup floorwise)

cellar parking Area :-
In the Ground Floor :- 825 Sq ft
In the 1st Floor
In the 2nd Floor
In the 3rd Floor etc.,

5) Annual Rental Value : Rs. 3,600/-

6) Muncipal Taxes per Annum : Rs. 2,75,000/- (Rupees two lakhs and seventy five thousand only)

7) Executant's estimate of the : MV of the Building :

Date : 13 01 1999.

For MBM Export Ventures Pvt. Ltd.

Director
Signature of the Executant.

CERTIFICATE

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

MBM Export Ventures Pvt. Ltd.

Director
Signature of Executant.

Signature of Claimant.

తేదీ 6/1/99 సం॥వి.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల పరున
సంఖ్య 8

సబ్-రిజిస్ట్రారు.

THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY SEC'BAD.

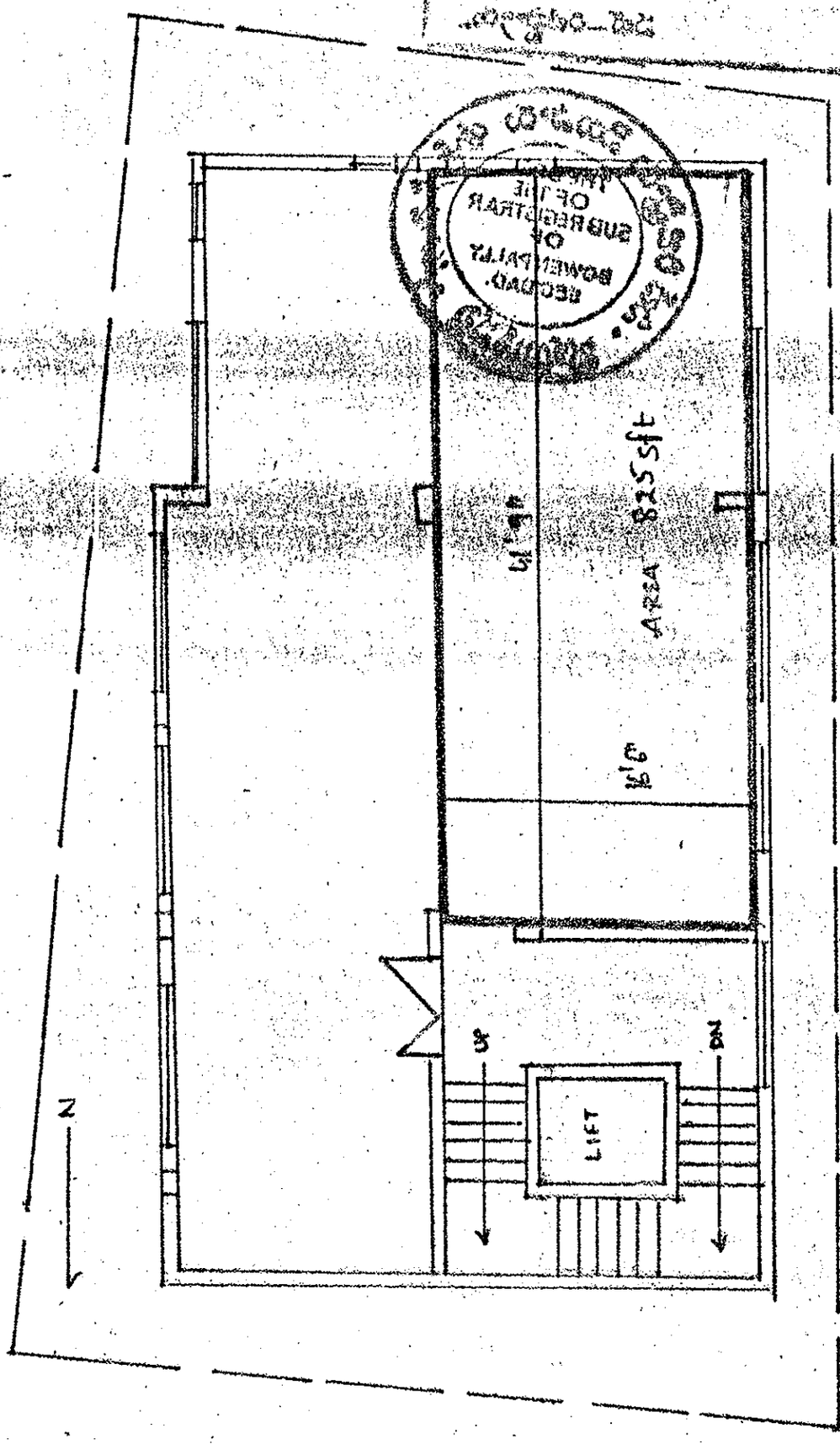
AN FOR SALE DEED OF PREMISES BEARING PLOT No.72, Survey No.160, situated at
& T Employees Co-operative Housing Society Ltd Colony, Thokatta Village,
Secunderabad Cantonment, Secunderabad.

VENDOR : M.B.M.Export Ventures Pvt. Ltd. represented by its Director Shri. Soha
Modi

URCHASER : Shri. D. B. Rao HUF

rea : 825 Sq.ft on Second Floor with an un-divided share in land of 31 Sq.yar

OUNDARIES : North : 30' wide Road, South : Plot No.80, East : Balance portion
of Second Floor, West : Road.



Signature of VEND

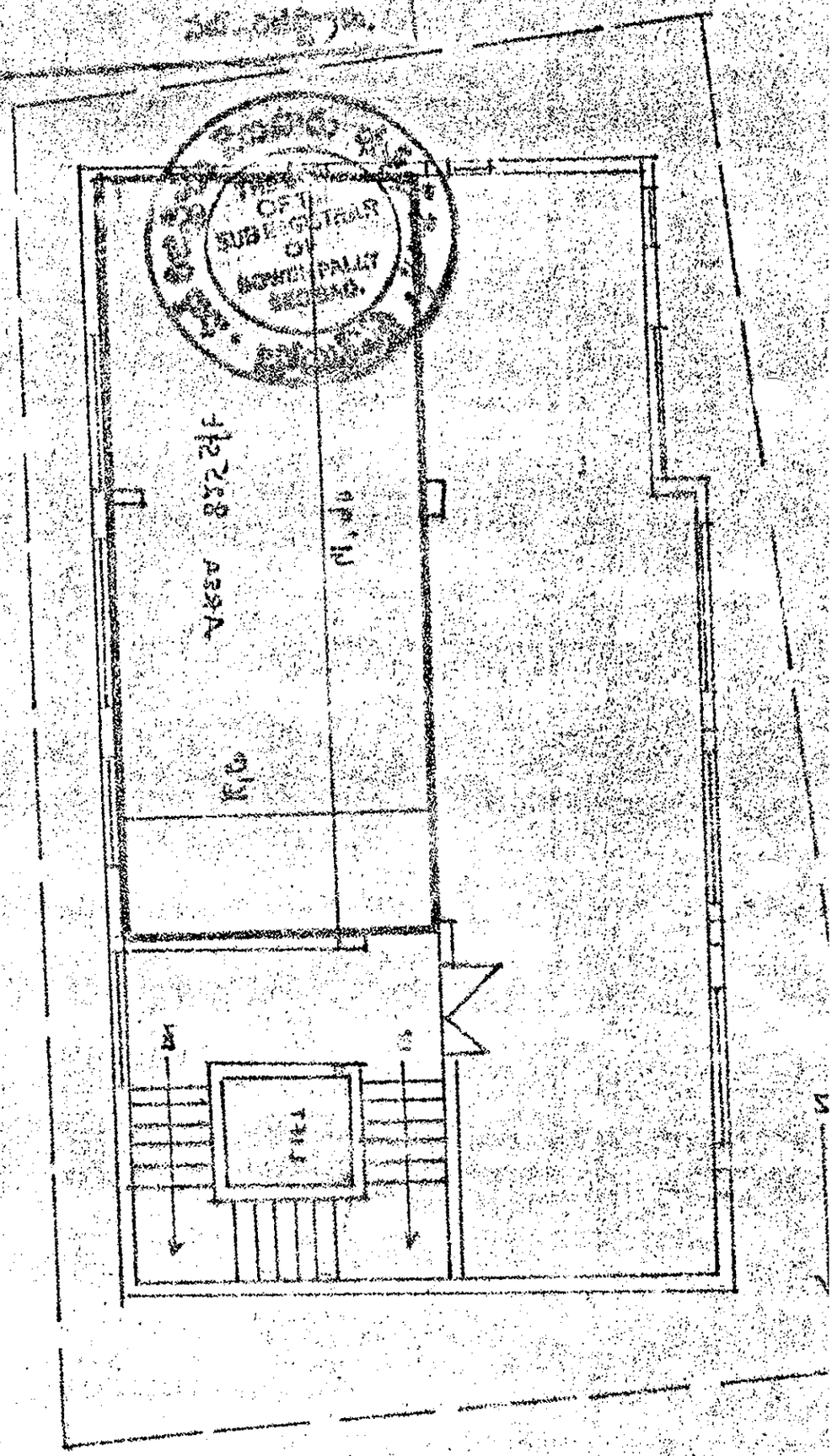
For MBM Export Ventures Pv

D

Witnesses :

1.

2.


OFFICE OF THE SUB REGISTRAR OF MUNICIPALITY
ASSA
FIRE

Document No. 66/99 66/99

15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये RUPEES FIFTEEN THOUSAND

सत्यमेव जयते

Rs.15000 भारत INDIA Rs.15000

S.L.NO: 0001280 DATE: 12/01/99 RS:15,000 00BB 648433

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO
S/O D.V.RAO
SEC'BAD., & OTHERS.

SALE DEED

This **Sale Deed** is made and executed at Secunderabad on this the 13th day of January 1999 by:

M/s. M B M Export Ventures Pvt Ltd a company registered under the Companies Act, 1956 having its registered office at 5-4-187/3 &4, Soham Mansion, 2nd Floor, M. G. Road, Secunderabad - 500 003, A.P represented by its Director Shri. Soham Modi S/o. Shri. Satish Modi aged 29 years, residing at Plot No.1025, Road No.45, Jubilee Hills, Hyderabad hereinafter called the **"VENDOR"** (which expression unless repugnant or inconsistent with the subject or context shall mean and include its heirs, executors, nominees, administrators, successors- in - office and assigns and assignees of the One Part).

IN FAVOUR OF

1. **Shri. D. B Rao** S/o. Shri. D. Venkateswara Rao aged 52 years residing at 6-1-344/7/A, Padmarao Nagar, Secunderabad - 500 025

2. **Smt. Vijayashree** W/o. Shri. D. B. Rao aged 50 years residing at 6-1-344/7/A, Padmarao Nagar, Secunderabad - 500 025 hereinafter called the **"PURCHASERS"** (which expression unless repugnant or inconsistent with the subject or context shall mean and include their heirs, executors, nominees, administrators, successors and assignees of the Other Part).

For MBM Export Ventures Pvt. Ltd.

Director

దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 1
సబ్-రిజిస్ట్రార్.

THE SEAL OF THE SUBREGISTRAR OF MOWENPALLY SEC'BAD.

11 FEB 1999

1999 వ సం. ఫిబ్రవరి నెల 13
తేది పగలు 3 గంటల మధ్య
మోయిన్‌పల్లి సబ్-రిజిస్ట్రారు ఆఫీసులో
లావాదేవీలు చేసి రుసుము రూ. 18146/-
చెల్లించినది.

వ్రాసి యిచ్చినట్లు ఒప్పుకున్నది

విడుదల బొటన వ్రేలు

Shan Modi.

Shan Modi. S/o SATISH MODI
OCCUPATION: BUSINESS.
ADDRESS: 1025 ROAD NO. 45
JUBILEE HILLS HYD-34

ధృవీకరించినది

1 - P. SOLOMON S/o P. KRUPARAJNAM, OCC: SERVICE, R/O 5-4-1
M.G. ROAD, SEC-BAD - 500 003.

2 Y. Murthy Y.S.R. MURTHY S/o Y. CHANDRASEKHAR OCC:- SERVICE R/o
B 53 R/4 V.N. COLONY
HYD - 47

1999 వ సం. ఫిబ్రవరి నెల 13 వ తేది
శా.శ. ఫాల్గుణ మాసము 23 వ తేది

సబ్-రిజిస్ట్రార్
మోయిన్‌పల్లి.

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

AP-23-II-B 21349

S.L.NO: 0001281 DATE: 12/01/99 RS: 1,000

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO
S/O D.V.RAO
SEC'BAD., & OTHERS.

Whereas Smt. Farida Aladdin was allotted a plot consisting of 273 Sq. yards bearing Plot No.72, under a Sale Deed executed by the P & T Employees Co-operative Housing Society Ltd on 08/05/1984 and registered as Document No.1151/84, Book No.-I, Volume No. 657 at pages 441 to 450, in the office of the Sub-Registrar at Marredpally, Secunderabad.

WHEREAS the **VENDOR** along with Shri. Syed Mehdi and Mrs. Razia Banu had jointly purchased an open Land of 273 Sq. yards (hereinafter referred to as the **"said Land"**) bearing Plot No.72, Survey No. 160, situated at P & T Employees Co-operative Housing Society Ltd of Thokatta Village, Secunderabad from Mrs. Farida Aladin vide Sale Deed No. 660 dated 12/03/1997 and registered at Office of the Sub Registrar, Bowenpally, Secunderabad.

Whereas it was mutually agreed between the **VENDOR** and Syed Mehdi and Razia Banu that the **VENDOR** would own 2/3rd share of the **said Land** and Syed Mehdi and Razia Banu would own 1/3rd share of the **said Land.**

Whereas the **VENDOR** along with Syed Mehdi and Razia Banu has jointly constructed a building complex consisting Basement, Ground plus two upper floors on the **said Land.**

For MBM Export Ventures Pvt. Ltd.

Director

తేదీ ..... నాటి
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు.

I.V. పుస్తకము 270 వాల్యూం
291 నుండి 308 పుటలలో
1999 వ సం॥పు 192 శా.శ 66 నెంబరుగా
రిజిష్టరు చేయబడినది 1999 నవంబరు నెల 13
వ తేది 1920 శా.శ అక్టోబర్ మాసము 23

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUBREGISTRAR OF SECUNDERABAD

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

AP-23-III-B 21350

S.L.NO: 0001282 DATE: 12/01/99 RS: 1,000

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO
S/O D.V.RAO
SEC'BAD., & OTHERS.

Whereas it was agreed between the **VENDOR** and Syed Mehdi and Razia Banu that they shall be the absolute owners of their respective portion of building to be constructed together with undivisible proportionate share in the land as under:

a) constructed portions of basement floor, ground floor, second and terrace rights with common area and together with 2/3rd undivisible share in land admeasuring about 182 sq. yards shall belong to the **VENDOR.**

b) constructed portions of first floor with common areas and together with 1/3rd undivisible share in land admeasuring about 91 sq. yards shall belong to Syed Mehdi and Razia Banu.

Whereas the **PURCHASERS** have approached the **VENDOR** to purchase an area of 975 Sq. Ft on the second floor of the above said building, together with undivisible share of Land of 37 Sq.yards situated at Plot No. 72, Survey No.160, P & T Employees Co- operative Housing Society Ltd Colony, Thokatta Village, Secunderabad Cantonment, Secunderabad hereinafter referred to as the **"SCHEDULE PROPERTY"** and which is more particularly described at the

For MBM Export Ventures Pvt. Ltd.

Director

పుస్తకం 66799 నెం॥వే:
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 3

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రారు ముద్రలు బోయిన్‌పల్లి సికింద్రాబాద్
THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY SEC'BAD.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

AP-23-II-F 21331

S.L.NO: 0001283 DATE: 12/01/99 RS: 1,000

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO
S/O D.V.RAO
SEC'BAD., & OTHERS.-4-

foot of this document and shown in detail in the plan annexed hereto for a total consideration of **Rs. 3,25,000/-** (Rupees Three Lakhs and Twenty Five Thousand only) and the **VENDOR** has accepted the same.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the above agreement the **PURCHASERS** have paid total consideration of **Rs. 3,25,000/-** (Rupees Three Lakhs and Twenty Five Thousand only) to the **VENDOR** the receipt whereof is admitted and acknowledged by the **VENDOR,** the **VENDOR** doth hereby sell, grant, convey, transfer and assign unto the **PURCHASERS** all that piece and parcel of **SCHEDULE PROPERTY,** particularly described in schedule hereunder and for greater clearness delineated in the plan annexed hereto together with all rights, title, easements and all other rights in anywise appertaining thereto to hold and to the use of the **PURCHASERS** absolutely.

2. The **VENDOR** hereby declares, covenants and agrees with the **PURCHASERS** that he is the sole, absolute and exclusive owner of the **Schedule Property** hereby sold and conveyed, more fully described at the foot of this indenture and as delineated, in the Plan annexed hereto and the **VENDOR** has good and perfect right, title and authority to convey, the same to the **PURCHASERS.**

For MBM Export Ventures Pvt. Ltd.

Director

పుస్తకము 6 6 / 99 నెం:
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 4

సబ్-రిజిస్ట్రారు.

THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY SEC'BAD.

26 NOV 1998

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

AP-23-III-B 21352

S.L.NO: 0001284 DATE: 12/01/99 RS: 1,000

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO
S/O D.V.RAO
SEC'BAD., & OTHERS.

3. The **VENDOR** herein has delivered to the **PURCHASERS**, possession of the **SCHEDULE PROPERTY.**

4. The **PURCHASERS** hereafter shall hold, use and enjoy the said, property as his own property without any let or hindrance, interruption, claim or demand by or from the **VENDOR** or any other person whomsoever.

5. The **PURCHASERS** shall not cut, main, injure, tamper or damage any part of the structure of any part of the building nor shall he/she make any additions or alterations in the building without the written permission of the **VENDOR.**

6. The **VENDOR** hereby declares, covenants and agrees with the **PURCHASERS** that he shall and execute all such acts, deeds and things as may be necessary to more effectually assure the **PURCHASERS** with respect to the title and assist in getting mutation effected in the Cantonment or Government authorities at the expense of **PURCHASERS.**

7. The **VENDOR** hereby agrees and undertakes to indemnify and keep indemnified the **PURCHASERS** against all loss that the **PURCHASERS** shall be put to by reason of any defect in title to the property hereby conveyed or by reason of any claim being made by anybody whomsoever to the said premises.

For MBM Export Ventures Pvt. Ltd

Director

1

అప్పగింత 66799 నెం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

9 ఈ కాగితముల వరుస

సంఖ్య 5

సబ్-రిజిస్ట్రార్.

THE SEAL OF THE SUB REGISTRAR OF BOWEN PALLY SEC'BAD.

26 NOV 1996

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

AP-23-II-E 51317

S.L.NO: 0001285 DATE: 12/01/99 RS: 500

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

FOR WHOM : D.B.RAO
S/O D.V.RAO
SEC'BAD.,'& OTHERS.

8. That the **VENDOR** has exclusive right to make further construction i.e., upper floors on the **SCHEDULE PROPERTY** i.e., the terrace rights of the **SCHEDULE PROPERTY** vests with the **VENDOR** only.

9. The **VENDOR** has delivered all copies of title deeds, link documents, tax receipts, etc., to the **PURCHASERS.**

10. The **PURCHASERS** Shall be entitled to use the common services of the building including the passenger lifts and staircases. The **PURCHASERS** shall be liable to maintain the common areas in good and decent condition, not to throw dirt or refuse therein and help maintain the building in good working atmosphere.

11. The **PURCHASERS** shall be liable to bear and pay the following:

a) If the **SCHEDULE PROPERTY** is tenanted/self occupied the **TENANT/PURCHASER** shall pay maintenance charges to the **VENDOR** or association/ body in-charge of the maintenance of the building.

b) Proportionate cost of repairs and maintenance of the building as and when called for by the **VENDOR** or association/body in-charge of the maintenance of the building.

For MPM Export Ventures Pvt. Ltd.

Director

పుస్తకం 66/99 నం॥వే.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 6

సబ్-రిజిస్ట్రార్.

THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY SEC'BAD.

26 NOV 1998

c) The **PURCHASERS** shall be liable to pay their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water Works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the **VENDOR** as and when it arises.

SCHEDULE OF THE PROPERTY HEREBY SOLD

All that portion admeasuring 975 Sq. Ft on Second Floor together with undivisible share of Land of 37 Sq.yards situated at Plot No. 72, Survey No. 160, P & T Employees Co-operative Housing Society Ltd Colony, Thokatta Village, Secunderabad Cantonment, Secunderabad which is more particularly described and shown in detail in the plan annexed hereto and bounded as:

NORTH BY:	30' wide road
SOUTH BY:	Plot No.80
EAST BY:	Plot No.73
WEST BY:	Balance portion of Second Floor.

IN WITNESS WHEREOF the parties herein have affixed their signatures in token of admission of the contents of this Sale Deed on the day, month and the year first above written and in the presence of the following Witnesses:

WITNESSES:

1.

2.

VENDOR

For MBM Export Ventures Pvt. Ltd.

Director

R.R. 200 COLLECTED

అవ్వకు 66/99 నెం.వి.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రార్.

సబ్ రిజిస్ట్రారు మువారు బోయిన్‌పల్లి.

THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY SEC'BAD.

ANNEXURE 1-A

1) Description of the Building : R.C.C. Building situated at plot No. 72, Survey No. 160 part Employees Co-op Housing Society, Thokkatta Village, Secunderabad Cantonment, Secunderabad.

(a) Nature of Roof : R.C.C.

(b) Type of structure ; upto 2/4/13 Floor Structure with Pillars and Columns Structure of walls. Ground plus two floors, with pillars and Columns, structure of walls.

2) Age of the Building : New Building constructed in 1998.

3) Total Extent of site : 182 Sq. yards. Thus total land area is 37 Sq yards of undivided share.

4) Built up Area Particulars : (with breakup floorwise)

cellar parking Area :-
In the Ground Floor :-
In the 1st Floor
In the 2nd Floor ——— 975 Sq ft
In the 3rd Floor etc.,

5) Annual Rental Value : Rs. 03,400/-

6) Muncipal Taxes per Annum : ..... (Shri Rakesh and Family)

7) Executant's estimate of the MV of the Building : Rs. 3,25,000/- (Three lakhs and twenty five thousand only)

For M/s. Lapon Ventures Pvt. Ltd.

Director

Date : 13.01.1999.

Signature of the Executant.

CERTIFICATE

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

For M/s. Lapon Ventures Pvt. Ltd.

Director

Signature of Executant.

Signature of Claimant.

తారీఖు 6-6-1992 సం॥వ.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 8

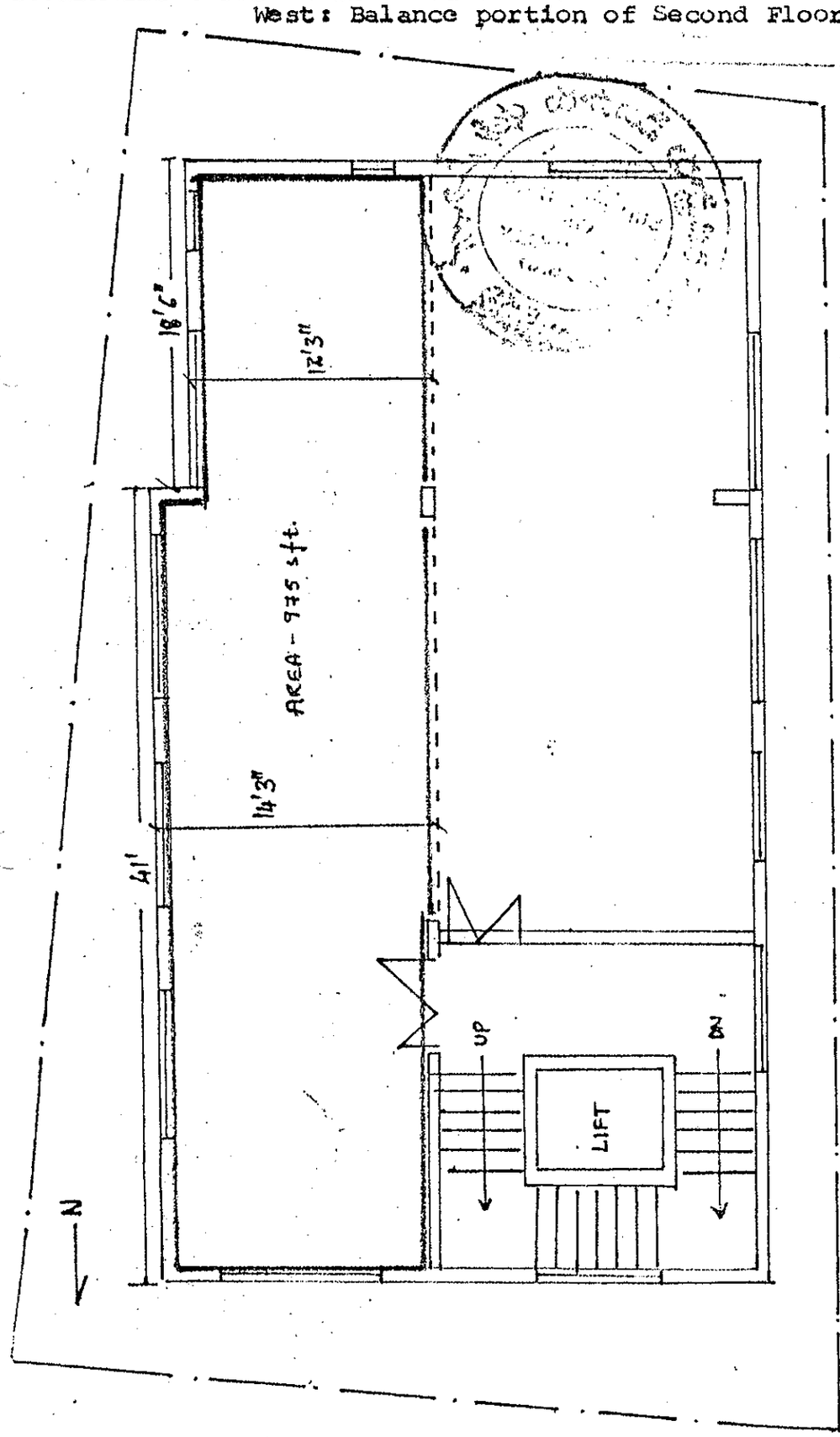
సబ్-రిజిస్ట్రారు.

THE SEAL OF THE SUB REGISTRAR OF BOWEN PALLY SEC'BAD.

PLAN FOR SALE DEED OF PREMISES BEARING PLOT NO.72, Survey No.160, situated at P & T Employees Housing Society Ltd Colony, Thokatta Village, Secunderabad Cantonment, Secunderabad.

VENDOR : M.B.M. Export Ventures Pvt Ltd represented by its Director Shri. Soham Modi

PURCHASER : Shri. D. B. Rao and Smt. D. Vijayashree
Area : 975 Sq.ft on Second Floor with an Undivided share in land of 37 Sq. Yards.
BOUNDARIES : NORTH : 30' wide Road, South : Plot No.80, East : Plot No.73
West: Balance portion of Second Floor.



Signature of VENDOR.

For MBM Export Ventures Pvt. Ltd.

Soham Modi

Director

Witnesses:

1.

2.

PLAN FOR SALE DEED OF PREMISES BEARING PLOT No.30, SURVEY No.106, situated at P.& T Employees Housing Society Ltd. Cooperative Society Ltd., Secunderabad.

99/66

VENDOR : M.B.M. Export Ventures Pvt Ltd represented by its Director Shri. Soham Modi

Book Keeper's Book Keeper

PURCHASER : Shri. D. B. Rao and Smt. D. Vijayalaxmi

Area : 375 sq.ft on second floor with undivided share of land of 37 sq. yards.

BOUNDARIES : 30feet wide Road, South : plot No.80, East : Plot No.73 West : Balance portion of second floor.

Signature of Vendor.

For MBM Export Ventures Pvt Ltd

Director

Witnesses:

1.

2.