Document No. 66/99 66/99

15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 सत्यमेव जयते भारत INDIA Rs.15000

S.L.NO: 0001280 DATE: 12/01/99 RS:15,000 UOBB 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

క్రమ సం. 66/99 నెం.వి.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 మా కాగితముల వరుస
సంఖ్య 1
సబ్-రిజిస్ట్రార్.

THE SEAL OF THE SUBREGISTRAR OF SEC'BAD.

11 FEB 1999

1999 వ సం. ఫిబ్రవరి నెల 13
తేది పగలు 3 గంటల మధ్య
మేడ్చల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
అమ్మకపు చేసి దస్తావేజు రూ. 18146/-
చెల్లించినది.

వ్రాసి యిచ్చినట్లు ఒప్పుకున్నది

పేరు బొటన వ్రేలు

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 5-4-18 M.G. ROAD, SEC-BAD - 500 003.

2. 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
మరియు శ్రీ మానము 23 వ తేది

సబ్-రిజిస్ట్రార్
మేడ్చల్.

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

తారీఖు 66/99 నెం॥వే.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు.

26 NOV 1999

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

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF CHERLAPALLY

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 6 6 / 9 9 నెం॥వే.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 3

సబ్-రిజిస్ట్రార్

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-F21351

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

అన్నము 66/99 సం॥వ:
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 1

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-P 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

అమ్మకపు నెం. 66799 సం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 5

సబ్-రిజిస్ట్రార్.

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

26 NOV 1998

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

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: వి.
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

అవ్వ నం. 66/99 నం॥ వి.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రార్.

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. Thokkatta 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 : ..... (Since Parking and Portion)

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

For M/s. Lapoor 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. Lapoor Ventures Pvt. Ltd.,

Director

Signature of Executant.

Signature of Claimant.

పుస్తకం-6-6-1-9-9 నెం.వ.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
9 ఈ కాగితముల వరుస
సంఖ్య 8

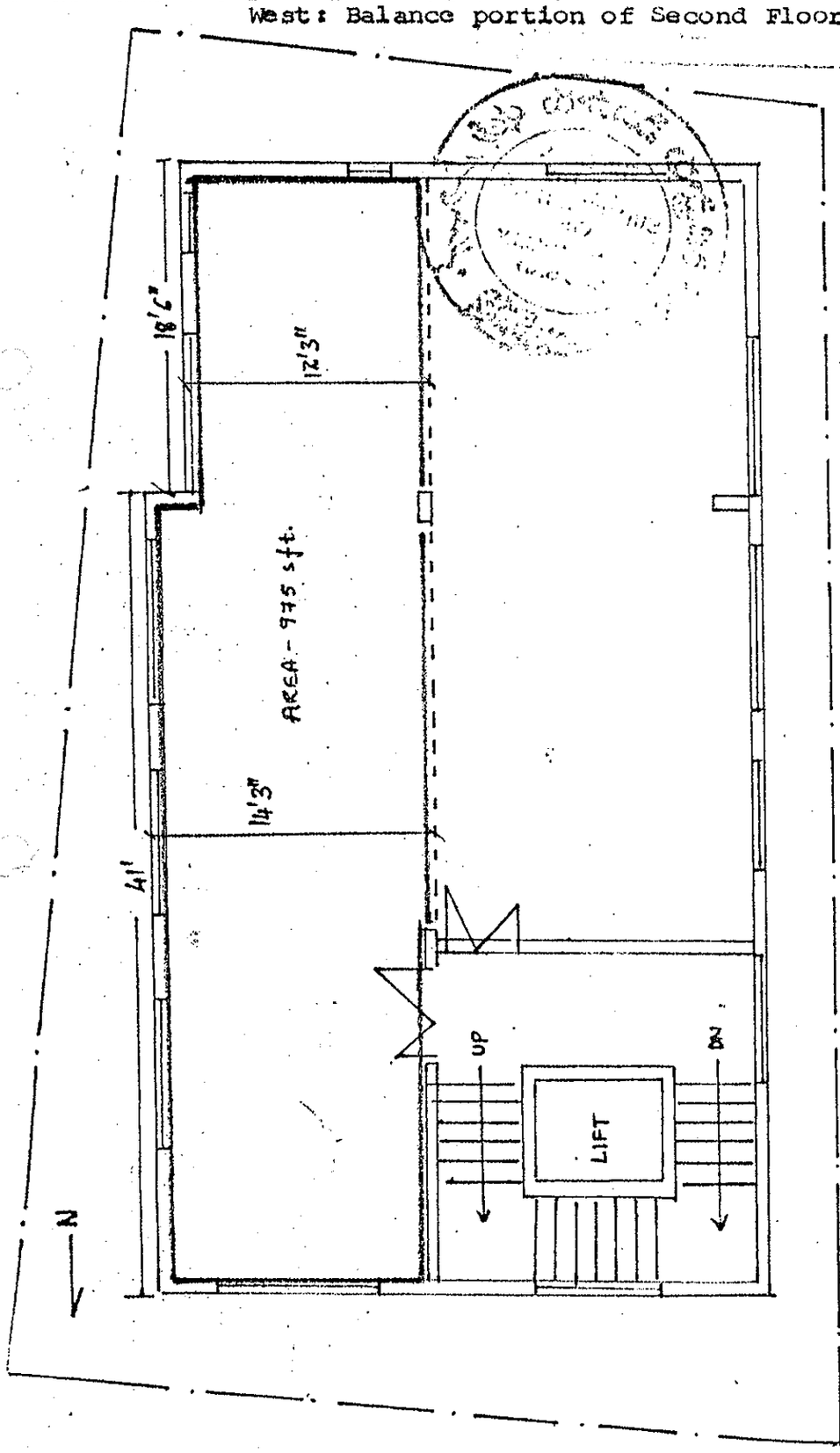
సబ్-రిజిస్ట్రారు.

THE SEAL OF THE SUB REGISTRAR OF BOWENPALLY 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.

Director

Witnesses:

1.

2.

PLAN FOR SALE DEED OF PREMISES BEARING PLOT NO.22, SURVEY NO.160, situated at P.& T.Employees Housing Society [illegible], Secunderabad.

VENDOR : M.S.M. Export Ventures Pvt Ltd represented by its Director Smt. Soham Modi

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

Area : 975 Sq.ft on second floor with an 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 MSM Export Ventures Pvt Ltd

Director

Witnesses:

1.

2.