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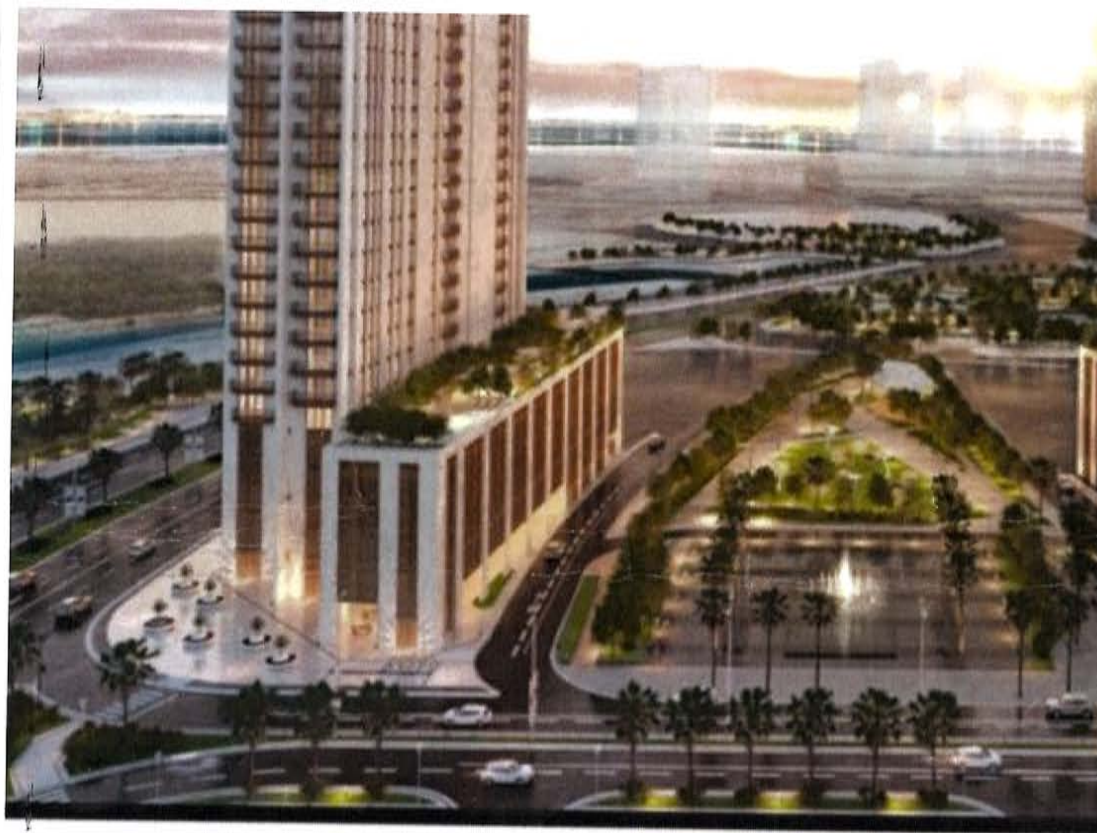
**From:** sraza48352@aol.com,  
**To:** SRAZA48352@AOL.COM,  
**Subject:** SRK DOB ETC  
**Date:** Tue, Jan 14, 2020 4:46 pm

---

**Mohammad Shahrukh Khan**  
**SS# 144-84-2559**  
**DOB: 06/13/1953**  
**Karachi**  
**4414 Riverside Oak Drive**  
**Kingwood 77345**



**SYED A RAZA**



When come tomorrow I  
will give address pls don't  
rush it's going to be good,  
I gave you idea to make  
NDA etc .

10:09 PM

Ok. I will make one without  
address & insert one  
tomorrow.  
Insha Allah



10:11 PM ✓✓



When come tomorrow I  
will give address pls don't  
rush it's going to be good,  
I gave you idea to make  
NDA etc .

10:09 PM

Ok. I will make one without  
address & insert one  
tomorrow.  
Insha Allah

10:11 PM ✓✓

**Buyer Representation and Registration Agreement, Master**  
**Confidentiality and Non-circumvention Agreement**

As used in this Agreement, the term "Prospective Buyer" includes all persons acting for or on behalf of Prospective Buyer, including but not limited to employees, Consultants, independent contractors and all others who are either controlled by or who prospective buyer has a right to control known as ("Buyer"). Prospective buyer represents and agrees that Syed A.Raza known as ("Consultant") acting as a Consultant, intermediary, to introduce Prospective Buyer to the following properties to solicit Prospective Buyer's interest in the purchase of the property or any interest therein including any business opportunities related thereto and including any other real estate and/or business owned by the owners of the properties (the Properties); Property more particularly described as follows:

Properties Located in the U.S.A.

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Prospective Buyer understands and agrees that all negotiations and related communications with the owners of the properties concerning the Property and/or business opportunities shall be handled through Consultant. Prospective Buyer further agrees that information received with respect to the above mentioned properties and/or business opportunities will be kept in strict confidence and that the Prospective Buyer shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself. Prospective Buyer agrees that if Prospective Buyer purchases or leases any of the Property; or any interest therein Consultant is entitled to receive Three (3%) percent and/or TBD consulting fee, and/or profit, fee, remuneration, payable by the Buyer or Seller; and any sales Agreement for such Property entered into by Prospective Buyer will include such a provision, in the event that the Prospective Buyer violates this covenant or any other covenant herein with respect to one or more of the properties and/or business opportunities stated above Consultant shall be entitled to all remedies provided by law, including but not limited to injunctive relief, damages, and customary real estate fees which shall be paid by Prospective Buyer if Prospective Buyer violates this agreement. The terms "purchase", "sale" or other similar language refers to the purchaser obtaining or disposing of the property in any manner whatsoever (including but not limited to): by gift, option, voluntary or involuntary, transfer for consideration, bankruptcy, trusteeship, leaseback, agreement for deed, management purchase, and construction lease with option to buy, lease purchase, deferred closing technique exchange, purchase, joint venture or by any conveyance or transfer of this Property or any legal or equitable interest in the property or mortgage note to Prospective Buyer or any person or entity owned or controlled to any extent either directly or indirectly by Prospective Buyer. Consultant Syed A. Raza is a licenced Real Estate professional in the State of Texas.

All information furnished is for information purposes only. No representation is made by Consultant as to the accuracy of this information. Consultant encourages Prospective Buyer to thoroughly review and independently verify to Prospective Buyer's own satisfaction that the data provided are substantially representative of the property and can be relied upon when considering the purchase of said property. Prospective Buyer acknowledges that Prospective Buyer has been advised to seek the independent council of an attorney and/or accountant to verify the information supplied to Consultant by the Seller or other sources.

As a lead contractor Commercial Consulting Group, LLC may engage other Construction companies at their discretion. In the event that Prospective Buyer discloses the availability of said property to a third party and this third party purchases the property without Consultant receiving their fee or if Prospective Buyer either directly or indirectly purchases the property without Consultant receiving their fee then Prospective Buyer, in addition to the remedies specified herein above, will also be responsible for the payment of Consultant's professional fee. In addition, in the event that Prospective Buyer breaches any term of this agreement causing or resulting in injury or loss to Consultant, then Prospective Buyer shall be responsible for Consultant for damages and for all attorneys' fees and costs incurred by Consultant to enforce the provisions of this agreement. In addition to all other remedies provided by law, Consultant shall be entitled to injunctive relief. This Agreement shall remain in effect for a period of Thirty Six (36) months (the term of this agreement) and shall apply to the above referenced Property in addition to the named Prospective Buyer. It is understood that no one is permitted to visit any of the above Property (s) and/or business (s), or contact the owners, their employees, tenants, or customers without the written authorization of Consultant, A violation of this covenant will cause serious legal consequences to the party signing this agreement.

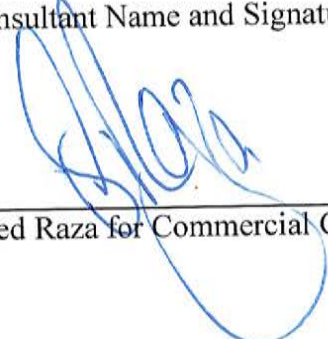
Prospective Buyer's Name

Belgravia Real Estate/Sharjah UAE.

Prospect's Consultant Name and Signature:

 *Shahrukh Khan* *10/10/2017*  
Mohanimad Shahrukh Khan for Belgravia Real Estate Date: *Investments*

Consultant Name and Signature:

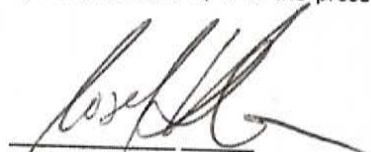
 *10/10/2017*  
Syed Raza for Commercial Consulting Group, LLC Date:



# Hashoo Group

## CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

1. **Genuine Business Interest.** Buyer is genuinely interested in pursuing and possibly purchasing a potential business arrangement proposed for discussion with the Seller.
2. **Permitted Use.** Buyer will use the confidential information solely for purposes of evaluating the business of the Seller.
3. **Confidentiality.** Buyer and Seller both acknowledge that all information and materials furnished from the Broker concerning the above referenced Property is confidential and may not be used for any purpose other than evaluation. Access to any information furnished by the Broker will be limited to attorneys, accountants, banking representatives, and business advisors directly involved with the Property listed above.
4. **Nondisclosure.** Seller, Buyer and Broker all agree not to disclose to any other person the fact that any discussion or negotiations are taking place with respect to the Property or Business or the actual or potential terms, conditions or facts involved in any such discussions or negotiations.
5. **Discretion.** Buyer agrees not to contact the Property or Business owner, employees, suppliers, or customers except through Brokers. Buyer further agrees not to circumvent or interfere with Broker's written contract or verbal agreement with Seller in any way.
6. **Binding Effect.** This agreement shall be governed and construed in accordance with the laws of the State of Texas and shall survive the closing of any Agreement between Buyer and Seller for a period of one year from the date of said closing. The word "Closing" shall include notification of non-interest on the part of Buyer as well any successful transaction between Buyer and Seller.
7. **Cost of Enforcement.** In the event either party commences a judicial action to enforce the provision of this Agreement, the prevailing party in such action shall be entitled to recover, in addition to such other amounts as may be permitted by law, call costs and expenses incurred by it in the prosecution of defense of such action, including reasonable attorneys' fees.



Buyer Signature  
Josef Kufer  
President Hospitality Division  
Hashoo Group

October 25, 2014

Date

jkufer@hashoogroup.ae

Email Address

2<sup>nd</sup> Floor, NESPAK HOUSE, Sector G-5/2, Islamabad

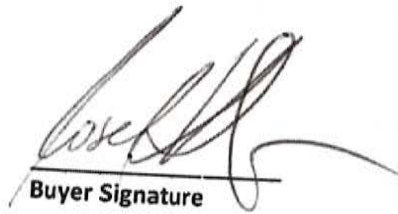
Address



# Hashoo Group

## TO HOM IT MY CONCERN

I hereby certify that Mr. Shahrukh Khan, who is director of the new project, is fully authorized to represent Hashoo Group Hospitality Division on our behalf in respect of this business deal.

  
Buyer Signature

October 25, 2014

Date

Josef Kufer  
President Hospitality Division  
Hashoo Group

jkufer@hashoogroup.ae

Email Address

2<sup>nd</sup> Floor, NESPAK HOUSE, Sector G-5/2, Islamabad

Address

# Director of Operations for Gulf / U.K / South Africa / U.S.A

Salem Group of Companies/Belgravia Investment & Development

Feb 1995 - Jan 1999 4 years

Managed Hotels' Operations simultaneously in UK / SOUTH AFRICA / USA / U.A.E.

Director Operations of Coral Beach Resort, a full service five star Beach Resort Hotel fully renovated consisting of 310 Rooms, 4 restaurants and huge banquet facilities for 5,000 people, health club, executive floor and private beach; owned by H.E.

Sheikh Faisal Al Qaisimi of Sharjah UAE. Opening

General Manager & Director of Operations of sheikh Abdul Rehman Al Qassimi Managed 51

Group of Companies as Operational Head

Managed over \$110 Million Revenue for the Group & investment of over 250 million dollars in mixed developments including setup new Royal Empire Hotel From scratch(Turn key) A full service four star plus property with 160 Rooms including Executive

# **Executive Director of Operations**

Al-Raee Group of Companies

Jun 2002 – Apr 2007 4 years 11 months

Owner & operators of Holiday Inn / Al Raee Inn / Carlton Hotel / Faisal Hotel / Leading Real Estate Developers

I had direct involvement with daily operations of the hotels, responsibility for hotel renovation and updates. Group involved in Mega Real Estate all over Pakistan on 4,500 acres of land in mixed development like multi-story furnished apartment complexes and a mega mall with theme park, condominiums, state of the art high scale housing scheme with lake & health club. Provided professional support to General Manager/Department Heads of the hotels and the project director of real estate. Executed renovation of the entire group of hotels, including the

Floors, Presidential suites, Five theme Restaurants, and a swimming pool/health club, 24 hour room service, valet, and business center. Owner & operators of Salem group & Belgravia investment & Development, management of Hyatt Regency Hotel in Moraceous a 620 room, hotel with 6 theme restaurants, a bar, health club, swimming pool, 24 hour room service, valet parking.

**From:** sraza48352@aol.com,  
**To:** sraza48352@aol.com,  
**Subject:** TO MR HASHWANI. TWO RARE NOT TO.MISS OPPOTUNIITIES IN HOUSTON  
**Date:** Fri, Sep 17, 2021 6:58 am

---

Sent from the all new AOL app for Android

----- Forwarded Message -----

**From:** "sraza48352@aol.com" <sraza48352@aol.com>  
**To:** "Shahrukh" <shahrukhkhanm@gmail.com>  
**Sent:** Fri, Aug 4, 2017 at 8:16 AM  
**Subject:** TWO RARE NOT TO.MISS OPPOTUNIITIES IN HOUSTON  
MR Hashwani Sahib

Houston is booming and MR Raza discovered two rare deals with a very limited time span and the message is the sooner the better. Actually he is the process of building Crowne and principals loan in the works somehow he convinced them to sell LPP as is. 2 out of 3 partners are now inclined to pass it on.

1) 181 Room Katy Crowne LPP (Land Plan & permits) ready for ground breaking. 7 storied 181 Rooms Crowne franchise from ground up. There are lot of converted & renovated ones developed in the past. This will be a new prototype benchmark from ground up. Permits pulled already with no strings attached we can start tomorrow if we want to. Coincidentally Jimmy is here in Houston he looked at the location and loved it.

2) Another deal is by JFK boulevard 4 acres land. A rare gem, literally the last parcel on JFK available. I have heard about location, location & location and now I am seeing it from my own eyes. I showed it to Jimmy as well last week.

MR Hashwani. Deals come & go but I see a lot of potential in these two deals and seems like apparently we are in the right time scenario.

Shahrukh Khan

--  
Sent from Mail.Ru app for Android

4

**From:** sraza48352@aol.com,  
**To:** sraza48352@aol.com,  
**Subject:** MIKE. First American Hospitality group Inc  
**Date:** Fri, Sep 17, 2021 7:16 am

---

Sent from the all new AOL app for Android

----- Forwarded Message -----

**From:** "Shahrukh Khan" <dohotels@gmail.com>  
**To:** "michael@fyirealty.net" <michael@fyirealty.net>  
**Cc:** "sraza48352@aol.com" <sraza48352@aol.com>  
**Sent:** Fri, Sep 29, 2017 at 10:11 PM  
**Subject:** First American Hospitality group Inc

Dear Mike,

Please be advised that for all real estate transactions, contact Syed Raza (copied) from Conner Group Real Estate. MR Syed need to be involved in acquiring land and any commercial purchased by First American Hospitality and assigns and if confidentiality agreement needed to be signed please forward him.

Cell number

713-302-1115.

Thanks

Shahrukh khan

Sent from my iPhone

5.1

**From:** sraza48352@aol.com,  
**To:** sraza48352@aol.com,  
**Subject:** JOSEPH KUFER/ MHASHWANI  
**Date:** Fri, Sep 17, 2021 8:00 am  
**Attachments:** image001.png (8K)

---

Sent from the all new AOL app for Android

----- Forwarded Message -----

**From:** "Shahrukh" <shahrukhkhanm@gmail.com>  
**To:** "sraza48352@aol.com" <sraza48352@aol.com>  
**Sent:** Sun, Sep 27, 2015 at 7:57 PM  
**Subject:** Fwd: Sheraton Hotel North Houston at George Bush Airport

Shahrukh Khan CHA

Begin forwarded message:

**From:** Shahrukh <shahrukhkhanm@gmail.com>  
**Date:** September 27, 2015 at 8:21:03 AM CDT  
**To:** Josef Kufer/President/Hospitality Division <josef.kufer@hashoohotels.com>  
**Cc:** Murtaza Hashwani <mhashwani@hashoogroup.ae>  
**Subject:** Re: Sheraton Hotel North Houston at George Bush Airport

Thanks Josef

Shahrukh Khan CHA

On Sep 27, 2015, at 1:21 AM, Josef Kufer/President/Hospitality Division <josef.kufer@hashoohotels.com> wrote:

Dear Shahrukh

Greetings and trust you are well. It's always nice to hear from you.

Thank you for sharing with us the Sheraton dossier. It certainly looks like a nice hotel.

We will review and revert.

Best regards,

Josef

<image001.png> **Josef Kufer**  
President

Syed sahib,  
FYI karim is waiting fir CO  
I am coming next week to  
finish the deal subject to 290  
hotel is completely ready,  
Due to sheikh brother sudden  
death in London he was 39  
year old He was ruler son,  
Still they are interested but  
sad time fir them

The prince name was prince  
khalid bin sultan Qassimi  
He was our sheikh bother  
son.

I attend funeral etc,  
Just to inform you all above  
things.

I will send you Kareem  
messages and mine photo

khalid bin sultan Qassimi  
He was our sheikh bother  
son.

I attend funeral etc,  
Just to inform you all above  
things.

I will send you Kareem  
messages and mine photo  
shoot.

Thanks

10:43 AM

Text Message

Fri, Jun 28, 11:17 AM

When you coming back

iMessage

Mon, Jul 1, 2:50 PM

Coming with group next  
week pls let me know  
hotel status is it ready

Yes sir



**From:** sraza48352@aol.com,  
**To:** sraza@786construction.com,  
**Subject:** Fwd: 2018 INCOME TAX INFO FOR YOUR RECORDS  
**Date:** Mon, Sep 2, 2019 9:32 am  
**Attachments:** doc07600020190412153326.pdf (2240K)

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Syed Raza

From: sraza48352 <sraza48352@aol.com>  
Date: Friday, April 12, 2019  
Subject: 2018 INCOME TAX INFO FOR YOUR RECORDS  
To: shahrukhkhanm <shahrukhkhanm@gmail.com>, SRAZA48352  
<SRAZA48352@AOL.COM>  
Shahrukh Sahib

FYI

*April 15, 2019 is down the corner and its time to straighten up the books for income Tax as discussed. Please see attachment, share with your accountant when you prepare your business & personal taxes if necessary so down the road our numbers match and no one unnecessary pays taxes now or later.*

*Total personal & business payments are \$ 664,300.00. I have a deduction of \$ 185,000.00 on family practice as per Doc which leaves a balance of \$ 479,300.00.*

*I wish & prey that things are better at your end, so far things are not in my favor but I am still hopeful.*

*I believe no problem is bigger than my God. Please pray for your brother/friend who is in deep trouble.*

*Let's put our hands together for both of us.*

*Kind Regards*

*Thanks*



**SYED A RAZA**



12/17/2019

I Syed Raza of Classic Construction Company and Conner Group Real Estate acknowledges that First American Hospitality Inc. is free and clear in accounts with Classic Construction Company and their account is in good standing with no outstanding balance.

Sincerely,

Syed A. Raza  
President  
Classic Construction Company

SUBSCRIBED AND SWORN TO BEFORE ME

BY Syed Raza

ON 18<sup>TH</sup> DAY OF December 2019



13170 FM 529 Suite "G" Houston, TX 77041  
Tel: 713-302-1115 Fax: 832-243-0223  
Cell: 713-302-1115



S

My Dubai number 7:07 AM

Tuesday, September 17, 2019

1:47 PM

Thanks

Tuesday, November 5, 2019

S

FYI I am on Dubai  
Same number

3:55 AM

6:40 AM

What 😡

I have been told we will  
leave for Dubai in two  
weeks. We even talked  
about travelling first class.  
I am waiting on my ticket

6:42 AM

S

RAZA sahib I request u to deposit I am in dubai in 11 days will be back Insha Allah. FYI Kareem Co is not done he said wait for 10 more days Than proceed for business etc.

10:37 PM

I need to speak with you.

10:44 PM

chance.

Raza

8:12 AM

S

I am in hospital  
again some  
complications  
for two days

8:13 AM

Hoping , praying  
for your rapid  
recovery🙏🙏

Keep me  
posted

days ago.

Insha I will do yours today. It's hard & as you know I myself is going through very rough times.

Just prey for both of us please.

4:26 AM

How did your surgery go?

Please keep me posted. I am

From: sraza48352@aol.com,

To: sraza48352@aol.com,

Date: Mon, May 31, 2021 4:29 pm

Attachments:

4:28      •    91% 

< **Shahrukh Khan**  
+18325263464



Shahrukh Sahib Salaam  
Please call me. I need to talk  
to you.

I am available vis WhatsApp,  
Botim, Local phone & Collect  
call.

It's Important

8:24 AM

Thursday, May 27, 2021

**Shahrukh** Sahib Salaam  
Please call me  
Raza

8:32 AM

Monday, May 31, 2021

**From:** sraza48352@aol.com,  
**To:** SRAZA48352@AOL.COM,  
**Subject:** SRK JAN 6 2020  
**Date:** Mon, Jan 6, 2020 12:03 pm

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Shahrukh Sahib

We came a long way.

I even talk to God and God is available all the time.

That's exactly I was wanted to talk to you about deposit regarding accountants \$250k as we discussed earlier some today and some by Thursday or Friday.

I arranged in a hurry which was never in the equation for being a Realtor & Builder.

You & I waited and suffered a long way. All closings are happening in February, today is January 6th only why is this highest state of emergency of do & die.

Instead of helping me you don't even have time to talk to me for a couple of minutes.

I have arranged it and it all will transpire in a week time.

I like to give you a check today but where & when?

requested

7:34 AM

I never received any text  
from anyone as you stated?

7:36 AM ✓✓

I stop them my family be  
needed badly

7:37 AM

We have two "Billionaires"  
behind our back and look at  
us.

One Chairman & one Dubai  
loop and  
we are bleeding & sinking on  
a daily basis.

Shahrukh Sahib.

What is happening to us.

7:39 AM ✓✓

No chairman only dubai

**From:** sraza48352@aol.com,  
**To:** shahrukhkhanm@gmail.com, SRAZA48352@AOL.COM,  
**Subject:** Re: RAZA HERE TOTALLY CONFUSED & LOST LOOKING FOR SRK.  
**Date:** Fri, Sep 13, 2019 8:08 am

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Shahrukh Sahib A.S.A

I am sorry for being inpatient but sorry again to say my projects & reputations are badly hurt and I am fighting forecloser next month so I got desperate, I didn't know how else to communicate. I tried hard to talk to & meet you but you never made one effort to meet me weekend after weekend after weekend requests instead responded text after text afte text on my calls and then there was a silence.

As you know I believe in communication and wanted to talk & meet you and every time I tried I got text in lieu of a call return.

You & I have been patient for over two years now and this the time to embrace each other not point finger that delay caused because of me.( BTW I watched that video you sent 😊) I am the one who is trying hard to help you despite my challenges & praying hard for you.

We may have a difference of opinion here & there but It is time for us to prove ourselves to each other not prove right or wrong. We will talk about it when we meet.

I will be patience but please keep communication on a mutual respect basis. I am always available to talk & meet when you call but I don't get the same response accordingly.

The reason I got really worried about your December text was that come Oct, Nov & Dec the way situation is how I will manage \$10,000 monthly 5k to you & 5k to the other guy.

While you are in Dubai, Please make an effort to manage yours and I can take care of this guy until hotel opens.

As I said earlier, let's sit down man to man, face to face upon your return and make a firm road map and face all our challenges until something transpires I hope sooner then later.

Hope to see you soon.

Kind Regards

Raza

**From:** sraza48352@aol.com,  
**To:** Sraza48352@aol.com,  
**Subject:** SRK OBLIGATION REMINDER  
**Date:** Mon, Dec 16, 2019 2:51 pm

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Shahrukh Sahib

I am fulfilling my commitment to the best of my abilities and even beyond that with any conditions.

I want you to manage yours without any conditions. Please handle accountant and all avenues and let's go to the closing table. Please 🙏

As you know. Once the deal closes you will be super busy in operations and I will be super busy with my Construction. Then we won't have time to annoy each other 😊  
Just a little humour on a stressful Monday, I hope you don't take it seriously.

Insha Allah.

S

RAZA sahib I  
request u to  
deposit I am  
in dubai in 11  
days will be  
back Insha  
Allah.

FYI Kareem Co  
is not done he  
said wait for  
10 more days  
Than proceed

**From:** sraza48352@aol.com,  
**To:** dohotels@gmail.com, shahrukhkhanm@gmail.com, shahrukhkhanm@icloud.com,  
**Subject:** MILLION DOLLAR QUESTION  
**Date:** Sun, Jun 20, 2021 3:55 pm

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Please read below and at least communicate at once.

Shahrukh Sahib Assalamoalekum

How are you and where are you?

Please step up. You are a man of integrity and conscious. Communicate with me. Let us help each other. What's going on. I still have a lot of faith trust on you. Please share who got me in trouble?

Who took \$85,000 which accountant you claim you gave \$250,000.00. Why are you not revealing their identity.

When is the closing happening. Tell me something, do something.

Please communicate

Thanks

Raza

Sent from the all new AOL app for Android

AIM

Thanks

4:38 PM

Wednesday, January 15, 2020

S

<Subject: FYI >

I transfer to Bussiness  
account it went to my  
personnel one

It's ok now

My SS I gave you was  
mistake too.

12:18 PM

S

<Subject: FYI >

Bussiness account is no  
longer in my name but  
I did it to first American

Hospitality  
Today

12:27 PM