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Regn. 39 M

पावती

पावती क्र.: 1308

दिनांक 24/02/2009

प्रिसेस डॉक

दरतऐवजाचा अनुक्रमांक

बबइ1 - 01277 -

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव:हरीयाणा इंटरनेंशनल प्रां लि चे संचालक राकेश रेनीवाल . .

नोंदणी फी

29920.00

नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)). रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18) 360.00

एकूण रु.

30280.00

आपणास हा दस्त अंदाजे 4:48PM ह्या वेळेस मिळेल

DELIVERED

मोबदला: 2800000रु.

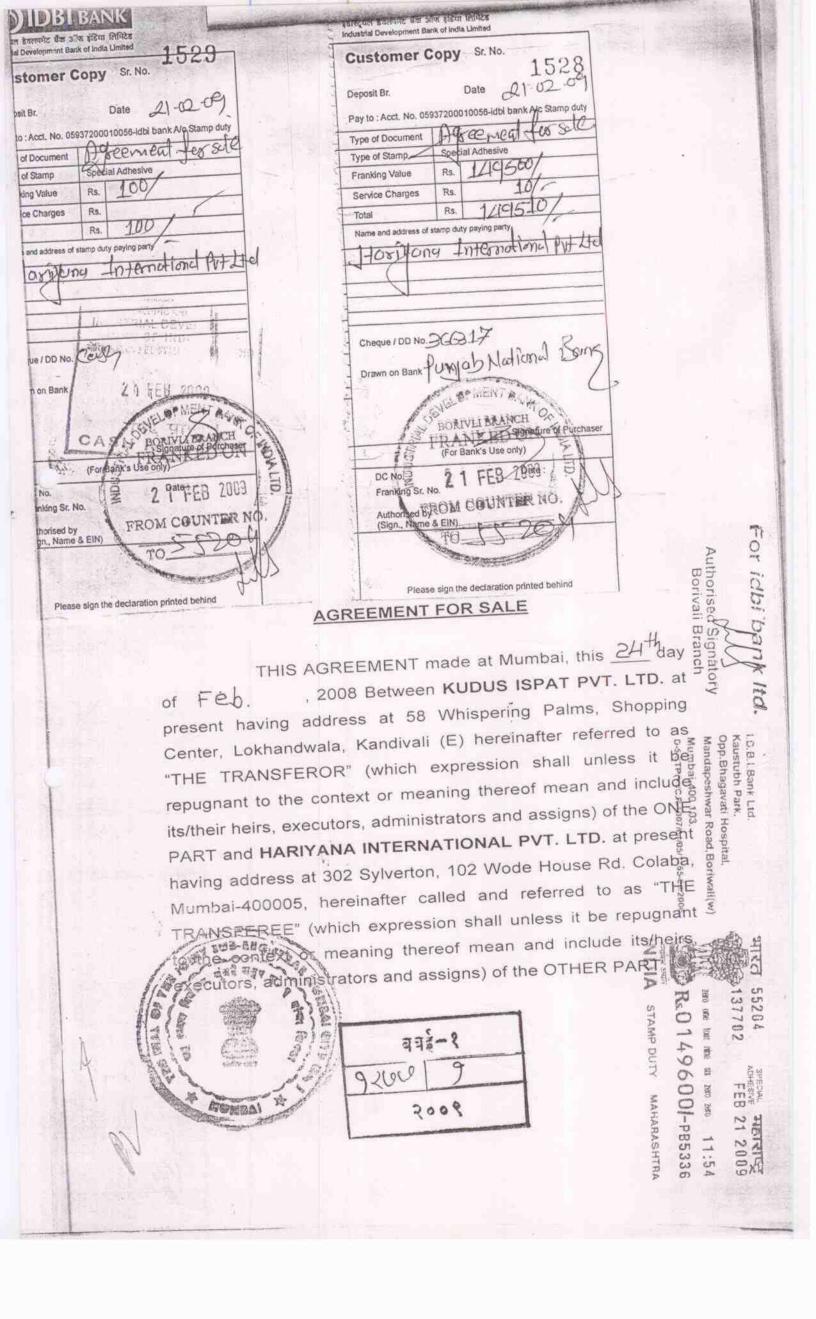
भरलेले मुद्रांक शुल्कः 149600 रु.

देयकाचा प्रकार :डीडी/धनाकपीदारे, वैकेचे नाय य पत्ताः पंजाब नेशनलः

बाजार मुल्य: 2990942 रु.

डीडी/धनाकर्प क्रमांक: 366332; रक्कम, 29920 हा.; दिनांक 21/02/2009

दुय्यम निवधक मुंबई शहर 1 (फोट) सह दुस्पम निर्वेषक मंत्रई वहर क. १



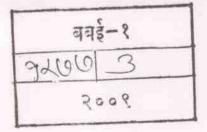
9266 2-

AND WHEREAS the Transferor is the member and owner and otherwise well and sufficiently entitled to the OFFICE PREMISES NO. 301 ON 3RD FLOOR, SITUATED AT ORION CHAMBERS PREMISES CO-OP. SOC. LTD. JOSHI CHAMBERS, 66/B, SANT TUKDOJI MAHARAJ STREET, (AHMEDABAD STREET), IRON MARKET, CARNAC BUNDER, MASJID (E), MUMBAI 400 009, (hereinafter called the "said office premises").

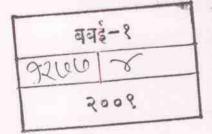
AND WHEREAS the Transferor has purchased the above mentioned office premises from Mis. 31KASTURI TRANSPORT vide Agreement dated 20th day of July 2006.

AND WHEREAS

- is member Transferor (a) CHAMBERS PREMISES CO-OR SOCIETY LTD. hereinafter referred to as "the said Society" being Co-operative Society registered under Registration No. BOM/WB/GLL/C/335, having its address at TUKDOJI SANT CHAMBERS, 66/B, MAHARAJ STREET, (AHMEDABAD STREET), IRON MARKET, CARNAR BUNDER, MASJID (E), MUMBAI 400 009, and holders of 10 (Ten) Shares No. 121 to 130 (both inclusive) of Rs.50/- (Fifty) each as per Share Certificate No.17.
- (b) The Transferor has absolute right to use and occupy the OFFICE PREMISES No.301 on the 3rd Floor, admeasuring 398 sq.ft. built-up area approx 36.98 mtrs in the building called Joshi Chambers of the said society, bearing CTS No. 66 of Princess Dock Division, free from all encumbrances with permanent heriditory and absolute right for use and occupation of the said premises; inter alia by virtue of the said membership of the said Society and holding of the said shares.

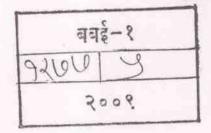


- the said shares and the Transferor's beneficial right and title on the said office premises and the Transferee shall purchase and acquire the said OFFICE PREMISES at and for the purchase price of Rs. 28,00,000/- and upon other terms and condtions have particularly described hereinafter.
- (d) The Transferor has furnished to the Transferee a certificate from the said Society to the effect the said shares and the said premises stand in the name of the Transferor free from all encumbrances as per the Society's records and that all society dues upto the dates of these presents stand paid
- (e) An Application was made by the transferor and the Transferee to the said Society vice the prescribed Forms No. 20 (1) (Signed by the Transferor) and 20 (2) (signed by the Transferee) informing the said Society of the intention of the Transferor to transfer the said shares and the said premises to the Transferee and the said Society has conveyed its no objection for the proposed transfer.
- (f) The Transferee has paid to the Transferor the total agreed purchase consideration of Rs. 28,00,000/- on or before the execution of these presents.
- (g) Simultaneously with the execution of this Indenture, the Transferor has put the Transferee in vacant and peaceful possession of the said premises and the said shares and
- (h) The Transferee has now requested the Transferor to complete the transaction in respect of the said premises and the said shares alia by executing this Sale Agreement as hereinafter appearing.



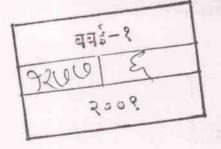
NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- 1. The Transferor hereby agrees to sell, transfer and assign unto the Transferee and the Transferee hereby agrees to purchase, take over and acquire from the Transferor all beneficial right, title, interest, property claim, demand of the Transferor into and upon the said office premises admeasuring 398 sq.ft. built up area situated at No.301, 3rd Floor, Orion Chambers Premises Co-op. Soc. Ltd. Joshi Chambers, 66/B, Sant Tukdoji Maharaj Street, (Ahmedabad Street), Iron Market, Carnac Bunder, Masjid (E), Mumbai 400 009, at or for price of Rs. 28,00,000/-.
- 2. The Transferee has inspected all the necessary documents and papers regarding the said office premises and has satisfied themselves regarding the title of the Transferor in the said OFFICE PREMISES.
- 3. The Transferee has paid to the Transferor the said sum of Rs. 28,00,000/- being the full and final purchase price of the said office premises and the Transferor hereby admits and acknowledges the receipt of the aforesaid amount in full and final settlement of the agreed price and doth hereby release and forever discharge the Purchaser in respect thereof.
- OFFICE PREMISES agreed to be hereby sold is free from all encumbrances of every nature whatsoever and that the Transferor has full and absolute power to transfer and/or sell the said OFFICE PREMISES and the shares held by them to the Transferee and the said OFFICE PREMISES is not subject to or subject matter of any litigation, adverse claim, tenancy, license or attachment before or after judgment.
- 5. On securing the full consideration, the Transferor doth. HEREBY, TRANSFER, ASSIGN and convey to the TRANSFEREE, the TRANSFEROR'S right, title and interest in respect of the said OFFICE PREMISES No. 301, on the 3rd floor,



admeasuring 398 sq.ft. built up area in the building known as Joshi Chambers situated at 66/B, Sant Tukdoji Maharaj Street, (Ahmedabad Street), Iron Market, Carnac Bunder, Masjid (E), Mumbai 400 009 and bearing C.T.S. No. 66 of Princess Dock Division more particularly described in the Schedule of Property appearing hereinafter, the said shares being 10 fully paid equity shares bearing distinctive No. 121 to 130 (both inclusive) of Rs. 50/- each evidenced by Share Certificate No. 17 and the funds and properties of the said Society, including all the benefits and interest in the said premises, the said shares and said fund free from all encumbrances, claims, demands and liabilities.

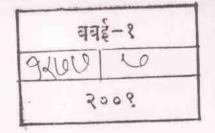
- Transferee shall and will at all times hereafter peacefully and quietly use, possess, occupy and enjoy the said premises and every part thereof without any suit, interruption, claim or demand whatsoever on from and by the Transferor or any person or persons lawfully or equitably claiming by, from, under or instructions for the Transferor or for any reason or ground whatsoever subject to the observance and performance of such provisions, rules and bye-laws by the Transferee as may be applicable.
- The Transferor hereby declares that no one except the Transferor has any right, title, interest, claim or charge on the said OFFICE PREMISES. The said premises and the said shares are not subject to any charge, encumbrance, liability, litigation, adverse claim or lis pendens, nor are any such proceedings pending or threatened. The Transferor has not taken any loan/s from any financial institution/s or person/s against the said Office Premises and further he/she has not kept the said Office Premises /Shares as security of additional security in respect of any sort of loan/finance. The Transferor further undertakes to keep fully indemnified and harmless the Transferee against all contingent claims, demands, proceedings, charges, cost and expenses.



- 8. The Transferor has obtained the necessary NO OBJECTION CERTIFICATE from the said ORION CHAMBERS PREMISES CO-OP. SOCIETY LIMITED for the sale and transfer of the said OFFICE PREMISES in favour of the Transferee, and the said Certificate has been duly signed by the Chairman / Hon. Secretary of the said Society.
- The Transferor hereby declares that they have paid all the dues to the said Society in respect of the said OFFICE PREMISES and nothing is due and payable by them to the said Society and undertakes to keep fully indemnify the Transferee in that respect.
- That the Transferee shall become a member of the said Orion Chambers Premises Co-op. Soc. Ltd. and observe and perform and abide by all the relevant rules and regulations and bye-laws of the said Society which may from time to time in force and also undertakes to pay the proportionate share of Society outgoings in respect of the said OFFICE PREMISES every month regularly without fail and keep the Transferor indemnified in that respect.
- 11. The Transferor and the Transferee have agreed to pay the necessary transfer charges in equal proportion (50% each), Stamp duty and registration charges, if any payable on this deed shall also be borne and paid by the Transferee.
- 12. This indenture supersedes all earlier deeds, documents, agreements oral or written, to the extent that they are inconsistent with this indenture.

SCHEDULE OF PROPERTY

OFFICE PREMISES No.301, 3rd Floor, admeasuring 398 sq.ft. Built-up area, ORION CHAMBERS PREMISES CO-OP. SOC. LTD., JOSHI CHAMBERS, 66/B, SANT TUKDOJI MAHARAJ STREET, (AHMEDABAD STREET), DIV. PRINCESS DOCK, C.S. NO. F.P. NO. 66, The Building comprises 5th floor with lift and constructed in the year 1992.



IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED AND DELIVERED by

the withinnamed The Transferor

Kudus Ispat Pvt. Ltd.

Through its Director PURSHOTAM CHAUDHRY

I L.S. TRIVEDI PARCEN

EJ R.C. GAMONZ

the withinnamed The Transferee

SIGNED AND DELIVERED by

Hariyana International Pvt. Ltd.

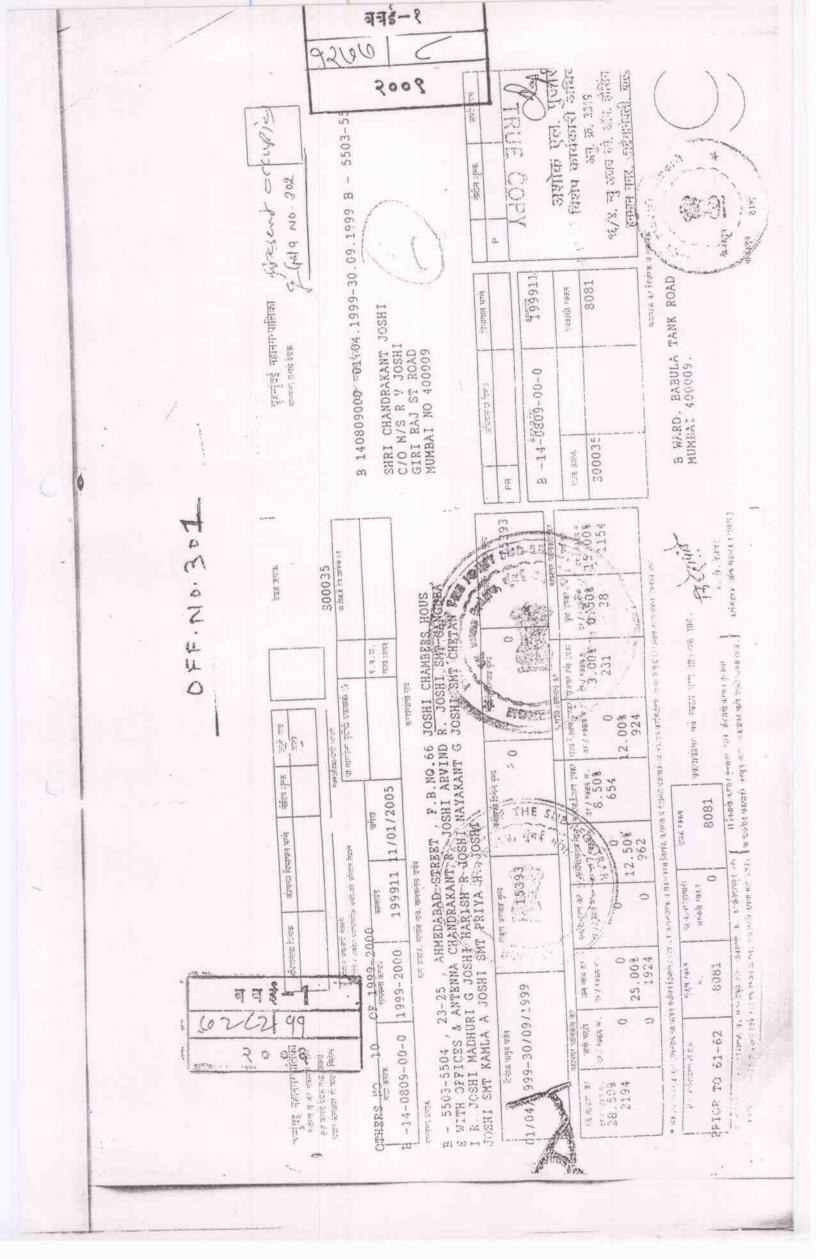
Through its Director RAKESH RENIWAL) (Transferee)

In the presence of 1. L.S. TRIVESZ Branks

2. R.C. GANDHI



) (Transferor)



ORION CHAMBERS PREMISES CO-OP. SOC. LTD.

Registration No. BOM / WB / GLL / C / 335 of 1992-93

66/B, Rashtrasant Tukdoji Maharaj Road, Carnac Bunder, Mumbai 400 009.

Date 1 बबई-१ 92100 8008 TO WHOMSOEVER IT MAY

This is to certify that M/S. Kudus Ispat Pvt.Ltd. member of Orion Chambers Premises Co-op.Socy.Ltd. 66/B,Rashtrasant Tukdoji Maharaj Road, Carnac Bunder, Mumbai-400 009 holding 20 shares of the said society bearing certificate Nos. 17 & 18 having distrinctive nos from 121 to 140.

The other relevant information is as under:

Year of construction
 No.of floors

3. Municipal ward

Area of the office 5. Full address of office : 1992

: Ground+5

: B Ward

: 398 sq.ft (bulit up) : 301, Joshi Chambers

Rashtrasant Tukdoji Maharaj Road CarnacbunderMumbai-400 009.

For ORION CHAMBERS PRE.CO-OP.SOCY.LTD.

DATED:

PLACE: MUMBAI

f. 1

Orien Chambers Pramises Co-cp. Soc. Ltd.

Administrator 3/11/08



WILL BUT YOU IPERMANENT ACCOUNT NUMBER

AADPG0121D





NAME OF TAXABLE RAJESHKUMAR GANDHI

RIM IN THE FATHER'S NAME CHHOTALAL GANDHI

SEPTEMBER STATE OF BIRTH 01-07-1960

FIGURE ISIGNATURE



आयक्त निदेशक (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)

> बबई-१ 5006

HIN BIR TIME /PERMANENT ACCOUNT NUMBER AAAPT4103B LABHSHANKAR SANKLESWAR TRIVEDI SANKLESWAR TRIVEDI MAN TARE OF BIRTH

पंजारा रोज्ञाना बेता रहेगा वन्त्रतं, गरियान गर्डट, कृष्यं punyob notional bant Paheja Chambers, Naziman Porti, MUTAB

मांने प्राने पर ON DEMAND PAY

JOINT SUB REGISTRAR MUMBAL CITY -1

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OF

Twenty Nine Thousand Nine Hundred Twenty only

TNW 366332

D.No. 1184 CD9C MUMBAI FINACLE - FINACLE -

(NOT OVER Rs.29920/-)

1129,900,0011

FOR VALUE RECEIVED

B. n -1232

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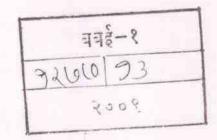
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Rs.

17 Member's Regn. No. 17 No. of Shares 10 Share Certificate No. _ Share Certificate UNIT NO.301 CO-OPERATIVE HOUSING SOCIETY LTD. Flow Chambers premises B, TOSKE CHAMBERS, CASHTERS ANT TURBOUT MAYARAT ROAD CARNAC BUT DER, MUMBAL OF (Registered under the Maharashtra Co-operative Societies Act, 1960) Shares of Rs. 50-00 Divided into 10 thorised Share Capital Rs. __ Date 23/03/1993 gistration No. BOM WB GLL = 335 This is to certify that Shri/ Smt. /M/s. KASTURI TRANSPORT PUT. ____ is the Registered Holder of TEH__ fully paid up shares is. FIFTY each numbered from __121__ to __130__ both inclusive, in CO-OPERATIVE HSC. SOCIETY LTD., MUMBA IN CHAMBER PREMISES ject to the Bye-laws of the said Society Given under the Common Seal of the said Society at _ day of Ale Postuary Authorised M.C. Member P.T.O बबई-१ 2008





CERTIFIED TRUE COPY OF THE RESOLUTION

RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF KUDUS ISPAT PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT MUMBAI ON 12TH SEPTEMBER,2008 AT 12.00 NOON.

" RESOLVED THAT the our Office No. 301 and 302 Orion Chamber, Carnac Bunder Mumbai – 400 009 sale to Haryana International Pvt. Ltd.

FURTHER RESOLVED THAT Mr. Purushottam Choudhary Director of the Company be and are hereby authorised to sign the said Sale Agreement, Registry and its necessary formalities and on behalf of Company

FOR & ON BEHALF OF THE BOARD

DIRECTOR

PLACE: MUMBAI DATE: 12.09.2008



616, Autmn Grove, Lokhandwala, Kandivlali (E), Mumbai 400 101. phone: 32423753, tele-fax: 29661175 CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF HARIYANA INTERNATIONAL PVT.LTD AT THE REGISTERED OFFICE OF THE COMPANY HELD ON 20TH Feb 2009

The Board of Directors informed the Board about the Registration & stamp duty paid for Office No 301 & 302 Joshi Chambers, S.P.Road, Carnac Bunder, Mumbai -400 009.

After Discussion:

RESOLVED THAT Mr Rakesh Reniwal Director of the company is hereby authorize to sign necessary documents for Registration & Stamp Duty against office No 301 & 302 Joshi Chambers, S P Road, Carnac Bunder, Mumbai – 400 009 on behalf of the company.

For Hariyana International Pvt Ltd

Showth Sauch

Shanti Sarup Reniwal
Director



बनई-१ 9200 97 २००९



Corporate Office

⇒ 302 - Sylverton Bldg., Ground Floor, 102-Wodehouse Road, Colaba, Mumbai – 5.

Tel.- 022 - 22182569 Fax - 22182524 E-mail: hsbl@vsnl.com Web Site

www.hariyanagroup.com न्धार्व लेखा राज्या /PERMANENT ACCOUNT NUMBER AAACH3760P



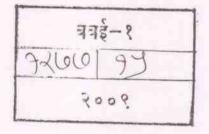
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HARIYANA INTERNATIONAL PRIVATE LIMITED

বিশামৰ কেন বা নিখি JOATE OF INCORPORATION/FORMATION 07-12-1593

Relingt

आयक्तर निर्देशक (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)



PERMANENT ACCOUNT NUMBER





RAKESH SHANTISARUP RENIWAL

SHANTISARUP RAMKUMAR RENIWAL

20-07-1974

CHILLIOR OF

MILLY TOR OF INCOME TAX (\$YSTEMS

DRdigt.



स्थार्थ संख्या /PERMANENT ACCOUNT NUMBER
AABPC2612D



PURUSHOTAM NANDLAL CHOUDHARY

Ren an TIN FATHER'S NAME NANDLAL CHOUDHARY

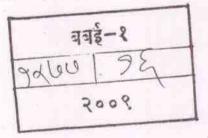
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FREIENT /SIGNATURE

Westingt

DIREC

आयकर निवेशक (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCK5001D



HTH /NAME

KUDUS ISPAT PVT LTD

निगमन बनने की तिथि IDATE OF INCORPORATION/FORMATION 01-10-1999

Religh

आयकर निदेशक (पद्धिते) DIRECTOR OF INCOME TAX (SYSTEMS



वबड्1 दस्त गोषवारा भाग-1 दस्त क्र 1277/2009 दुय्यम निबंधकः 24/02/2009 912 मुंबई शहर 1 (फोर्ट) 4:38:33 pm दस्त क्रमांक : 1277/2009 दस्ताचा प्रकार: करारनामा छायाचित्र अंगठ्याचा उसा अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार ा नावः हरीयाणा इंटरनैशनल प्रा ति चे संचालक राकेश रेनीवाल . . लिहून घेणार पता: घर/फ्लंट नं: 302 सिल्वर टोन वय गल्ली/रस्ता: 102 वुड हाऊस रेाड सही ईमारतीचे नायः -ईमारत नं: -27367 - 229258 पेठ/यसाहतः कुलाबा शहर/गाव: मु नावः कुडुस इस्पात प्रा लि तर्फे संचालक पुरुषोत्तम लिहून देणार 2 चौधरी -पत्तः घर/पलॅट नं: 58 व्हिस्पेरींग याम शॉपींग सेंटर वय 49

67 - 229259



गल्ली/रस्ताः लोखंडवाला-

पेठ/बसाहतः कांदिवली पू

ईमारतीचे नावः -ईमारत नंः -

दस्त गोषवारा भाग - 2

ववड़1

दस्त क्रमांक (1277/2009)

96

दस्त क्र. [बबड़1-1277-2009] चा गोषवारा

बाजार मुल्य :2990942 मोबदला 2800000 भरलेले मुद्रांक शुल्क : 149600

दस्त हजर केल्याचा दिनांक :24/02/2009 04:31 PM

निष्पादनाचा दिनांक : 24/02/2009 दस्त हजर करणा-याची सही : ,

गची सही : Manesh

दस्ताचा प्रकार :25) करारनामा

शिक्का क. 1 ची वेळ : (सादरीकरण) 24/02/2009 04:31 PM शिक्का क. 2 ची वेळ : (फी) 24/02/2009 04:34 PM शिक्का क. 3 ची वेळ : (कबुली) 24/02/2009 04:36 PM शिक्का क. 4 ची वेळ : (ओळख) 24/02/2009 04:37 PM

दस्त नोंद केल्याचा दिनोक: 24/02/2009 04:37 PM

नांवः हरीयाणा इंटरनॅशनल प्रा ति चे संचालक राकेश रेनीयाल . .

पावती क्र.:1308

पावतीचे वर्णन

29920 :नोंदणी फी 360 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल

दिनांक:24/02/2009

(31. 11(2)).

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

30280: एकूण

दु. निबंधकाची सही. मुंबई शहर 1 (फोर्ट)

ओळख:

खालील इसम असे निवेदील करताल की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) राजेश सी गांधी- , ,घर/प्रलॅट नं: बी / 7 उपहार

गल्ली/रस्ताः एस वी राड

ईमारतीचे नावः -

ईमारत नं: -

पेट/वसाहत: वोरिवली

शहर/गाव: मुं

तालुकाः -

पिन: 92

2) एल एस त्रिवेदी- , घर/फ्लॅट नं: 32/38 अहमदाबाद स्ट्रिट

गल्ली/रस्ताः -

ईमारतीचे नावः गुप्ता भवन

ईमारत नं: -

पेठ/वसाहत: -

शहर/गावः मुं

तालुकाः -

पिनः 9





डु. निबंधकाची सही मुंबई शहर 1 (फोर्ट)



प्रमाणित करवीत वृति की या दस्तामध्ये एकूण १ जाने आहेत पुरतक क्रमांक १, वंबई-४ १८५५ २००८ नोंदला. 24 FEB 2009

> सह मुख्यम निषंध गुंबई शहर १ अपीलची चुनावणी करण्या खेरीज निषंधकाचे सर्व अधिकार असलेका

S:17 S:21

DATED THIS DAY OF SEPTEMBER,2008

BETWEEN

KUDUS ISPAT PVT. LTD. .. TRANSFEROR

AND

HARIYANA INTERNATIONAL PVT. LTD. .. TRANSFEREE

-/02662 3d

JOINT SUB REGION FOR.

AGREEMENT FOR SALE