

Flat No. 501

From
M/S. COUNTY TRADE IMPEX PVT. LTD.,
Through It's General Manager
SHRI SANJAY AGARWAL
701, Embassy Centre,
Nariman Point,
Mumbai 400 021.

Date : 3rd July, 2009

TO,
The Hon. Secretary,
ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.,
Building No. 207, Pant Nagar,
90 Feet Road, Ghatkopar (E),
Mumbai 400 075.

Sir,

Sub. Transfer of Flat No. 501.

This is to inform you that we have purchased Flat No. 501 on the Fifth Floor from **SHRI JAYESH C. RUPAREL.**

We herewith submit the following documents to enable you to admit us as members of the society.

1. Notice of Intention to Transfer. (Form No. 20(1))
2. Letter of Consent of the proposed Transferees. (Form No. 20(2))
3. Application for Transfer of Shares and Interest in the capital/property of the society by the proposed Transferor along with Transfer Fee. [Form No. 21(1)]
4. Application for Membership of the society along with Entrance Fee. (Form No. 24)
5. Declaration on Rs. 100/- Stamp Paper by the Transferor that he does not have any Vacant Land or land with a building thereon, the area of which exceeds 500 sq. meters. (Form No. 25)
6. Declaration on Rs. 100/- Stamp paper by the Transferees that they do not have any Vacant Land or Land with a building thereon, the area of which exceeds 500 sq. meters. (Form No. 26)
7. Undertaking to be furnished by the prospective members to use the Flat for the purpose for which it is allotted. (Form No. 4)
8. Copy of the Deed of Transfer along with proof of payment of Stamp Duty and Registration Fee receipt.
9. Original Share Certificate No. ____ bearing Five Shares from ____ to ____.

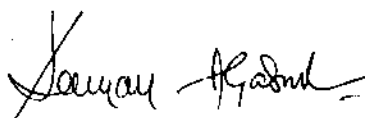
(2)

10. Copy of the possession letter issued by the Transferor to the Transferees that the Transferees have been put in peaceful vacant physical possession of the said Flat by the Transferor and the Transferor has been paid the full and final amount by the Transferees.

Kindly acknowledge and do the needful. The Share Certificate duly endorsed in our favour may be sent to us in due course. Please inform us the date of the Managing Committee Meeting when you shall discuss our application for membership. If you require our presence we shall attend your Managing Committee Meeting.

Thanking you,

FOR COUNTY TRADE IMPEX PVT. LTD.



SHRI SANJAY AGARWAL
General Manager
(Transferees)

I Confirm



SHRI JAYESH C. RUPAREL
(Transferor)

(3)

Form No. 20-(1)

Flat No. 501

COMMON

[Under the Bye - Law No. 38(a)]

A Form of Notice of intention of a member to transfer his Shares and Interest
in the Capital/Property of the Society.

To,
The Hon. Secretary,
Anita Kutir Co-operative Housing Society Ltd.,
Building No. 207, Pant Nagar,
90 Feet Road, Ghatkopar (E),
Mumbai 400 075.

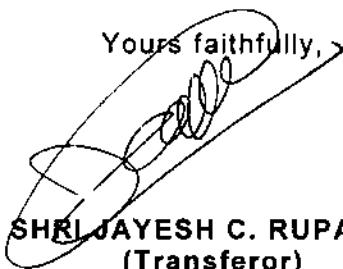
Sir,

I **SHRI JAYESH C. RUPAREL** member of the **ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.**, having address at Building No. 207, Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, and holding five fully paid up shares of Rupees fifty each, bearing distinctive numbers from ____ to ____ (both inclusive) and the Flat no. 501, admeasuring Carpet Area of About 746 sq. feet in the building of the society, known as **Anita Kutir Co-operative Housing Society Ltd.**, hereby give you notice as required under Rule 24 of the Maharashtra Co-operative Societies Rules, 1961 as under:

I **SHRI JAYESH C. RUPAREL** intend to transfer my shares and my right, title and interest in the Flat in the building of the society and my interest in the capital of the society to **M/S. COUNTY TRADE IMPEX PVT. LTD.**, for consideration of Rs. 40,00,000/- (Rupees Forty Lakhs Only)

The consent of the transferees is enclosed.

Yours faithfully,


SHRI JAYESH C. RUPAREL
(Transferor)

Place : Mumbai

Date : 3rd July, 2009

Encl: Consent letter from the Transferees.

Flat No. 501

COMMON

[Under the Bye - Law No. 38(a)]

A Form of letter of consent of the Proposed Transferees for the transfer of shares and interest of the member (Transferor) to them (Transferees).

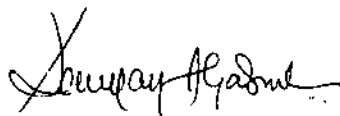
To,
The Hon. Secretary,
Anita Kutir Co-operative Housing Society Ltd.,
Building No. 207, Pant Nagar,
90 Feet Road, Ghatkopar (E),
Mumbai 400 075.

Sir,

SHRI JAYESH C. RUPAREL member of Anita Kutir Co-operative Housing Society Ltd., proposes to transfer his shares and interest in the capital / property of the society to us. We hereby give our consent for the proposed transfer of shares and interest of **SHRI JAYESH C. RUPAREL** to us as required under Rule 24(1) (b) of the Maharashtra Co-operative Societies Rules, 1961.

Our names and address is as under:
COUNTY TRADE IMPEX PVT. LTD.,
701, Embassy Centre,
Nariman Point, Mumbai 400 021.

Yours Faithfully,
FOR COUNTY TRADE IMPEX PVT. LTD.,



SHRI SANJAY AGARWAL
General Manager
(Transferees)

Place : Mumbai.

Date : 3rd July, 2009

Flat No. 501

COMMON

[Under Bye-law No. 40(d)(i)]

Form of application for transfer of Shares and interest in the Capital/Property
of the Society by the Transferor (being an individual).

To
The Hon. Secretary,
Anita Kutir Co-operative Housing Society Ltd.,
Building No. 207, Pant Nagar,
90 Feet Road, Ghatkopar (E),
Mumbai 400 075.

Sir,

1. I **SHRI JAYESH C. RUPAREL** am the member of the **ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.**, having address at Building No. 207, Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, and holding the Share Certificate No. _____ for five fully paid up shares of Rupees Fifty each, bearing distinctive numbers from _____ to _____ (both inclusive) and holding the Flat No. 501, admeasuring Carpet Area of About 740 sq. Feet, in the building of the said society Numbered as Building No. 207.
2. I had given you notice of my intention to transfer the said shares and my interest in the capital/property of the society on OR BEFORE _____/_____/2009 as required under Rule 24(1) (b) of the Maharashtra Co-operative Housing Societies Rules, 1961, along with the consent of the proposed Transferees, **M/S. COUNTY TRADE IMPEX PVT. LTD.**
3. I enclose herewith the application in the prescribed form for membership of the said society by the said proposed Transferees.
4. I remit herewith the transfer fee of Rs. 500 (Rupees Five Hundred Only). I also remit herewith the amount of the premium of Rs. _____ (Rupees _____ only), as provided under bye-law No. 40(d)(vii) of the bye-laws of the society.
5. I state that the said shares and interest in the capital/property of the said society have been held by me for a period of not less than a year.
6. I further state that the liabilities due to the said society by me, as on the date of this application, has been fully paid by me. I also undertake to pay the liabilities, which may become due till the transfer application is approved by the society.
7. I hereby undertake to discharge any liabilities to the said society, which are related to the period of membership with the said society and have become payable by me after cessation of my membership due to any demand made by the local authority, Government or by an other authority on any account, after cessation of my membership.
8. I propose to transfer the said shares and my interest in the capital/property of the said society on the following grounds:

(i) I propose to reside at another place.

9. I furnish herewith the declaration, in the prescribed form, on hundred rupee stamp paper, about non-holding of any vacant land or land with a building, in any urban agglomeration, specified under the Urban Land (Ceiling and Regulation) Act, 1976, the area of which exceeds 500 sq. metres.
10. ~~I also furnish herewith the undertaking in the prescribed form, on hundred rupee stamp paper, about the registration of the transfer, as required under Section 269 AB of the Income tax Act.~~
11. I request you to approve the proposed transfer and inform me accordingly.

Yours faithfully


SHRI JAYESH C. RUPAREL
(Signature of the Transferor)

Place : Mumbai.

Date : 03/07/2009.

Flat No. 501

COMMON

{Under bye-law No. 38(e)(ii)}

**Form of application for membership of the society by the proposed
Transferees (Being a Body Corporate)**

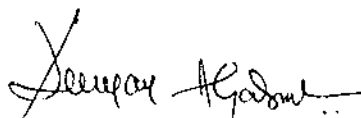
To

The Hon. Secretary,
Anita Kutir Co-operative Housing Society Ltd.,
Building No. 207, Pant Nagar,
90 Feet Road, Ghatkopar (E),
Mumbai 400 075.

1. We **M/S. COUNTY TRADE IMPEX PVT. LTD.**, having address at 701 Embassy Centre, Nariman Point, Mumbai- 400 021 intend to become members of the **ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.**, having address at Building No. 207, Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, by transfer of the Share Certificate No _____, for five fully paid up shares of Rupees Fifty each bearing distinctive numbers from _____ to _____ (both inclusive) held by **SHRI JAYESH C. RUPAREL** the member of the said society and his interest in the Flat No. 501 admeasuring Carpet Area of about 746 sq. Feet, in the building of the said society numbered as **Building No. 207** held by the said **SHRI JAYESH C. RUPAREL** to our names.
2. We had given our consent to the proposed transfer of the said shares and interest of the said Transferor in the capital/property of the said society to you on _____.
3. We now make this application for membership of the said society and for transfer of the said shares and the interest of the said Transferor in the capital/property of the said society to our names.
4. The particulars for the purpose of consideration of our application for membership of the **Anita Kutir Co-op. Housing Society Ltd.**, are given below:
 - 1) Occupation : Business
 - 2) Office Address : 701, Embassy Centre, Nariman Point, Mumbai-400 021.
 - 3) Residential Address : Not Applicable
5. We remit herewith the entrance fee of Rs. 100 (Rupees Hundred Only) and Rs. 250/- (Rupees Two Hundred Fifty only) as value of additional five shares as per bye-law No. 19(B).
6. We declare on the basis of the information, given to us by the said society that by admitting us to membership of the said society, the total membership of corporate bodies of the said society will not exceed the limit mentioned in the Government Order enclosed at Annexure 1, to the bye-laws of the society.

7. We furnish herewith the declaration in the prescribed form, on hundred rupee stamp, about non-holding of any vacant land or land with a building, in any urban agglomeration, specified under the urban Land (Ceiling and Regulation) Act, 1976, the area of which exceeds 500 sq. mtrs.
8. We undertake to use the flat, proposed to be transferred to us for the purpose, mentioned in the letter that will be issued to us by the said society, under bye-law No. 76(a) of the bye-laws of the said society and that no change of the user of the said Flat will be made by us without the prior approval of the society in writing. The undertaking to that effect in the prescribed form is enclosed herewith.
9. We undertake to discharge all the liabilities to the society, which may become due from the date of our admission to the membership of the society.
10. We also enclose herewith the undertaking in the prescribed form that the plot*flat*house owned by*any of the members of our family*the person/s dependent on us, the details of which are given in this application about the disposal of the said plot*flat*house.
11. We have gone through the bye-laws of the said society and undertake to abide by the same and any modifications that the Registering Authority may make in them.
12. We request you to please admit us as members of the said society and transfer the shares and interest of the Transferor in the capital/property of the said society to our names.

Yours Faithfully,
FOR COUNTY TRADE IMPEX PVT. LTD.,



SHRI SANJAY AGARWAL
General Manager

Place : Mumbai.
Date : 3rd July, 2009

Note: The expression "a member of a family" means and includes husband, wife, son having no independent source of income, unmarried daughter and the person dependent on the applicant.

COMMON

Form No. - 25

[Under the Bye-law No. 38(e)(xi)]

Flat No. 501

The Form of Declaration for not holding immovable property in any Urban Agglomeration, specified under the Urban Land (Ceiling and Regulation) Act 19/6, exceeding 500 sq. meters.
(To be given by the Transferor).

I SHRI JAYESH C. RUPAREL member of the ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., holding Flat No. 501 having about 746 sq. feet Carpet Area in the building of the Society and intending to transfer it to M/S. COUNTY TRADE IMPEX PVT. LTD., Intending members of the Society, hereby declare that I do not hold any vacant land or land with a building thereon anywhere in any urban agglomeration, mentioned in the Urban Land (Ceiling and Regulation) Act, 1976, the area of which, exceeds 500 sq. meters.

Yours Faithfully

SHRI JAYESH C. RUPAREL
(Transferor)

Place : Mumbai.
Date : 3rd July, 2009

SHRI JAYESH C. RUPAREL
(Transferor)

Indus Bank Limited
Shop No. 2, G. Floor, Atlanta,
Narimanpoint, MUMBAI - 400 021
D-5/STP/CR.1039-1005/23-34

INDIA
STAMP DUTY MAHARASHTRA
04952
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JUL 02 2009
15:55

COMMON

Form No. - 26

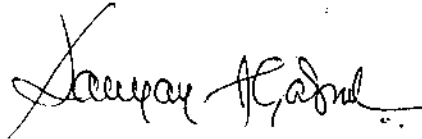
[Under the Bye-law Nos. 17(b), 19A(vii), 19C(iv) and 38(e)(xi)]

Flat No. 501

The Form of declaration for not holding immovable property in any Urban Agglomeration, specified under the Urban Land (Ceiling and Regulation) Act 1976, exceeding 500 sq. meters. (To be given by the Transferees).

We M/S. COUNTY TRADE IMPEX PVT. LTD., intending members of the ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., at Building No. 207, Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, proposing to hold Flat No. 501, having about 746 sq. feet Carpet Area in the building of the Society hereby declare that we do not hold any vacant land or land with a building thereon, anywhere in any urban agglomeration, mentioned in the Urban Land (Ceiling and Regulation) Act, 1976, the area of which, exceeds 500 sq. meters.

Yours Faithfully
FOR COUNTY TRADE IMPEX PVT. LTD.,



SHRI SANJAY AGARWAL
General Manager
(Transferees)

Place : Mumbai.

Date : 3rd July, 2009

For INDUSIND BANK LIMITED

Authorised Signatory
Narayan Pooni Singh

Indusind Bank Limited
Shop No. 2, 6th Floor, Atlantic,
Narimanpoint, MUMBAI - 400 021
D-5/STP(V)/C.R.1030/10/05351-354

भारत 04953
186215
R.000001004-P85223
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JUL 02 2009
15:55

COMMON

Form No. - 4

[Under the Bye-law Nos. 17(b) and 19(A)(iv)]

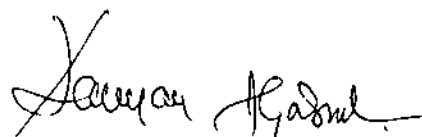
Flat No. 501

A Form of undertaking to be furnished by the Prospective Member/s to use the Flat for the purpose for which it is allotted.

We M/S. COUNTY TRADE IMPEX PVT. LTD., at present having address at 701, Embassy Centre, Nariman Point, Mumbai 400 021, intending members of the ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., Registered having address at Building No. 207, Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, hereby give the undertaking that we will use the Flat purchased by us, on cessation of membership of the earlier member, under the bye-laws of the society, for the purpose mentioned in the letter, which will be issued under bye-law No. 76(a) of the bye-laws of the society, registered.

We further give the undertaking that no change of user will be made by us without the previous permission, in writing, of the Committee of the society.

FOR COUNTY TRADE IMPEX PVT. LTD.



SHRI SANJAY AGARWAL
General Manager
(Transferees)

Place : Mumbai.

Date : 3rd July, 2009

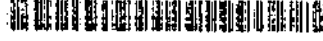
Authorised Signatory
Nariman Point Branch



Indusind Bank Limited
Shop No. 2, Gt. Floor, Atlantic,
Narimanpoint, MUMBAI - 400 021
D-5-STP(V)/C.R.1038/1005/351-354

SHRI 04954
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R-0000100F-P85223
15:55
JUL 02 2009
INDIA
STAMP DUTY
MAHARASHTRA

501



Thursday, April 16, 2009
12:55:26 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3353

गताचे नाव घाटकोपर

दिनांक 16/04/2009

दस्तावेजाचा अनुक्रमांक सदर 3 - 03222 - 2009

दस्तावेजाचा प्रकार

करारनामा

सादर करणाराचे नाव: मेरारी काऊन्टी ट्रेड इम्पेक्स प्रा. लि. जनरल मॅनेजर संजय अगरवाल

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांमधील नक्कल (अ. 11(2)), :- 460.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)

एकूण रु. 30460.00

आपणास हा दस्त अंदाजे 1:10PM ह्या वेळेस मिळेल

सहस्र निवधक
सहस्र निवधक

बाजार मूल्य: 4629523 रु. मोबदला: 4000000 रु.

भरलेले मुद्रांक शुल्क: 214100 रु.

देयकाचा प्रकार डीडी/घनाकर्षाद्वारे;

वेळेचे नाव व पत्ता: एजाब नेशनल बँक ;

डीडी/घनाकर्षा क्रमांक: 366714; रक्कम: 30000 रु.; दिनांक: 28/03/2009

TRUE COPY





दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

दस्तावेजांक व वर्ष: 3222/2009

Thursday, April 16, 2009
2:09:45 PM

नॉटरी क्र. १

Page 03 of 07

सूची क्र. दोन INDEX NO. II

गावाचे नाव: घाटकोपर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,000,000.00
बा. भा. रु. 4,629,523.00

- (2) भू-मापन, पोटहिरसा व घरकमांक (असल्यास)

(1) वर्णन: विभागाचे नाव - घाटकोपर - किरोळ - कुर्ला, उपविभागाचे नाव - 103/491A - भूभाग: पूर्वेस घाटकोपर गावाची हद्द, पश्चिमेस महात्मा गांधी रोड, दक्षिणेस किरोळ गावाची हद्द व उत्तरेस मध्य रेल्वे.----- प्लॉट नं 501, 5 वा मजला, अनिता को ओं हो सो लि, विल्डींग नं 207, पंतनगर, 90 फिट रोड घाटकोपर पु सु 75 तळ +7, सिटीएस नं 5736 पैकी एन पॉईंट (1) बांधीव मिळकतीचे क्षेत्रफळ 83.19 चौ.मी. आहे.

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात आसेल शेवट

(1)-

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) ज्येष्ठ सौ शारदा - पत्ता प्लॉट नं: 501 अनिता को ओं हो सो लि, विल्डींग नं 207, पंतनगर, 90 फिट रोड घाटकोपर पु सु 75, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; प्लॉट/प्लॉट नं: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नंबर: AABPR0861R.

- (6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, दादीचे नाव व संपूर्ण पत्ता

(1) मेसर्स काऊन्टी ट्रेड इम्पेक्स प्रा लि तर्फे जनरल मॅनेजर संजय अगरवाल - पत्ता प्लॉट नं: 501 एम्बेसी रोटर, नॅशनल पॉइंट नं 2, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; प्लॉट/प्लॉट नं: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नंबर: AACCC8117F.

- (7) दिनांक करून दिल्यास 16/04/2009

- (8) नॉटरीचा 16/04/2009

- (9) अनुक्रमांक, खंड व पृष्ठ 3222 /2009

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 214,000.00

- (11) बाजारभावाप्रमाणे नॉटरी रु 30000.00

- (12) शेष

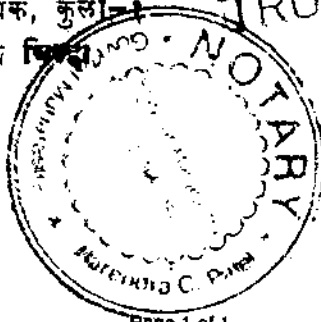
संदर्भ- नॉटरी अधिनियम, 1908 चे नियम 68(2)

अर्जदार "मेसर्स काऊन्टी ट्रेड इम्पेक्स प्रा लि तर्फे जनरल मॅनेजर संजय अगरवाल" यांचे सूची क्र. 2 मध्ये दुरुस्ती करणेबाबतच्या विनंती अर्जाचे अनुषंगाने दुय्यम निबंधक "कुर्ला 1 (कुर्ला)", जिल्हा "मुंबई" यांचे कार्यालयातील "दस्त क्र.3222 / वर्ष 2009" ची तपासणी केली असता, अर्जदाराचे विनंती योग्य असल्याबाबत जिल्हा निबंधक यांचेकडील आदेश क्र. "153" दिनांक "16/04/2009" नुसार दुय्यम निबंधक, "कुर्ला 1 (कुर्ला)", जिल्हा "मुंबई" यांचे कार्यालयातील "दस्त क्रमांक 3222 / वर्ष 2009" च्या सूची क्र.2 मधील रकना क्र. मध्ये दिनांक 16/04/2009 02:08:50 PM यावेळी दुरुस्ती करण्यात आली आहे

खरी प्रत

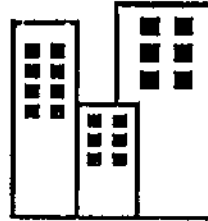
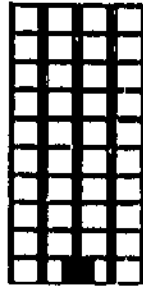
व. दुय्यम निबंधक, कुर्ला-1
मुंबई उपनगर जिल्हा

TRUE COPY



DEED OF TRANSFER

3222



RAJESH C. SAMPAT

Ghatkopar Office :

16 & 10, Yashoda Niwas,
Near R. N. Gandhi High School,
Ghatkopar (East), Mumbai 400 077.
Tel: 2512 1259 / 2514 7794
Mobile No. 98211 15112



314479

खलेदारवाचक / Party Copy

ठाणे भात सहकारी बँक लि.

रोकवळ बँक

Thane Bharat Sahakari Bank Ltd.

Scheduled Bank

राखण / Br. दिनांक / Date

मुद्रांक शुल्क / Stamp Duty रु./Rs. 211,100

सेवा आकारणी शुल्क / रु./Rs. 00

Service Charges 1074

No. of Documents 196 6

एकूण / Total रु./Rs. 215060

अक्षरी रुपये / Amount in Words

अक्षरी शुल्क भरणाऱ्याचे नाव / Name of stamp

duty paying party

पत्ता / Address

नाम / Name of the Drawee Bank

पुणे नगर

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

समोच्या रक्कम किंवा नाव / Name of counter party

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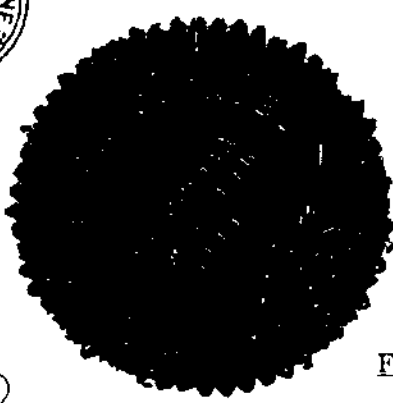
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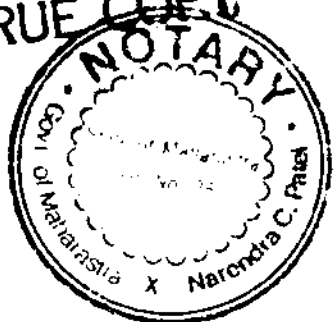


Flat No. 501

Deed of Transfer

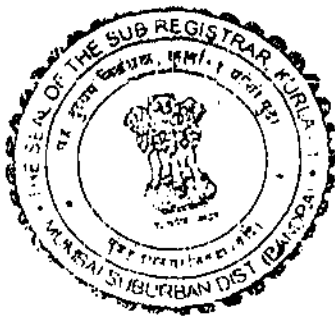
THIS DEED is made and entered into at Mumbai, on this 16th day of APRIL 2009, BETWEEN SHRI JAYESH C. RUPAREL (Permanent Account No. AABPR 0861R), adult, Indian Inhabitant, presently having address at Flat No. 501, Fifth Floor, Anita Kutir C. H. S. Ltd., Building No. 207, Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, hereinafter referred to as the 'Transferor' (which expression unless repugnant to the context or meaning thereof shall mean and include him, his heirs, executors, administrators and assigns) of the ONE PART AND M/S. COUNTY TRADE IMPEX PVT. LTD., (Permanent Account No. AKCC 8117F), presently having address at 701, Embassy Centre, Nariman Point, Mumbai 400 021, hereinafter referred to as the 'Transferee'. (which expression unless repugnant to the context or meaning thereof shall mean and include them, their heirs, executors, administrators and assigns) of the OTHER PART:

TRUE COPY



Signature of Jayesh C. Ruparel

Signature of M/S. County Trade Impeex Pvt. Ltd.



INDIA STAMP DUTY MAHARASHTRA

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170702

APR 08 2009

R.0214100F-P85246

Thane Bharat Sahakari Bank Ltd.

Maharashtra Branch, Keshavnagar, B.C. Road, Near Railway Station, Shastri Nagar, Mumbai - 400 080

U.C. STAMP DUTY 1905/03/05/774-727

Sub Registrar

Thane Bharat Sahakari Bank Ltd

Rs. 214,100/-

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(2)

WHEREAS the Transferor is the member of ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered with Dy. Registrar of Co-operative Societies at Mumbai, under Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/6017/1980, (hereinafter referred to as 'THE SAID SOCIETY') and by virtue of being the members of the said Society, he has been holding Flat No. 501, on the Fifth Floor, of the Building known as 'Building No. 207' situated at Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, more particularly described in the schedule hereunder written (hereinafter referred to as 'THE SAID FLAT') on what is known as 'OWNERSHIP BASIS'.

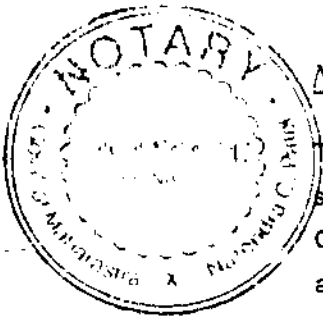
AND WHEREAS the Transferor herein have acquired the said Flat from his own funds from M/S. S. M. DEVELOPERS vide an agreement dated 30th DECEMBER 2007 Registered Vide Registration No. BDR 3/02625/2008 dated 31-3-2008 and acquired all the rights, title and interest in respect of the said Flat and by virtue of which the Transferor is well seized and possessed and sufficiently entitled to by way of ownership of the said flat. The said Developers therein had obtained rights under various diverse Agreements from Anita Kutir Co-operative Housing Society Limited (hereinafter referred to as "the said Society") for the purposes of development of various buildings situated at C.T.S. No. 5736 (Part) at Pant Nagar. The said Society was the Confirming Party in the Agreement dated 30.12.2007 whereby the Transferor herein was accepted as a Member of the said Society subject to payments for obtaining Membership of the said Society.

AND WHEREAS the Transferor herein has since paid the full and entire consideration thereof to the concerned authorities and is presently holding the said Flat admeasuring about 746 Sq. ft. Carpet area on ownership basis.

AND WHEREAS the Transferor has represented to the Transferees that he has been holding the above said Flat and being the member of the said Society, he is desirous of disposing off his right, title and the membership of the said Society and the Transferees herein have agreed to acquire all the right, title and interest of the Transferor in the membership of the said Society on the following terms and conditions:

NOW THIS DEED WITNESSETH AS UNDER :

The Transferor hereby transfers and assigns all his right, title and interest in the said Flat being No. 501, on Fifth Floor, of the said Society viz. ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., and the Transferees herein have agreed to acquire all his right, title and interest in the said Flat and the membership of the said Society.



K. S. Kulkarni

[Signature]

(3)

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2. The Transferor hereby transfers all his right, title and interest in the above Flat along with the five shares and the membership of the said Society for the total consideration of Rs. 40,00,000/- (Rupees Forty Lakhs Only). The Transferees shall make the payment of the consideration mentioned herein above as under:

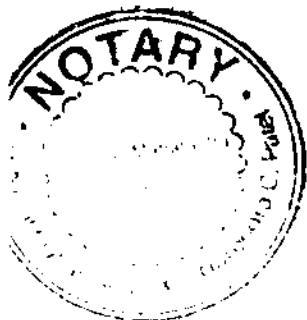
- (a) Rs. 10,000/- (Rupees Ten Thousand Only) on or before the execution of these presents.

AND

- (b) Rs. 39,90,000/- (Rupees Thirty Nine Lakhs Ninety Thousand Only) on such other date as is mutually decided by the parties but not later than ___/___/2009 simultaneously against actual physical, vacant, quiet, and peaceful possession of the above said Flat.

The Transferor doth hereby admit and acknowledge the receipt of the said consideration as mentioned in clause 2(a) of this Deed and agree to acquit, release and discharge the Transferees from the payment of the consideration or any part thereof on receiving the balance full & final payments as mentioned in clause 2(b) of this Deed.

3. The Transferor doth hereby declare that the said Flat is free from all encumbrances, claims and demands whatsoever and that he is fully entitled to deal with or dispose off the same and undertake to keep the Transferees indemnified in this behalf. Subject to clause 2(b) the Transferor also agrees to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Transferees or their nominee/s and have put the Transferees or their nominee/s in quiet, vacant and peaceful possession of the said Flat on receipt of the full and final consideration mentioned hereinabove.
4. Subject to clause 2(b), The Transferor shall handover to the Transferees the vacant and peaceful possession of the said Flat along with the permanent fixtures and fittings on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.
5. Subject to clause 2(b), The Transferor will pay and clear off the charges payable to the Society by way of Municipal Taxes and other dues/outgoings related to the said Flat up to the date of handing over the possession to the Transferees as per the Society bills or any other dues in respect of the said Flat and hereby agrees to keep the Transferees indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.



Sayan Agarwal

[Signature]

(4)

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6. Subject to clause 2(b), The Transferees hereby agree to pay all the charges payable by way of Municipal Taxes and other dues/outstanding related to the said Flat from the date of taking over the possession of the said Flat and hereby declare and confirm that they will abide by the bye-laws of the said Society, without any reservation whatsoever.
7. The Transferor hereby covenants with the Transferee that:-

(a) The Transferor has duly paid and discharged in full all the dues and liabilities in respect of the said flat including the Municipal Outgoings, taxes, rates, maintenance charges etc. payable to the said Society upto the date hereof.

(b) That the Transferor is the sole and absolute owner of the said flat along with the said shares duly standing in the name of the Transferor in the books and records of the said society and is absolutely entitled to the same and to all incidental rights thereto and that the Transferor has exclusive rights to the use, enjoyment and occupation of the said flat and except the Transferor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said flat.

(c) That neither the Transferor nor any one on their behalf has committed any act, deed, matter or thing whereby the holding of the said shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and his other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of a Competent Court or otherwise.

(d) that the Transferor has duly complied with and observed and performed all the Rules, Regulations, and Bye-Laws of the Society and that the Transferor has neither received any notice from the said Society in relation to any breach of any of the Rules, Regulations and bye-laws of the said Society nor are there any actions or proceedings pending against the Transferor whether instituted by the said Society or any member of the said Society, in respect of the said flat including any notice or action for expulsion or termination of the Transferor as the member of the said Society.



Sanjay Kumar

[Signature]

(5)

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(e) That the Transferors have not received any notice for acquisition or requisition of the said flat and/or the said shares;

(f) That the Transferor herein doth hereby indemnify and keep indemnified the Transferee against any defect in title, omission or mischief of any person wrongfully claiming any right, title or beneficial interest in the said flat and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses, or any other liabilities whatsoever made or brought against or incurred, suffered, levied or imposed pursuant to the transfer hereof under the terms of this Deed and/or by reason or by virtue of the non-performance and non-observance of any of terms and conditions of the Deed and provisions.

8. The Transferor shall also transfer in favour of the Transferee the amounts standing to his credit in the deposits, if any, of the sinking fund maintained by the said Society and for that purpose the Transferor shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said Society.
9. The Transferor hereby declares that the said Society has so far not issued the Share Certificates for the 5 shares in respect of the said flat to the Transferor.
10. Subject to clause 2(b), The Transferor hereby declares and confirms that the said Flat absolutely belongs to him and that he has not created any tenancy, licence, gift, pledge, lease, loan, mortgage, charge, lien, encumbrances or attachment by any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Flat in any court of Law, Tax Authorities or with Municipality or Society authorities. The Transferor further undertakes to indemnify the Transferees against any such claim laid by anyone at a later date whatsoever.
11. Subject to clause 2(b), The Transferor hereby releases, relinquishes, gives up and surrenders all his right, title and interest in the Five Shares and membership of the said Society and the said Flat in favour of the Transferees forever.
12. Subject to clause 2(b), The Transferor agrees to hand over the Original Agreement/s and all other relevant documents entered into by him with the earlier vendor and all other necessary records, Bills, vouchers, letters, correspondence and such other necessary writings and documents in respect of the said flat to the Transferees for their record on receipt of the full and final consideration.

Subject to clause 2(b), The Transferor has executed all the relevant papers required for the effective transfer of the said Flat. However, in future he

Karim Khan

[Signature]



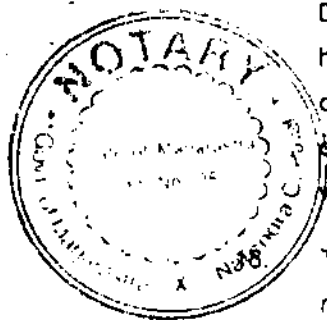
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undertakes to co-operate with the Transferees and will execute all such further papers/documents/writings whatsoever for the effective transfer of the said Flat in favour of the Transferee.

14. Subject to clause 2(b), The Society Transfer charges/fees will be borne and paid by both the parties in equal 50% share each. However, the Stamp Duty and Registration charges on the present Deed will be borne and paid by the Transferees.
15. Subject to clause 2(b), Should there be any claim in respect of the said Flat from any person or persons or any authority pertaining to any period prior to the transfer of the said Flat in the names of the Transferees, the Transferor hereby agree to indemnify the Transferees against such claims by settling such claims from his own funds only and taking all the legal responsibilities upon him.
16. Subject to clause 2(b), The Transferor hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said Flat has been made and/or created by the Transferor and/or any one else claiming through him prior to this day, in favour of any person or persons other than the said Transferees, the same shall after the execution of THESE PRESENTS, be deemed to be null and void and not binding upon the said Society/Builders and/or the Transferees.
17. Subject to provision of Clause No. 2 (b), above of this Deed, the Transferor agrees to transfer the said shares and his interest in the said Flat to the Transferees and the Transferees are entitled to hold, possess, occupy and enjoy the said Flat without any disturbances, interruption, claim or demand from the Transferor or anyone else claiming through under or in Trust for the Transferor. The Transferor hereby further declares that he has full right and absolute authority to enter into this Deed and transfer the said Flat and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Deed of Transfer as purported to be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the Transferees in respect of the said Flat may be disturbed and in the event of it being found that the Transferor was not entitled to enter into this Deed of Transfer and transfer his right sought or purported to be transferred hereby and the Transferees are not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons the Transferor shall be liable to compensate, indemnify and/or reimburse the Transferees all the loss or damage which the Transferees may suffer or sustain in this behalf.

The Transferor hereby undertakes to furnish any other documents, which may be required by the Transferees to make the title of the said Flat complete and



Karim A. Adani

[Signature]

(7)

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absolute without claiming any extra charges or compensation. The Transferor also agrees and undertakes to make such Application to be made to the Society and/ or Appropriate Authority and to sign any other documents or forms with regard to transfer of the said Flat alongwith the said shares in favour of the Transferee and for the payment of Stamp Duty to be paid on this Deed, and also undertakes to pay the Stamp Duty on all the earlier transactions, if any.

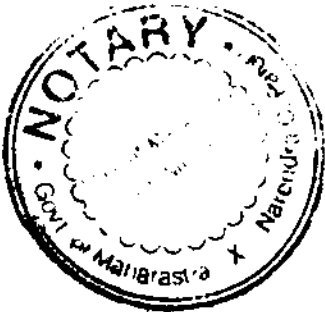
19. This Deed has been executed in Mumbai. The property is situated at Mumbai and the payments are made in Mumbai. Hence it is subject to jurisdiction of Mumbai Courts of Law.

SCHEDULE OF PROPERTY

Flat No. 501 on the Fifth Floor in the Building consisting of Ground plus Seven Floors known as 'Building No. 207', belonging to ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., situated at Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, admeasuring 746 sq. feet Carpet Area, constructed on or about _____ bearing City Survey No. 5736 (Part) in Village Ghatkopar Kiroli.



Layan H. Adul
[Signature]



SIGNED AND DELIVERED by the

SIGNATURES

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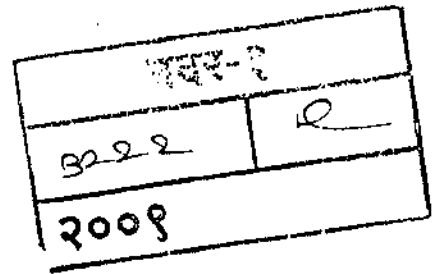
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RECEIPT

RECEIVED of and from the within named Transferees, M/S. COUNTY TRADE IMPEX PVT. LTD., a sum of Rs. 10,000/- (Rupees Ten Thousand Only) being the Part Payment of consideration for the sale and transfer of Flat No. 501, on the Fifth Floor, of ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., situated at Building No. 207, Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, as under:

Sr. No.	Cheque/Pay Order No.	Dated	Drawn On	Amount
01.	682603	01-4-09	Punjab National Bank, Nariman Point	10,000/-
TOTAL Rs.				10,000/-

(Rupees Ten Thousand Only)

I SAY RECEIVED
Rs. 10,000/-



SHRI JAYESH C. RUPAREL
Transferor

WITNESSES:

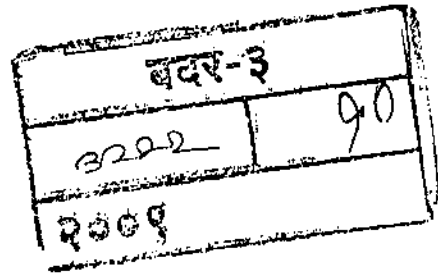
SIGNATURE OF WITNESSES

1. W1

2. W2



(10)



RECEIPT

RECEIVED of and from the within named Transferees, M/S. COUNTY TRADE IMPEX PVT. LTD., a sum of Rs. 39,90,000/- (Rupees Thirty Nine Lakhs Ninety Thousand Only) being the balance Full and Final payment/consideration for the sale and transfer of Flat No. 501, on the Fifth Floor, of ANITA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., situated at Building No. 207, Pant Nagar, 90 Feet Road, Ghatkopar (E), Mumbai 400 075, as under :

Sr. No.	Cheque/Pay Order No.	Dated	Drawn On	Amount
1.	682606	01-4-09	Punjab National Bank, Nariman Point	39,90,000/-
TOTAL Rs.				39,90,000/-

(Rupees Thirty Nine Lakhs Ninety Thousand Only)

The vacant possession of the above said Flat has since been handed over to the Transferee herein.

I SAY RECEIVED.
Rs. 39,90,000/-



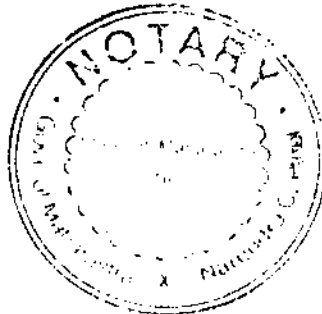
SHRI JAYESH C. RUPAREL
Transferor

WITNESSES:

SIGNATURE OF WITNESSES

1. W1

2. W2



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VALID UP TO 14 JUN 2009

Form : 5000 (Gen-520:15.9.99) DvChE-2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6037 /BPES/AN

COMMENCEMENT CERTIFICATE

15 JUN 2002

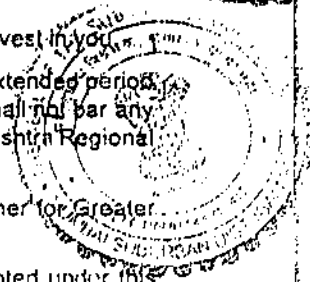
To
Shri. R. R. R.
Co. of 100 S.C.
1st

100	100
100	100

Sir,

With reference to your application No. 8002 dated 5/12/2001 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 207 on plot No. - C.T.S. No. 5736 (10) Divn/Village/Town Planning Scheme No. Shankar situated at Road/Street pan Nagar Ward N the Commencement Certificate/Building permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if:
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.



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(c) The Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri B.P. Row-
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 14 JUN 2003

C.C. upto 11/07/02 for external columns

2 AUG 2002

6637 / DPES / AN

FULL C.C.

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay.



NW-3/2002
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

B.P. Row- 15.6.2002
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR



MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

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2006	



BRIHANMUMBAI MAHANAGAR PALIKA.

No. CE/6027/BPES/AN

To

Amita Kulkarni CHS
Bldg. No 207, S.No. 64
CTS No 5736(Pt)
Opp. Green Cross
Ghatkopar (W)

Subj: P.D. communication to the condition / alteration to the Bldg. No 207
on plot bearing CTS No.5736 (Pt) of village Ghatkopar
Borough (Ghatkopar (E))

Sir

The full development No. 1 A, 3rd + 4th upper floor (horizontal
6th floor of Bldg. No 207 on plot bearing CTS No.5736(Pt) of village Ghatkopar
completed under the supervision of Shri. Harshwar Toney, Architect having
Licence No. CA/77/3641 & Structural Engineer M/s. Paras Consultants having
licence No.STR/S-23 and Site Supervisor Shri. Suresh H. Joshi having
No. J/53/SSI may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation
Act shall be submitted within 3-months

A set of certified completion plans is returned herewith in token
approval

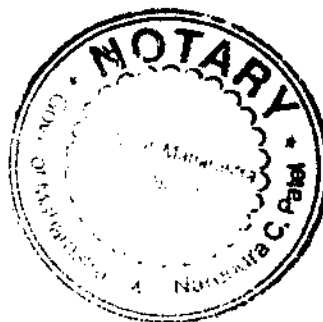
Note :- This permission is issued without prejudice to and
sections 305-353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

Executive Engineer
(Building Proposals)(E.S.).

Copy forwarded for information to the Architect
M/s. H.W. Toney & Associates

Executive Engineer
(Building Proposals)(E.S.).



मण्डिपदेवदित्तो
कामरज्योत्तमोऽसौ
इन्द्रोऽयमसौ विद्विष्यताम्
॥ १ ॥

बदर-३	
३२२	१०
६०६९	

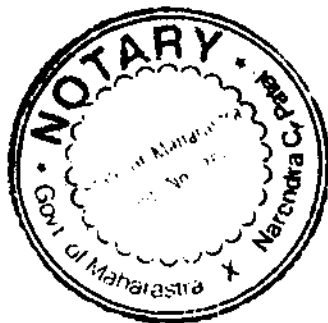
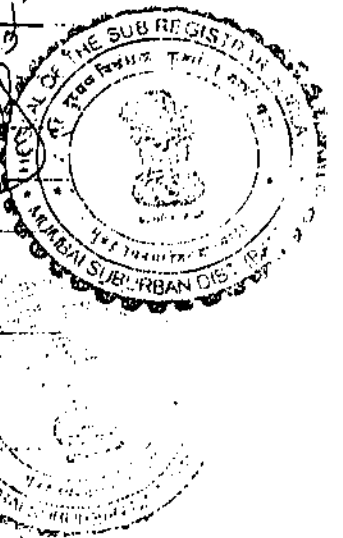
[illegible]

बदर-३	
७२००	५१
२००९	

Y.P.P. - (Form) 2220-30,000-1-00-WOD
G. R. R. D. No. 616, dated 16-9-20.]

PLAIN CARD

20/01/2009	मोडरेटर	रजि. नं. 3094-66	न्यू लॉन्गम रिवर सुंदरम को. लि. (पेता 3094-66 नॉ. मि.)	83 प्रका. 20
20/01/2009	मोडरेटर	रजि. नं. 3094-66	अनिता कुशीर को. भा. ए. लो. लि. (पेता 3094-66 नॉ. मि.)	83 प्रका. 20
<p>(24/3/2009) अचं आलगाती तारीख 24/3/2009</p> <p>24/3/2009 तयकल तयार तारीख 24/3/2009</p> <p>तयार करणार 24/3/2009</p> <p>तयारणी करणार 24/3/2009</p> <p>नक्का दिल्पाची तारीख 24/3/2009</p> <p>सरो प्रत 24/3/2009</p> <p>गणार प्रमाण वसिकारी 24/3/2009</p> <p>पादकोपर 24/3/2009</p>				



बदर-३	
3200	98
2008	

बदर-३	
2195	23
2006	

PERMANENT ACCOUNT NUMBER

AABPR0861R




JAYESH CHARSI RUPAREL


CHARTERED ACCOUNTANT

24/08/2009






THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH63 30080091842
 Valid TM : 22-10-2010 (NT)



DOB : 01-12-1976
 DLD : 11-12-2008
 FORM 7
 RULE 14 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLE 18 THROUGHOUT INDIA

COV	DOV
MCV	01-12-1988
LMV	02-08-1983



DOB : 01-12-1976 BO :

Name : RAJESH KAMPAT
 S/O of CHANDULAL KAMPAT
 Add : 10 YASHODA NIVAS, RAJAWADI ROAD,
 VIDYA VIHAR, MUMBAI


PNV : 460277
 Signature & ID of
 Issuing Authority : MH63 3008274

Signature/Thumb
 Impression of Holder




3282		20
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THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No. MH02 20080138741
Valid Till: 01-05-2011 (NT)

DLD: 16-07-2008
DOV: 28-03-1985
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV: DCV
LMV: 28-03-1985




COPY 7
RULE 19 (3)



DOB: 17-06-1964 BG
Name: DATTARAM GURAV
S/O of SHANKAR GURAV
A/K/A B M THAKKAR COMPANY,
QUARRY RD., MALAD (E),
MUMBAI
PIN: 400077
Signature & ID of
Issuing Authority: MH02 2008100

Signature/Thumb
Impression of Holder



3222		29
2008		





16/04/2009

दुय्यम निबंधकः

12:56:00 pm

कुर्ता 1 (कुर्ता)

दस्त गोषवारा भाग-1

वदर3

दस्त क्र 3222/2009

22

दस्त क्रमांक : 3222/2009

दस्तावा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव: मेसर्स काऊन्टी ट्रॅड इम्पेक्स प्रा लि तर्फे जनरल
मॅनेजर संजय अगरवाल

लिहून देणार

पत्ता: घर/फ्लॅट नं: 701 एम्बेसी सेंटर, नरीमन पॉईंट मुं

वय 44

21

गल्ली/रस्ता:-

सही

ईमारतीचे नाव:-

ईमारत नं:-

पेट/पसाहस:-

शहर

Sanjay Agarwal



2

नाव: जयेश सी रुपारेल

लिहून देणार

पत्ता: घर/फ्लॅट नं: 501 अनिता को ओं ही सो लि,

विल्वींग न 207, पतनगर, 90 फिट रोड घाटकोपर पु मुं

वय 50

75

गल्ली/रस्ता:-

सही

ईमारतीचे नाव:-

ईमारत नं:-

पेट/पसाहस:-

शहर/

Jyeshth Ruparel



दस्तऐवज करून देणार तयाकधीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

(21) 3222
16/04/09

The ____ Day of APRIL 2009

MUNICIPAL WARD - N WARD

REVENUE VILLAGE - GHATKOPAR KIROL

BETWEEN

CARPET AREA - 746

YEAR OF CONSTRUCTION-

SHRI JAYESH C. RUPAREL

DATE OF EXECUTION - ____/04/2009

AND

AGREEMENT VALUE - 40,00,000/-

STAMP DUTY PAID - 2,14,100/-

M/S. COUNTY TRADE IMPEX PVT. LTD.,
Through It's General Manager
SHRI SANJAY AGARWAL

MARKET VALUE - 46,30,000/-

ZONE - 103/491 A

$53000 \times 105\% \times 83.19 = 46,30,000/-$

**DEED OF
TRANSFER**

Stamp Duty :

Thane Bharat Sahakari Bank Ltd., A/C. Stamp Duty
(Alongwith Bank Confirmation Letter)
Rs. 2,15,060/-

Registration :

Joint Sub-Registrar Kurla I M.S.D.
Rs. 30,000/-

RAJESH C. SAMPAT

16 & 10 Yashoda Niwas,
Near R. N. Gandhi High School,
Ghatkopar (East), Mumbai 400 077.
Tel : 2512 1259, 2514 7794
Cell: 98211 15112

Anita Kutir501.Tra

POSSESSION LETTER

MR. JAYESH C. RUPAREL
501, Anita Kutir CHS. Ltd.
Building No.207, Pant Nagar,
90 Feet Road, Ghatkopar (East),
Mumbai-400 075.

Date: 09.05.2009

COUNTY TRADE IMPEX PRIVATE LIMITED
701, Embassy Centre,
Nariman Point, Mumbai-400 021.

Subject: Handing over possession of Flat No.501 Anita Kutir CHS. Ltd.
Building No.207, Pant Nagar, Ghatkopar, Mumbai-400 075

Dear Sir,

I, the undersigned, MR. JAYESH C. RUPAREL, major; Indian Inhabitant was residing at 501, Anita Kutir CHS. Ltd., Building No.207, Pant Nagar, Ghatkopar (East), Mumbai-400 075 owner of the flat no.501, 5th floor. Anita Kutir CHS. Ltd., Building No.207, Pant Nagar, 90 Feet Road, Ghatkopar (East), Mumbai-400 075, transferred for a total consideration of Rs.40,00,000/- (Rupees Forty Lacs Only) vide deed of transferred on 16th April, 2009 executed in favour of County Trade Impex Private Limited having stamp duty of worth Rs.214100/- for County Trade Impex Private Limited dated 8th April, 2009 and Registered the said transfer deed before the Sub-Registrar, Kurla, Mumbai, Vide Registration No.BDR 03222-2009, Receipt No.3353 dated 16.04.2009.

Now I state that, I have received full consideration for the transfer of the said flat to County Trade Impex Private Limited and I hereby surrendered all my rights interest and title in favour of county Trade Impex Private Limited and now County Trade Impex Private Limited is lawful Owner of said flat with effect from 09.05.2009 and the marketable title with all the rights and interests pertaining to the said flat legally belonging to County Trade Impex Private Limited.

I do hereby state that today, 09.05.2009, I have given the vacant peaceful possession of the Flat No.501, 5th floor, Anita Kutir Co-op. Housing Society Ltd., 90 feet Road, Pant Nagar, Ghatkopar (East), Mumbai-400 075 and physically handed over the key of said flat to SANJAY AGARWAL, General Manager of County Trade Impex Private Limited.

Finally, County Trade Impex Private Limited is in the possession the said flat with all the right title and interest and is at liberty to use and / or to sell, transfer, sublet at their will as they may wish and I will have no objection whatsoever in respect of said flat transferred to them.

IN WITNESS WHEREOF I have put and subscribed my hands and seals on Saturday the 9th April, 2009 at Mumbai.

I hereby confirm the above.

MR. JAYESH C. RUPAREL
(Transferor)

We confirm having received the vacant and peaceful of the above mentioned flat.
For COUNTY TRADE IMPEX PVT. LTD.

MR. SANJAY AGARWAL
General Manager (Transferees)

Witnesses:

1. _____
2. _____