

मूल्यांकन पत्रक

साल २०११ २०११ दिनांक ५/२४/२०११
 मुंबई (उपनगर)
 - ३१-कोलेकल्याण (अंधेरी)
 - ३१/१७३-अंशः उत्तरेस सी.एस.टी. रोड, पूर्व, दक्षिण व पश्चिमेस
 गावाची हद्द.
 सि.टी.एस. नंबर -- ४२०७
 मुंबई (उपनगर)
 बांधीय

मूल्य दर तक्त्यानुसार प्रति बी. मीटर मूल्यदर

प्रकार	नियामी सदनाचा	कार्यालय	दुकते	औद्योगिक
१३.११०	१४८,६००	१८५,६००	२२२,८००	१४८,६००

मिळकतीचे क्षेत्र	१९०.६१	चौरस मीटर	बांधणीच्या वळीकरण	१-आर सी सी
मिळकतीचा वापर	कार्यालय		उद्वाहन सुविधा	आहे
मिळकतीचे दर	० TO २	(Rule ५)	मजला	७ (Rule १४)

मूल्यानुसार मिळकतीचा = घसा-यानुसार मिळकतीचा प्रति बी. मीटर मूल्यदर * घसारा एककेदारी (Rule ५ or २)
 प्रति बी. मीटर मूल्यदर = १८५,६००.०० * १००.०० / १००
 = १८५,६००.००

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति बी. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ (Rule १९ or २०)
 = १८५,६००.०० * १९०.६१ * १०५.०० / १००
 = ३७,१४६,०७६.८०

B) वाढत तळाचे क्षेत्र = ३३.४५ चौरस मीटर (Rule १७(१))
 वाढत तळाचे मूल्य = ३३.४५ * (२३.०० / १००) * १८५,६००.००
 = १,५५२,०८०.००

मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + घाटमाळ्याचे मूल्य + खुल्या जमिनीपरील वाढत तळाचे मूल्य +
 बंदिस्त वाढत तळाचे मूल्य + लगतच्या गल्लीचे मूल्य + छीत गल्लीचे मूल्य + इमारती मालकीच्या भूतळाचे मूल्य
 = A + B + C + D + E + F + G + H
 = ३७,१४६,०७६.८० + ०.०० + ०.०० + ०.००
 + १,५५२,०८०.०० + ०.०० + ०.०० + ०.००
 = ३८,६९८,१५६.८०



४८५२ ७
 २०११



SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MAHARASHTRA, INDIA, PIN CODE 400012

Tel : 022-61778151
E-mail :

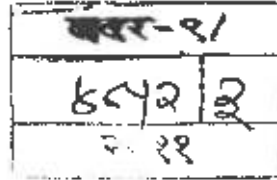
Mode of Receipt

Account Id : mhshcil01

Account Name : SHCIL-MAHARASHTRA

Receipt Id : RECIN-MHMHSHCIL0102767629341372J
Receipt Date : 23-MAY-2011

Received From :	Messers Dharmarandan Diamonds P Ltd	Pay To :
Instrument Type :	PAYORDER	Instrument Date : 21-MAY-2011
Instrument Number :	925624	Instrument Amount : 91550 (Ninety One Thousand Five Hundred And Fifty only)
Drawn Bank Details		
Bank Name :	State Bank Of India	Branch Name : Mumbai
Out of Pocket Expenses :	0.0 ()	



<https://www.shcilestamp.com/estamp/submission/SubmissionServlet?doAction=PRINTRECEIPT>

5/23/2011



सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : *Sagun*
Stock Holding Corporation of India Ltd.
Location : SRO-CUSTOM
Signature : *Sagun*
Date : 23/05/2011

Certificate No. : IN-MH02902011762667J
Certificate Issued Date : 23 May 2011 12:31 PM
Account Reference : SHCIL(FI) Mumbai 017 SRO-CUSTOM/MH-MUM
Invoice Doc. Reference : SUBIN-MHMHSHCIL0103105909000731J
Purchased by : Messrs. Dharmannandan Diamonds P Ltd.
Description of Document : Article 25 (b) to (d) Conveyance
Property Description : Off. No Fe-7011, Tower, F, 7th Flr, 3 Car Parking No F-1147, 1148, 1149, Bharat Diamond Bourse, BKC, M-51
Consideration Price (Rs.) : 3,51,00,000
(Ninety One Thousand Five Hundred Rupees only)
First Party : Messrs. Pujam Gems
Second Party : Messrs. Dharmannandan Diamonds P Ltd
Stamp Duty Paid By : Messrs. Dharmannandan Diamonds P Ltd
Stamp Duty Amount (Rs.) : 91,550
(Ninety One Thousand Five Hundred Rupees only)



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बदर-९/
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Statutory Alert:

- The authenticity of the Stamp Certificate can be verified at Authentication Collection Centers (ACCs) SHCIL Offices and Sub-Registry Offices (SROs).
- The Current Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilstamp.com

SHCIL-MAHARASHTRA

SHCIL, 301, CENTRAL POINT, DR B AMBUDKAR ROAD, PAREL, MUMBAI, Maharashtra, INDIA, PIN 400011

Tel : 022-61778151
E-mail :

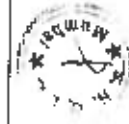
Mode of Receipt

Account Id : mhshcll01

Account Name : SHCIL-MAHARASHTRA

Receipt Id : RECIN-MHMHSHCIL01022696184553801
Receipt Date : 06-APR-2011

Received From :	Messers Dharmanandan Diamonds Pvt Ltd	Pay To :
Instrument Type :	RTGS	Instrument Date : 05-APR-2011
Instrument Number :	BKDNH11095005457	Instrument Amount : 1755000 (Seventeen Lakh Fifty Five Thousand only)
Drawn Bank Details		
Bank Name :	Dena Bank	Branch Name : Overseas Bank Mumbai
Out of Pocket Expenses :	0.0 ()	



बदर-९/
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<https://www.shcilestamp.com/estamp/submission/SubmissionServlet?doAction=PRINTRECEIPT>

4/6/2011



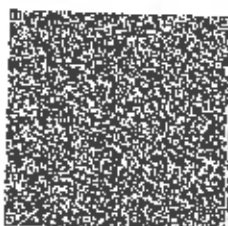
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : SRO-CUSTOM
Stock Holding Corporation of India Ltd.
Location : SRO-CUSTOM
Signature : *[Signature]*
Details can be verified at www.eplstamp.com

Certificate No. : IN-MH02394128997410J
Certificate Issued Date : 06-Apr-2011 12:39 PM
Account Reference : SHCIL/BH/MH/SHCIL/SRO-CUSTOM/MH-MUM
Unique Doc. Reference : SUBIN-MH/MH/SHCIL/02560092426800J
Purchased by : Messers Dhammanandan Diamonds Pvt Ltd
Description of Document : Article 25 (b) (i) Conveyance
Property Description : Off. No. F-70/1, Tower-F, 7th Flr and 3 Parking Space No. F-1147, F-1148, F-1149, Bharat Diamond Bourse BKC
Consideration Price (Rs.) : 3,51,00,000
(Three Crore Fifty One Lakh only)
First Party : Messers Punam Gems
Second Party : Messers Dhammanandan Diamonds Pvt Ltd
Stamp Duty Paid By : Messers Dhammanandan Diamonds Pvt Ltd
Stamp Duty Amount (Rs.) : 17,55,000
(Seventeen Lakh Fifty Five Thousand only)



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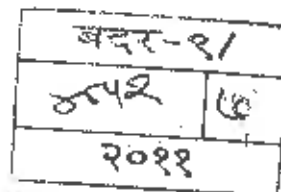
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बदर-२/
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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Auctioneers Collection Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
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SALE DEED

THIS SALE DEED made and entered into at Mumbai on this 24 day of MAY 2011 between **M/S. PUNAM GEMS** a registered Partnership firm having its registered Office at 1703-Panchratna, Opera House, Mumbai-400 004 through its Partner Shri Arvind R. Shah hereinafter referred to as the **"TRANSFERORS-CUM-CONFIRMING PARTY"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners for the time being and from time to time and their respective heirs, executors, administrators and assigns) of the **ONE PART; M/S. DHARMANANDAN DIAMONDS PVT. LTD.**, a Company incorporated under Companies Act, 1956 having its registered Office at 1014-Prasad Chambers, Opera House, Mumbai-400 004, through its Director Shri Sanjay J. Virani

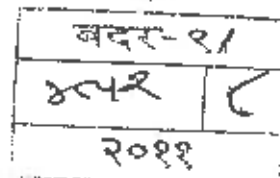
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hereinafter referred to as the "**TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns)) of the **SECOND PART**; AND **M/S., RITESH EXPORT** a registered Partnership firm having its registered Office at 118-Shreeji Chambers, Tata Road No. 2, Opera House, Mumbai-400 004 through its Partner Shri Deepak N. Shah hereinafter referred to as the "**CONSPIRING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners for the time being and from time to time and their respective heirs, executors, administrators and assigns) of the **THIRD PART**;



WHEREAS

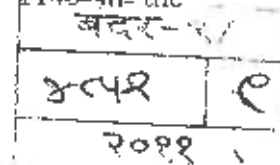
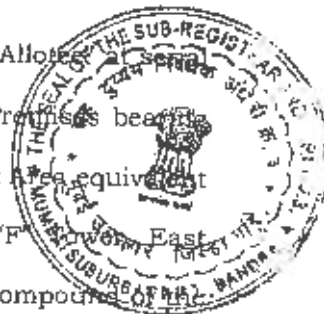
- a) "Bharat Diamond Bourse" a company registered under Section 25 of the Companies Act, 1956 having office at 391-Dr. D.B. Marg, Mumbai-400 004 (hereinafter referred to as the "**Bourse**") has been incorporated with an object to establish a Bourse and provide infrastructure and other facilities for promoting exports of Gems and Jewellery from India. In furtherance of objects more specifically recorded in its Memorandum and Articles of Association, Bourse entered into two lease agreements dated 1/3/1993 and 18/5/1993 with Mumbai Metropolitan Region Development Authority (hereinafter referred to as "**MMRDA**") and acquired lease rights in two pieces of land which have been amalgamated into Plot No. C-28 at "G" Block, Bandra Kurla Complex, being part of CTS No. 4207, Village: Kolkalyan, Taluka : Andheri, Registration District of Mumbai Suburban.

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b) the Bourse obtained approval of plans, IOD and commencement certificate from concerned authorities, constructed commercial office complex comprising of eight towers, known as "Bharat Diamond Bourse Complex" and obtained occupation certificate.

c) the Transferors-cum-Confirming Party are "Allottees" bearing No. 1600 in the lease deed, in respect of Premises bearing No. FE-7011 admeasuring 1436 sq.ft. Carpet Area equivalent to 2051 sq.ft. Saleable/Built Up Area in "F-1147 Wing and three Car Parking Space in the compound of the building bearing No. F-1147, F-1148 and F-1149 in the Bharat Diamond Bourse Complex.



WHEREAS pursuant to a Managing Committee resolution passed by Bharat Diamond Bourse on 09/04/2010, the Transferors-cum-Confirming Party have been allotted following equity shares :

- a) 2051 Shares of Rs. 1,000/- each bearing distinctive No. 1054145 to 1056195 as comprised in Share Certificate No. F/1655 in respect of Office Premises No. FE7011
- b) 100 Shares of Rs. 1,000/- each bearing distinctive No. 0135201 to 0135300 as comprised in Share Certificate No. P/1353 in respect of Car Parking No. F-1147
- c) 100 Shares of Rs. 1,000/- each bearing distinctive No. 0135301 to 0135400 as comprised in Share Certificate

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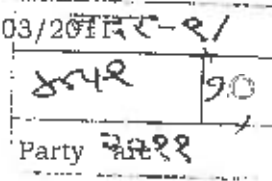
No. P/1354 in respect of Car Parking No. F-1148

- d) 100 Shares of Rs. 1,000/- each bearing distinctive No. 0135401 to 0135500 as comprised in Share Certificate No. P/1355 in respect of Car Parking No. F-1149

WHEREAS the Transferors-cum-Confirming Party have paid all the installments as per demand raised by the said Bourse and have received vacant and peaceful possession of the Premises allotted to them.



WHEREAS, the letter dated 12/11/2010 issued by Bourse, formally conferring allotment of equity shares and grant of occupancy rights has been registered with Sub-Registrar of Assurances at Serial No. BDR9/02740/2011 dated 24/03/2011.



In the premises the Transferors-cum-Confirming Party is absolutely entitled to Office Premises No. FE-7011 in "F" Tower, East Wing and three Car Parking Space in the compound of the building bearing No. F-1147, F-1148 and F-1149 in the Bharat Diamond Bourse Complex and related equity shares as listed hereinabove.

WHEREAS M/s. Punam Gems created a charge on the said Premises in favour of State Bank of India to secure the facilities availed by them.

WHEREAS pursuant to MOU dated 27/09/2009 (Copy enclosed

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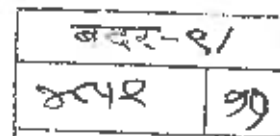
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hereto), M/s. Punam Gems, pending completion of construction of the said Premises and subject to charge in favour of State Bank of India being satisfied, agreed to assign and transfer all their rights and benefits of payments made by them to Bharat Diamond Bourse to M/s. Ritesh Export for a total consideration of Rs. 1,62,72,200/- (Rupees One Crore sixtytwo lacs seventytwo thousand two hundred only). Pursuant to said MOU dated 27/09/2009 M/s. Ritesh Export paid full consideration. M/s. Punam Gems acknowledge.



WHEREAS there was delay in obtaining discharge from State Bank of India and in the mean time M/s. Ritesh Export ceased interest in acquiring the said Premises.

WHEREAS finally the said State Bank of India released their charge on the said Premises vide their letter dated 29/03/2010, copy enclosed herewith.



WHEREAS pursuant to a MOU dated 23/11/2010 between M/s. Punam Gems (as the Vendors), M/s. Dharmanandan Diamonds Pvt. Ltd. (as the Purchasers) and M/s. Ritesh Export (as the Confirming Party), the Vendors and Confirming Party agreed to sell, transfer and assign the said Premises to M/s. Dharmanandan Diamonds Pvt. Ltd., for the consideration as recorded therein.

In view of the above facts and circumstances the Transferors-cum-Confirming Party and the Confirming Party have to carry out various acts, deeds and things so as to vest the said Premises and

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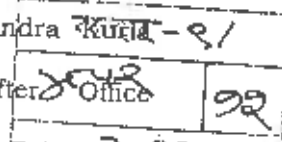
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said Shares in the Transferees.

To effectively vest the said Premises and said Shares, the Transferors-cum-Confirming Party has secured registration of allotment letter dated 12/11/2010 in their favour and the said BDB has issued/allotted necessary shares to them.

NOW, to transfer the premises and the Shares the Transferors-cum-Confirming Party and the Confirming Party have together to execute this Sale Deed in favour of the Transferees.

WHEREAS the Transferors-cum-Confirming Party at the request of M/s. Ritesh Export, have agreed to convey, assign and transfer to the Transferees the said Office Premises No. FE-7011 in "F" Tower, East Wing and three Car Parking Space in the compound of the building bearing No. F-1147, F1148 and F1149 in Bharat Diamond Bourse Complex, Plot No. C-28 at "G" Block, Bandra Kurla Complex, Bandra (East), Mumbai-400 051 (hereinafter Office Premises No. FE-7011, Three Car Parking bearing No. F-1147, 1148 and F-1149 collectively referred to as the "Premises" more particularly described in the Schedule hereunder written) together with 2051 Shares of Rs. 1,000/- each bearing distinctive No. 1054145 to 1056195 as comprised in Share Certificate No. F/1655 in respect of Office Premises No. FE7011, 100 Shares of Rs. 1,000/- each bearing distinctive No. 0135201 to 0135300 as comprised in Share Certificate No. P/1353 in respect of Car Parking No. F-1147, 100 Shares of Rs. 1,000/- each bearing distinctive No. 0135301 to 0135400 as comprised in Share



> AD

> [Signature]

> ON 20/11/2010

Certificate No. P/1354 in respect of Car Parking No. F-1148 and 100 Shares of Rs. 1,000/- each bearing distinctive No. 0135401 to 0135500 as comprised in Share Certificate No. P/1355 in respect of Car Parking No. F-1149 (hereinafter referred to as the said "Shares")

WHEREAS the Transferors-cum-Confirming Party and the Confirming Party have further represented to the Transferees as follows:

- a) In law and in equity the Transferors-cum-Confirming Party are fully entitled authorized and empowered and/or competent to sale, transfer and assign the said premises to the Transferees.
- b) The Transferors-cum-Confirming Party and the Confirming Party are not prevented by any Court or Income Tax Authority or any other competent authority from selling, assigning and transferring the said premises to the Transferees.
- c) The Transferors-cum-Confirming Party have not committed any breach or violation of any of the terms of Allotment.
- d) The Transferors-cum-Confirming Party and the Confirming Party have not raised any loan or liability on the said premises and the same are not hypothecated, pledged or kept as security for repayment of any loan or liability with anybody and that the said Premises are free from all claims



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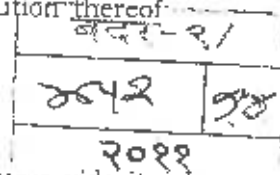
and encumbrances of any nature whatsoever and the same are not attached either before or after any judgment or at the instance of any tax authority and that the Transferors-cum-Confirming Party have absolute power and authority to deal with the said Premises.

c) that there are no proceedings pending in any court as on date concerning, touching or affecting the said Premises.

f) Save and except as stated hereinabove, the Transferors-cum-Confirming Party have not entered into any arrangement, agreement or commitment in respect of the said Premises nor created any third party rights in the said Premises or any part thereof.



g) that, the partners of the Transferors-cum-Confirming Party' firm have given their consent, approval for sale and transfer of said Premises to the Transferees, and have authorized Shri Arvind R. Shah to sign, execute all documents for sale and transfer of said Premises and admits execution thereof before the Sub-Registrar.



h) At the specific request the Bharat Diamond Bourse- vide its letter dated 4/05/2011 addressed to Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No. LC/BKC(G)/BDB/(C-28)/682/2011 dated 19/05/2011 (annexed hereto as Annexure-A) have granted permission to assign the premises as stated hereinabove on the terms and conditions as contained therein.

> AND

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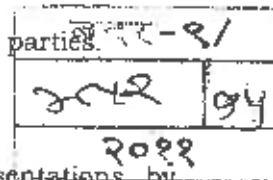
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- i) NOTWITHSTANDING anything contained herein, this Sale Deed shall enforceable subject to the conditions, covenants and stipulations contained in the Lease Deed executed between the Mumbai Metropolitan Region Development Authority and Bharat Diamond Bourse on 31/3/2010

WHEREAS the Transferors-cum-Confirming Party represented to the Transferees as follows:

- a) that, they have received Rs. 1,62,72,200/- being full consideration for assignment of all their rights, benefits arising out of allotment letter in respect of said Premises from M/s. Ritesh Export.

- b) that, the Confirming Party hereby confirm the transfer of said Premises to the Transferees as contemplated by this agreement. Hereafter the Confirming Party shall have no rights arising out of MOU dated 27/09/2009 which MOU shall stand abrogated by mutual consent of the parties.



AND WHEREAS relying upon the above representations by Transferors-cum-Confirming Party and Confirming Party, which being the essence of this Agreement, the Transferees herein have agreed to purchase, acquire and takeover right, title and interest of the Transferors-cum-Confirming Party in the said Premises together with the right of occupancy and use thereof, free of any encumbrances, for the consideration and on terms and conditions as recorded hereinafter.

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[Signature]

to D n g m

NOW THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

1. The Transferors-cum-Confirming Party hereby sale, transfer and convey to the Transferees and the Transferees hereby purchase, acquire and take over from the Transferors-cum-Confirming Party all the Transferors-cum-Confirming Party's rights, title and interests in the said Office Premises i.e. FE-7011 measuring about 1436 sq.ft. Carpet Area equal to 2051 sq.ft. saleable/built up area in Tower "F" on the 7th floor of Bharat Diamond Bourse Complex (under construction) at Bandra (East), Mumbai-400 051 and three Car Parking Space bearing No. F-1147, F-1148 and F-1149 together with right to receive possession of the said Premises in the said Bourse for a lump sum consideration of Rs. 3,51,00,000/- (Rupees Three Crore fiftyone lacs only) free of encumbrances.

2. (i) On or before execution of this indenture the Transferors-cum-Confirming Party acknowledge receipt of a sum of Rs. 1,62,72,000/- (Rupees One Crore sixtytwo lacs seventytwo thousand only) received from the Confirming Party, being full consideration for sale and transfer of the said Premises receipt whereof the Transferors-cum-Confirming Party doth hereby acknowledge.

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- (ii) On or before execution of this agreement the Confirming Party acknowledge receipt of a sum of Rs. 3,51,00,000/- (Rupees Three Crore fiftyone lacs only) received from the Transferees, being full

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consideration for assignment and transfer of all their rights in the said Premises.

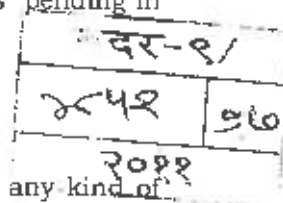
3. The Transferors-cum-Confirming Party and the Confirming Party (wherever context refer to them) jointly and severally covenants with the Transferees as follows:

a) that the Transferors-cum-Confirming Party absolutely own and possess the said Premises, and no other person or persons has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Premises, by way of sale, charge, lien, gift, succession, trust, lease, easement or otherwise howsoever and that the Transferors-cum-Confirming Party have good full power and absolute authority to deal with and transfer the same to the Transferees.

b) that, the Confirming Party have paid maintenance charges, water charges, electricity upto date hereof and that there are no claims or disputes pending in respect thereof.

c) that there is no unresolved dispute or any kind of claim from any third party or Government department, in respect of the said Premises.

d) that the Transferors-cum-Confirming Party have not created any charge or encumbrances of whatsoever



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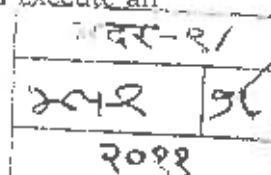
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nature in respect of said Premises. The said Premises are not a subject matter of any litigation nor the said Premises or any part thereof has been attached in execution of any decree nor any tenancy or leave and license or any right has been created in favour of any one in respect of said Premises.

- c) that there is no prohibitory order issued by any revenue authority and/or court, there are no proceedings pending before any Income Tax Officer and the Transferors-cum-Confirming Party are entitled to deal with the said Premises, and there are no circumstances which prevent the Transferors-cum-Confirming Party from transferring the said Premises.

- f) the Transferors-cum-Confirming Party and the Confirming Party shall indemnify and indemnified to the Transferees against any claims, demands, costs, expenses that the Transferees may be liable to pay or incur in respect of the said Premises, including any stamp duty liability, for the period upto the date hereof for which the Parties shall execute an Indemnity Bond.

- g) that the Transferors-cum-Confirming Party and the Confirming Party shall whenever required to do so, from time to time and at all times hereafter, execute and sign or cause to be executed and/or signed all



Y. K. S.

Y. K. S.

Y. K. S.

such letters, forms, applications, deeds, documents, writings and papers if any for more perfectly securing, assuring and effectually transferring the said Premises unto and to the use of the Transferees forever.

h) All representations as recited in the preamble of this agreement shall form part of this agreement.

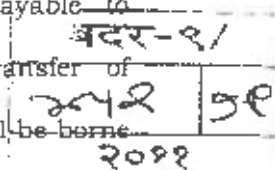
4. The Transferees hereby covenant with the Transferors-cum-Confirming Party as follows:

a) that, the Transferees shall hereafter regularly pay his proportionate contribution towards municipal electricity, maintenance and other charges and outgoings payable in respect of the said Premises.

b) That, the Transferees shall observe and abide by all the conditions and covenants rules and regulations of Bharat Diamond Bourse.

6. The transfer charges, or any such amount payable to the Bharat Diamond Bourse and MMRDA for transfer of said Premises in favour of the Transferees shall be borne and paid by the Confirming Party and Transferees in equal proportion.

7. Stamp duty, registration charges and expenses incidental thereto if any payable in respect of this Agreement or any further agreement or conveyance relating to the said



MS

Signature

2012

Premises shall be entirely borne and paid by the Transferees only.

8. The parties hereto agree to lodge this Sale Deed for registration with Sub-Registrar of Assurances, and admit execute thereof.
9. Any and all disputes arising out of this indenture shall be subject to Mumbai Jurisdiction only.

10. The PAN numbers of Transferors-cum-Confirming Party and Transferees and Confirming Party are as follows:

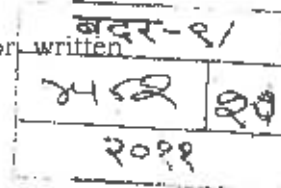
M/S. PUNAM GEMS - AAAP2722Q

M/S. DHARMANANDAN DIAMONDS - AACCD66780

M/S. RITESH EXPORT - AAAPR1990E



11. Any agreement subsisting between the Transferors-cum-Confirming Party and the Confirming Party has been abrogated by mutual consent of the parties and any of the parties shall have no rights arising out of such agreement between the parties, there is no other verbal or written understanding except this agreement.



SCHEDULE OF THE PREMISES ABOVE REFERRED TO:

ALL THAT comprised of the Transferors-cum-Confirming Party rights, title and interest benefits and interests Office No. i.e. FE-7011 measuring about 1436 sq.ft. Carpet Area, equivalent to 2051 sq.ft. saleable/built Up Area in Tower "F" on the 7th floor of Bharat Diamond Bourse Complex (under construction) and three Car

AD

[Signature]

> D. N. S. K.

Parking Space bearing No. F-1147, F-1148 and F-1149 in BDB
 Bandra Kurla Complex, Next to ICICI Building, Off. Bandra Kurla
 Link Road, Bandra (East), Mumbai 400 051 bearing C.S./CTS No.
 4207 of Kolekalyan Division, together with right to receive
 possession of the said Premises in the said Bourse

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

SIGNED SEALED AND DELIVERED

By the withinnamed

"The Transferors-cum-Confirming Party"

M/S. PUNAM GEMS

Through its Partner

Shri Arvind R. Shah

In the presence of

FOR PUNAM GEMS

Arvind R. Shah

PARTNER



SIGNED SEALED AND DELIVERED

by the withinnamed "Transferees"

M/S. DHARMANANDAN DIAMONDS P. LTD.

Through its Director

Shri Sanjay J. Virani

In the presence of

For DHARMANANDAN DIAMONDS PVT. LTD.

DIRECTOR



SIGNED SEALED AND DELIVERED

by the withinnamed "Confirming Party"

M/S. RITESH EXPORT

Through its Partner

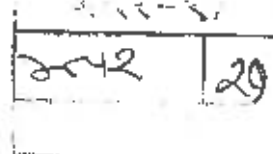
Shri Deepak N. Shah

In the presence of

For RITESH EXPORT

Deepak N. Shah

ATTORNEY HOLDER / PARTNER



RECEIPT

Pursuant to above MOU dated 27/09/2009, we acknowledge receipt of a sum of Rs. 1,62,72,200/- (Rupees One Crore Sixtytwo lacs seventytwo thousand two hundred only), received from the Confirming Party, being full consideration for sale, received as follows:

Cheque	Dated	Amount	Drawn on
322057	9/6/09	20,00,000/-	Union Bank of India
322093	19/6/09	20,00,000/-	-----do-----
RTGS	7/04/10	1,22,72,200/-	-----do-----

We say received,
For PUNAM GEMS

Partner



RECEIPT

Pursuant to above Sale Deed, we acknowledge receipt of a sum of Rs. 3,51,00,000/- (Rupees Three Crore fiftyone lacs only) from the Transferees, being full consideration for sale, received as follows:

Cheque	Dated	Amount	Drawn on
075796	28/10/10	1,00,00,000/-	S.B.I. 2012-21
391486	21/01/11	50,00,000/-	S.B.I. 2012 22
131329	20/04/11	50,00,000/-	S.B.I. 2012
RTGS	25/04/11	1,00,00,000/-	S.B.I. 2012
RTGS	29/04/11	51,00,000/-	U.B.I.

We say received,
For RITESH EXPORT

Partner

मालमत्ता पत्रक

कालेकल्याण मातुका/न.भू.मा.को. न.भू.अ.बांद्रा जिल्हा -- मुंबई जिल्हा
 शिट नंबर प्लॉट नंबर क्षेत्र भारणाधिकार शासनाला दिलेल्या आकराची चौक पड्याचा
 न.भू.न. चौ.मी. तपशील आणि त्याच्या फेर तपासण्याची निवड घेऊन

100 2000
 Sq yds
 [5368.6 1/2]
 चौ.मि.
 [43302.8]
 8662290.00
 - 90000.9
 8672489.1
 2000.00 न.भू.क्र.
 8900/2 नवीन पिढ्यात
 पत्रिका उघडलेले क्षेत्र कमी
 केले.
 8699632.6

बदर-२/
 2022 23
 2022

नूतन धारक Agri

व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा पुरवठा	साक्षात्करण
१९६९ मा.स. च्या १९५६ च्या खजाने मापाचे कायद्यानुसार म.रा.स. च्या १९५८ अन्वयेन बांधणी कायद्यानुसार व धा.स. च्या नाणे संवधी कायद्यानुसार क्षेत्र आकाराचे रुपांतर केले.			
१९९० मुंबई महानगर प्रदेश विकास प्राधिकरणा यांचा २१/३/८५चा अर्ज व नोंदपावती दि. १३/३/८६ प्रमाणे व न.भू.क्र. क्र. ३ यांचा आदेश दि. ३/१२/९०	SI	धा) मुंबई महानगर प्रदेश विकास प्राधिकरण जिल्हा	१९९०-१२-२९ ००:००:०० न.भू.अ. बांद्रा
१९९१ अर्ज, असि. लेन्ड ऑफिसर बी.एच.आर. डी.ए. यांचे कडील ताबे पावती दि. २/२/८८ व मा.न.भू.अ.क्र. ३ मुंबई यांचे आदेशान्वये १७७८.९ चौ.मी. क्षेत्र ग.टेलीफोन विभागच्या नाथाने वर्ग करून ४२०७/१ असी नवीन पिढ्यात पत्रिका उघडली.			१९९१-०५-०२ ००:००:०३ दि. १७/५ लया न.भू.अ.



बदर-२/
 2022 23
 2022

मालमत्ता पत्रक

कसेनेकल्याण

तालुक न.पु.मा.का. -- न.पु.अ.बांदा

जिल्हा -- मुंबई उपनगर जिल्हा

जल नंबर प्लॉट नंबर

खंड
खे.मी

धारणीधकदार

शासनांतर्गत दलान्ता अधिकारपत्राच्या प्रत्येकाचा तपशील आणि त्याच्या फेर तपासणीचे नियम बंध)

व्यवहार

खंड क्रमांक

नविन धारक (धा)
पट्टेदार (प) विखा भात (भा)

साक्षात्करण

मा. जिल्हाधिकारी मुंबई उपनगर बांचे कडील आदेश क्र No.C /Desk - VII -A LND/NAP/SR -A - २५१ दि. २४/११/९८ अनुसार " सरदारी जमिन अकृषिकांकडे वग झालेली असून त्याची योजना करून घेण्यात आलेली नाही. अशी नोंद मा.ज. आ. आणि संपु.अ. (म.प.) पुणे यांचे कडील परि- पत्रक क्रमांक एस. व्ही. सी. अग्र - १६४ / मा.पु. ५/९८ दि. ४/३/९९ मन्वये घेण्यात आली.

महं.
२८/०६/१९९९
२ ग. अ. भांडा

अज. मह. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील विज्ञापित आदेश क्र.सो/डेस्क - III/C/एन एन डी/एन ए पी/एन एन ए ३८२ दिनांक २१/२००३ व त्यासोबतचा मंजूर आराखडा इकडील पी.र.मं.०५/२००३ दिनांक २१/२/२००३ व इकडील दिनांक २१/८/२००३ चे आदेशान्वये जिनरोतीकडे वग होणार २८७८.३० चौ.मी.क्षेत्राची न.पु.क्र.४२०७/२ क्रमां नविन स्वतंत्र मिल्कत पत्रिका उपडली व न.पु.क्र.४२०७/२ क्षेत्र १८३२५११.१ चौ.मी.मधून न.पु.क्र.४२०७/२ कडे वग होणारे क्षेत्र २८७८.३० चौ.मी.कमी केले.

जे.एम.ए. क्र.१०० घसाण
१९/८/२००३
न.पु.अ.बांदा

खरो नयकाल -

न.पु.अ.बांदा
मुंबई उपनगर जिल्हा



५५८३ कसेनेकल्याण म.पु.
१०-६-९० कोटी ६
१०-६-९० १२०/१
१० JUN 2010 ६१
१२०/१



बंदर-१/
२०११

बंदर-१/
२०१०

मालमत्ता पत्रक

मोजे -- कोलकल्याण

तारीख - न.पु.मा.का. -- न.पु.अ.बांदा

जिल्हा -- मुंबई उपनगर जिल्हा

श्री. शासन
रक. फ. नं. न.

शिट नंबर

प्लेट नंबर

क्षेत्र

चौ.मो.

धारणीधकार

शासनाली दिलल्या आकराधीचा किंवा भाड्याला
नपसले आणि त्याच्या फेर तपसणीची निश्चय वळी

१२०७

४३०४

क्र.	व्यवहार	खंड क्रमांक	नाम - धारक (धा) नंदा (प) किंवा धार (भट)	साक्षात्करण
१८/०६/१९९९	मा. जिल्हाधिकारी मुंबई उपनगर यांचे कडील आदेश क्र No.C /Desk -VII -A LND /NAP /SR -A - ०५९ दि. २४/११/९८ अनुसार " सदरची जमिन अकृषिकेवढे वर्ग झालेली असून त्याची मोजणी करून घेण्यात आलेली नाही अशी नोंद मा.ज. आ. आणि संभू.अ. (म.रा) पुणे यांचे कडील पत्रक क्रमांक एस्. झी. सी. आर - १६४ / ना.पु. ५९८ दि. १०/०६/९९ अन्वये घेण्यात आली.			मो. - २८/०८/१९९९ न.पु.अ.बांदा
१८/०६/२००३	अज. मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडे डी.ए. विनश्रीकांत यांचे क.सी./डेस्क -II/C/एल.एन.डी/एन.ए.पी/एस.आर.ए. ३८२ दिनांक ७/९/२००३ व त्यासोबतचा भंजूर आराखडा इकडील मो.म.०५.२००३ दिनांक २९/२/२००३ व इकडील दिनांक २९/८/२००३ चे आदेशान्वय विनश्रीकांते वर्ग होणार २८७८.३० चौ.मी. क्षेत्राची न.पु.क्र. ४२०७ व अशी नविन स्वतंत्र मिळकत पत्रिका उपडली व न.पु.क्र. ४२०७ चे रक १८७२५११.९ चौ.मी. पथून न.पु.क्र. ४२०७/२ कडे वर्ग होणार २८७८.३० चौ.मी. कमी केले.			१२/०६/२००३ २८/०८/२००३ न.पु.अ.बांदा

कारण -

खरी नकल -

न.पु.अ.बांदा

मुंबई उपनगर जिल्हा

४५८३ न.पु.अ.बांदा
१०-६-१० नोटीस
१०-६-१० न.पु.अ.बांदा १२०/-
१०-६-१० न.पु.अ.बांदा ६१/-
१० JUN 2010 न.पु.अ.बांदा १२०/-
१० JUN 2010 न.पु.अ.बांदा १२०/-



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नदर-९/
१९९०२ १२
२०१०



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No.LC/BKC(G)/BDB(C-28)/ 692/2011

Date : 19-05-2011

To,
 The Company Secretary,
 Bharat Diamond Bourse,
 Plot No.C-28, 'G' Block
 Bandra-Kurla Complex,
 Bandra (East), Mumbai-400 051.

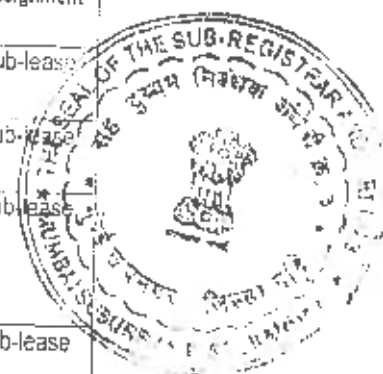
Sub : Allotment of Plot No.C-28 in 'G' Block of BKC.
 - Consent to assign the premises.

Ref. : Your letters dated 08-04-2011, 14-04-2011, 20-04-2011, 21-04-2011,
 23-04-2011, 27-04-2011, 03-05-2011 & 04-05-2011.

Sir,

With reference to your letters under reference on the subject mentioned above, directed to inform you that the Metropolitan Commissioner is pleased to grant the demised premises as stated below constructed on the plot No.C-28 in 'G' Block of Bandra Kurla Complex :-

Sr. No.	Office No.	Share Certificate No.	Name of the Member (Assignor)	Name of the Assignee	Area (sq. Mtr.)	Mode of Assignment
1	FC 9020	F/1707	Kiran Gems Pvt. Ltd.	M/s HVK International Pvt. Ltd.	192.55	Sub-lease
2	CW 5120	C/0610	S. Champak & Co.	K.B. Gems	44.79	Sub-lease
3	BC 2072	B/0194	M.Vinodkumar Export	Mihir Gems Pvt. Ltd. (Formerly known as New Look Sales Pvt. Ltd.)	23.61	Sub-lease
4	BC 2071	B/0193	Sutaria Brothers	Mihir Gems Pvt. Ltd. (Formerly known as New Look Sales Pvt. Ltd.)	60.41	Sub-lease
5	GE 6051	G/1802	Umrawma & Co.	J.K. Star	78.53	Sub-lease
6	BW 5141	B/317	Flawless Diamond (India) Ltd.	Jewel Star	18.94	Sub-lease
7	BW 5142	B/318	M/s. Shubham Corporation	Jewel Star	19.25	Sub-lease
8	BW 5143	B/319	Abhishek Corporation	Jewel Star	31.43	Sub-lease
9	GW 2050	G/1738	Dipti Diamonds	Dipti Diamonds & Jewellery Pvt. Ltd.	101.40	Sub-lease
10	FE 7011	F/1655	Punam Gems	Dharmnandan Diamonds Pvt. Ltd.	133.39	Sub-lease
11	FE 7012	F/1656	Navin Gems	Dharmnandan Diamonds Pvt. Ltd.	167.67	Sub-lease
12	JW 2020	J/2035	Natik H. Laknani	V. Mohanlal & Co.	20.68	Sub-lease



2042 24
 2092

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051

EPABX : 2659 4000 • FAX : 2659 1264 • WEB SITE : <http://www.mmrda.mumbai.org>

13	DW 5110	D/1024	Ankit Gems	Moon Diamonds	19.92	Sub-lease
14	DW 5100	D/1023	Ankit Gems	Moon Diamonds	19.07	Sub-lease

2. The consent is granted on the following terms and conditions :-
- The Consent for assignment of the premises is subject to Lease Deed executed between Mumbai Metropolitan Region Development Authority and Bharat Diamond Bourse on 31-03-2010.
 - All the obligations devolving upon you in terms of the above said Lease Deed shall be performed in strict accordance with the said Lease Deed and shall be binding upon the Assignee.
 - The assignee should use the demised premises for the purpose stated in Article 2(n) of the Lease Deed referred to above & for no other purpose.
 - The instrument of intended transfer shall include the following Clauses :-

(a) **Recital Clause :-**

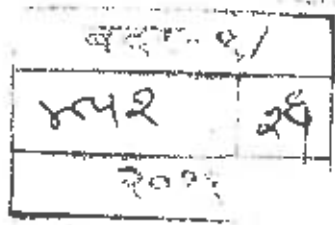
"At the specific request of the Bharat Diamond Bourse vide its letter dated addressed to the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No. LO/EKC(G)/BOB/...../1, dated, annexed hereto as **ANNEXURE** have granted permission to assign the premises as stated herein above on the terms and conditions as contained therein."

(b) **Article Clause :-**

"NOTWITHSTANDING anything contained herein, this (Name of the Assignee) shall be enforceable subject to the conditions, covenants and stipulations contained in the Lease Deed executed between Mumbai Metropolitan Region Development Authority and Bharat Diamond Bourse on 31-03-2010."

This consent should be exercised within 90 days from the date of this letter and a copy of the EX-11 of the transfer document so executed & registered with the Sub-Registrar of Assurances should be submitted to this office for records.

The assignment charges equal to 10% of the stamp duty chargeable on the instrument of Deed of Assignment should be paid to MMRDA immediately within seven days after execution & registration of the Deed of Assignment. Delay in payment will attract interest @ 12% p.a.



Yours faithfully,

(S.K. DESAI)
(S.K. DESAI)
LANDS MANAGER (I/c)
MMRDA.

Copy to :

- M/s. Kiran Gems Pvt. Ltd.
- M/s. S.Champak & Co.
- M/s. M.Vinodkumar Export
- M/s. Sutaria Brothers
- M/s. Umrawmal & Co.
- M/s. Flawless Diamond (India) Ltd.
- M/s. Shubham Corporation
- M/s. Abhishek Corporation
- M/s. Punam Gems
- M/s. Navin Gems
- M/s. Naitik H Laxhari
- M/s. Ankit Gems

BHARAT DIAMOND BOURSE

DIAMOND CENTRE OF THE WORLD



BDB/L/SV/902

20th May, 2011

To,
Punam Gems
1703, Panchratna,
Opera House, Mumbai-400 004.

Sub: NOC for Transfer.

Transferor : Punam Gems : Transferee: Dharmanandan Diamonds Pvt.Ltd.

1. We hereby inform you that we have NO OBJECTION for proposed Transfer of Block of Share with Occupancy Rights for the Office Premises at Bharat Diamond Bourse Complex, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.

Sr. No	Share Certificate No.	Block of Shares	Premises No.	Car Parking
1	F/1655	2051	FE7011	NA
2	P/1354	100	NA	F-1147
3	P/1355	100	NA	F-1148
4	P/1356	100	NA	F-1149

2. MMRDA has provided its NOC Letter Ref. No. LC/BKC(G)/BDB(C-28)/657/2011, dated 17th May, 2011 (copy enclosed herewith). Kindly add the clause's in your Agreement as stated in MMRDA's NOC.
3. We have no-objection to the proposed transfer subject to you and the proposed transferee, fulfilling, complying and abiding, at all times, with the various terms, conditions and obligations as stated in the Articles of Association of the Company and MMRDA NOC.
4. The following is the list of documents which would be required for transfer of the Block of Shares.
 - (a) Payment of necessary Transfer Fees payable to BDB / MMRDA.
 - (b) Duly filled, executed and stamped share transfer form 7B together with the original of the share certificate representing the Block of Shares.
 - (c) A certified true copy of the duly executed, stamped and registered agreement / transfer document between the parties evidencing the sale and transfer of the Block of Shares.
 - (d) Such other documents, letters, etc., as the Managing Committee may decide and require keeping in mind the facts and circumstances of the case.

For BHARAT DIAMOND BOURSE

Kaushik Chatteraj

Divisional Head -Finance & Administration

Authorized Representative

Encl: 1) Copy of NOC of MMRDA.

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partners, successors, executors, heirs and legal representatives) of the FIRST PART; AND
M/S. RITESH EXPORT a registered partnership firm situated at 118-A & B, Shreeji
Chambers, Tata Road No.1 & 2, Opera House, Opera House, Mumbai - 400 004,
represented by one of its partners SHRI Bharat K. Shah,
hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be
repugnant to the context or meaning thereof, be deemed to mean and include its present
partners, successors, executors, heirs and legal representatives) of the OTHER PART;

WHEREAS the Transferor has been allotted by the Bharat Diamond Bourse ("the Bourse")
an office premises being office No. FE-7011 admeasuring an area of 2100 sq.ft or
thereabout at the Bourse's Building under construction at Bandra Kurla Complex, Bandra
(E), Mumbai - 400 051 against their application Nos. 85 under Scheme-A and No. 5695
under Scheme-B. Under application No. 85 having under scheme CP1, it has also been
allotted three car parking spaces.

AND WHEREAS the Transferor has agreed to transfer all the benefits and privileges of the
said Application No.85 & 5695 being all rights, title and claim in respect of office No. FE
7011 admeasuring 2100 (Two thousand One hundred) sq. ft. (hereinafter referred to "the
said premises") and three car parking spaces (hereinafter referred to "the said car parking
spaces") to the Transferee for a consideration of Rs. 1,62,72,200/- (Rupees: One
sixty two lacs seventy two thousand two hundred only) which represents the aggregate
amount of installments paid by the Transferor to the Bourse till date towards the said
premises i.e. for 2100 sq.ft. area and the said three car parking spaces.

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of
this understanding in writing:-

x
Anil K. L.
Sharma

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NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferor had agreed and further agrees to transfer all the benefits and privileges of Application No. 85 & 5695 being all the rights, title and claims in respect of office No. F-7011 admeasuring 2100 (Two thousand one hundred) sq. ft. allotted to the Transferor by the Bourse to the Transferee at or for the price of Rs. 1,52,22,200/- (Rupees: One crore fifty two lacs twenty two thousand two hundred only) which is equivalent to the aggregate amount of installments paid by the Transferor to the Bourse till date towards the cost of the said premises.

2. The Transferor had agreed and further agrees to transfer all the benefits and privileges of Application No. 85 for three car parking spaces allotted to the Transferor by the Bourse to the Transferee at or for the price of Rs. 10,50,000/- (Rupees: Ten lacs fifty thousand only) which is equivalent to the aggregate amount of installments paid by the Transferor to the Bourse till date towards the cost of the said premises.

3. Out of the consideration amount of Rs. 1,62,72,200/- (Rupees: One crore sixty two lacs seventy two thousand two hundred only) the Transferee has already paid a sum of Rs. 40,00,000/- (Rupees Forty lacs only) vide two cheques of Rs. 20,00,000/- each dated 09.06.2009 and 19.06.2009 respectively. The receipt of the part consideration is admitted by the Transferor. In pursuance to the same both the Transferors and Transferees have complied with the requisite formalities as required by Bharat Diamond Bourse of which both are members and engaged in diamond business.

4. Vide letter dt. 11.09.2009 submitted on 15th September, 2009 the Transferor i.e. M/s. Punam Gems accordingly made application to Bharat Diamond Bourse for transfer of the



[Handwritten signature]

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above office premises and three car parking spaces in favour of the Transferee, M/s. Ritesh Export. It also paid a sum of Rs. 65,000/- by cheque to Bharat Diamond Bourse being its processing fees for the purpose.

5. The Transferor has handed over copies of all the applications, allotments, receipts, etc. in respect of its title to above office premises and car parking spaces. However, the Transferor was unable to handover the originals thereof to the Transferee as they were under lien of State Bank of India for the credit facilities enjoyed by the Transferor or its associates.
6. The Transferor presently also has not been able to obtain the original from the bank nor the requisite NOC from the bank addressed to Bharat Diamond Bourse for effecting the transfer.
7. The Transferor agrees and covenants that it shall without waiting for the receipt of balance consideration of Rs. 1,22,72,200/- (Rupees One crore twenty two lacs seventy thousand two hundred only) get the lien of the bank lifted as soon as possible within _____ months and obtain the requisite NOC addressed to the Bourse for transfer of its deposits in favour of Transferee M/s. Ritesh Export. After the compliance of this formality, the Transferee shall pay the balance consideration to the Transferor within _____ days thereof.
8. Pending above, the Transferee agrees and admits and does so irrevocably the fact that it has no right, title or interest of any nature whatsoever in the above office premises and car parking spaces except receiving balance consideration amount. It will further intimate to the concerned bankers about the above transfer of all the benefits and privileges of the said applications in favour of the Transferee and irrevocably authorize the bank to handover all the originals pertaining the above office premises and car parking spaces to the Transferee M/s. Ritesh Export directly without recourse to it.

[Handwritten signature]

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9. The Transferor undertakes to sign, endorse and execute all documents, writings, papers etc. to effectually transfer the said office premises and car parking spaces to and in the name of the Transferee forever as soon as requisite NOC is received from the Bank for the transfer.

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

SIGNED AND DELIVERED

by the withinnamed "TRANSFEROR"

M/S. PUNAM GEMS

through its partner

SHRI _____

in the presence of

with power Stamp
S. S. S.

FOR PUNAM GEMS

Anil R. L.
PARTNER



SIGNED AND DELIVERED

by the withinnamed "TRANSFeree"

M/S. RITESH EXPORT

through its partner

SHRI _____

in the presence of

For RITESH EXPORT

[Signature]

ATTORNEY HOLDER / PARTNER

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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

TOP(P-2)/BKC-27(CC)/C-28/IT-7&7B/1010/2009.

Date: 6 SEP 2009

OCCUPANCY CERTIFICATE

To,
Architect Reza Kabul,
Plot No. 78, 2nd Floor,
Turner Road, Bandra (W),
Mumbai-400 050.

Sub: Occupancy Certificate for Tower no.7 [consisting of Basement + Ground + 9 upper floors] & Tower no.-7B [consisting of Basement + Ground + 9 upper floors] of Commercial Building constructed on plot no. C-28 of 'G' Block of Bandra-Kurla Complex for 'Bharat Diamond Bourse' (BDB).

- Ref- (1) MMRDA's CC for amended drawings dt. 23/10/2001.
(2) MMRDA's NOC for Occupation for Tower T-2 & T-3 dt. 03/10/2007
(3) MMRDA's NOC for Occupation for Tower T-1 dt. 15/01/2008.
(4) MMRDA's NOC for Occupation for Tower T-4 dt. 13/02/2008.
(5) MMRDA's NOC for Occupation for Tower T-5 dt. 1/04/2008.
(6) MMRDA's NOC for Occupation for Tower T-6 dt. 6/05/2008.

Sir,

1. The total built up area of Tower nos. 1 to 7 & 7B built on the plot under reference measuring 168973.43 sq.m is within the total permissible built up area as per the Agreement to Lease which is of 1,81,883.24 sq.m. for the Commercial Buildings of "Bharat Diamond Bourse" on plot no.C-28 in 'G' Block of Bandra-Kurla Complex being completed.



Tower no.	NOC for OC is issued on	Built-Up Area As per NOC to OC (sq.m.)	Built-Up Area as per the amended as-built drawings (sq.m.)	Total Built-Up Area (sq.m.)	Remarks
Tower no. 1 (Basement + Gr + 7 floors)	15/01/2008	8,328.84	8,372.88	8,372.88	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 2 (Basement + Gr + 8 floors)	3/10/2007	18,730.71	16,816.56	16,816.56	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 3 (Basement + Gr + 8 floors)	3/10/2007	25,148.00	23,038.85	23,038.85	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 4 (Basement + Gr + 8 floors)	13/02/2008	29,784.25	27,852.33	27,852.33	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 5 (Basement + Gr + 9 floors)	1/04/2008	23,185.44	No change	23,185.44	NOC for OC is already issued
Tower no. 6 (Basement + Gr + 9 floors)	6/06/2008	22,462.37	No change	22,462.37	NOC for OC is already issued
Tower no. 7 (Basement + Gr + 9 floors)	—	—	24,841.88	24,841.88	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 7B (Basement + Gr + 9 floors)	—	—	15,516.54	15,516.54	This built up area is to be read with the "as built" drawings enclosed along this letter.
Total BUA	—	—	—	1,81,878.88	
Permissible BUA	—	—	—	1,81,883.24	

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2. The Tower nos.1,2,3,4,5,6,7,7B which are constructed and complete on the plot under reference under the supervision of (I) Architect, Reza Kabul (II) Shri. J. Ghose, Structural Engineer, M/s. Mahindra Raj Consultants Pvt. Ltd. are hereby permitted to be occupied subject to the condition that this Occupancy Certificate is valid after the following conditions are complied with:

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.



- (1) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the premium for the area covered by staircase, lift & lift lobbies taken free of FSI to MMRDA not later than the period of 60 days from the date of issuance of the Occupancy Certificate.
- (2) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the penalty for additional work to MMRDA not later than the period of period of 60 days from the receipt of demand note from MMRDA.
- (3) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the additional premium for grant of extension of period for completion of building to MMRDA not later than the period of 60 days from the receipt of demand note from MMRDA.
- (4) That the applicant (BDB) shall submit the certificates under section 270-A of BMC Act issued by Hydraulic Engineer, MCGM.
- (5) That any change in the constructed premises any time in future would require prior approval of MMRDA.
- (6) This permission is issued without prejudice to action, if any, under MR&TP Act.

Yours faithfully,

Metropolitan Commissioner
MMRDA



Enclosures :-

- (1) Amended as-built drawing nos. ARK/BDB/MT7/01 to 25 (25 drawings) for Tower No.7.
- (2) Amended as-built drawing nos. ARK/BDB/MT7B/01 to 24 (24 drawings) for Tower No.7B.
- (3) Amended as-built drawing nos. ARK/BDB/MT1/01 to 17 (17 drawings) for Tower No.1.
- (4) Amended as-built drawing nos. ARK/BDB/MT2/01 to 21 (21 drawings) for Tower No.2.
- (5) Amended as-built drawing nos. ARK/BDB/MT3/01 to 21 (21 drawings) for Tower No.3.
- (6) Amended as-built drawing nos. ARK/BDB/MT4/01 to 21 (21 drawings) for Tower No.4.

Copy to :-

- 1) The Project Director, _____ (without enclosures)
Bharat Diamond Bourse,
Ground Floor, Construction Site Tower no. H,
'G' Block, Bandra Kurla Complex, Bandra (E), Mumbai-400 051.
- 2) The Executive Engineer, _____ (with enclosures)
Building Proposals-Western Suburbs, MCGM.
MCGM Office, H&K Ward,
R.K. Park Marg, Bandra (West), Mumbai - 400 050.
(Total 420 drawings enclosed herewith).

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सप प्रमुख अभियंता (इ.म.)
जीवन उपकरणे - १ पांसे कार्यालय

11 SEP 2009

11.12.2009

म. (इ.म.) / 11.12.1



**ORIGINATING AREA DIFFERENCE A
BE SEEN AS HUMAN ERROR WHILE
DRAFTING & CALCULATION**

2 IF THERE ARE ANY DISCREPANCY
IT MAY BE BROUGHT INTO THE
NOTICE OF HDB IMMEDIATELY.

3 ACTUAL DIMENSIONS SHOULD BE
VERIFIED AT SITE.

**BHARAT
DIAMOND
BOURSE**

FE 1011

TOWER 8 - 7TH FLOOR
EAST CORE

FE 7011
133.38 aqmt

TOWER - 6

Not to Scale

**Area under
Reference.**

Key Plan
Not to Scale

ENT

AS BUILT READ DIAGRAM
OF THE OFFICE AT THE TIME
OF TAKING MEASUREMENT

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ALL DIMENSIONS ARE IN mm

G*Block, Bandra-Kurla Complex
Ground Floor, Construction Site Tower No. H
Next to ICICI Bldg., Off Bandra-Kurla Link Road
Bandra (East), Mumbai - 400 051
Tel : 022-2652 2220 • Fax : 022-2652 2205
E-mail : bdbindia@vsnl.net

BHARAT DIAMOND BOURSE

SECRET OFFICE



**CERTIFIED TRUE COPY OF THE EXTRACTS OF THE RESOLUTION PASSED BY
THE MANAGING COMMITTEE AT ITS MEETING HELD ON 22ND MAY, 2010 AT
3.00 P.M. AT BHARAT DIAMOND BOURSE, TOWER H, BANDRA-KURLA COMPLEX,
MUMBAI 400051:**

RESOLVED THAT the Allotment Letters be entered into and be executed with various allottees, hereinafter referred to as "the Allottees" in respect of various Office Premises and Car Parking Spaces in Bharat Diamond Bourse Complex situated at G-Block, Bandra Kurla Complex, Ground Floor, Bandra (East), Mumbai - 400 051 and the buildings area constructed on the piece of land known as Plot No. C-28 at G-Block, Bandra Kurla Complex, situated and lying in C.T.S. No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Sub-Urban. (Hereinafter all the Office Premises and Car Parking Spaces shall be collectively referred to as the "Said Properties").



It was originally resolved that Mr. Rajesh C. Shah, Mr. Bharat M. Shah and Mr. Pravin Patel, members of the Managing Committee / Directors of Bharat Diamond Bourse would jointly and/or severally authorized to sign the allotment letters.

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FURTHER RESOLVED THAT Mr. Anoop V. Mehta, Mr. Arun C. Shah, Mr. Prakash Shah and Mr. Pravin M. Kheni, members of the Managing Committee / Directors of Bharat Diamond Bourse are hereby jointly and/or severally authorized to sign the allotment letters, other relevant documents and appear before the Sub-Registrar of Assurances for registering the aforesaid allotment letters and admit the execution thereof before the Sub-Registrar of Assurances.

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TRUE EXTRACT

For BHARAT DIAMOND BOURSE

K.D. Kanya

COMPANY SECRETARY



Place : Mumbai

Date : 16.07.2010

आयकर विभाग
INCOME TAX DEPARTMENT
BRITISH EXPORT

भारत सरकार
GOVT OF INDIA

04/10/1986

Permanent Account Number
AAAF1990E

भारत सरकार

AAAFR1990E

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAAFP2722Q

नाम / NAME
PUNAM GEMS

स्थापना/संयोजन तिथि / DATE OF INCORPORATION/FORMATION
19-08-1977

Signature
आयकर विभाग (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



बंदर-२/	
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DHARMANANDAN DIAMONDS
PRIVATE LIMITED

31/08/2007

Permanent Account Number
AACCD6676J



**BHARAT
DIAMOND
BOURSE**

DIAMOND CENTER OF THE WORLD



35 A 350
NOV 15 2010

R 0000550-488692

(MANISHA PATHAK)
Authorised Signatory

(Incorporated under Section 25 of the Companies Act, 1956)

Registered Office: 391, Dr. Dadasaheb Bhadkamkar Marg, Swastik Cinema Building, Mumbai - 400 004

Administrative Office: G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 057.

SHARE CERTIFICATE

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned shares(s) bearing the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of Association of the Company and the amount endorsed hereon has been paid-up on each such share

Equity Shares each of
Amount paid-up per share

Rs. 1,000/-

Rs. 1,000/-



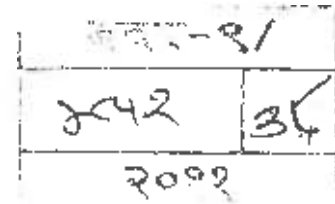
Registered Folio No. 1736

Name(s) of Holder(s) : PUNAM GEMS

Certificate No. P/1353

No. of Share(s) held : 100

Distinctive No.(s) of Share(s) From : 0135201 To 0135300



Given under the Common Seal of the Company on this 26 NOV 2010

The holder of this share certificate is entitled to the occupancy rights over the parking space No. F-1147 in the compound of the Tower F of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

Director

Director

A. C. S.
Authorised Signatory



**BHARAT
DIAMOND
BOURSE**

DIAMOND CENTRE OF THE WORLD



R-0000350/-88687

REGD. OFF. MUMBAI

FOR SUBS. & REGISTRATION

(MAHESH PATHAK)
Authorised Signatory

(Incorporated under Section 25 of the Companies Act, 1956)

Registered Office: 391, Dr. Dadasaheb Bhadkamkar Marg, Swastik Cinema Building, Mumbai - 400 004

Administrative Office: G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.

SHARE CERTIFICATE

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned shares(s) bearing the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of Association of the Company and the amount endorsed hereon has been paid-up on each such share

Equity Shares each of
Amount paid-up per share

Rs. 1,000/-

Rs. 1,000/-



Certificate No.

Registered Folio No. 1736

Name(s) of Holder(s) : PUNAM GEMS

No. of Share(s) held : 100

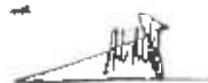
Distinctive No.(s) of Share(s) From : 0135301 To 0135400

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Given under the Common Seal of the Company on this

26 NOV 2010

The holder of this share certificate is entitled to the occupancy rights over the parking space No. F-1148 in the compound of the Tower F of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.



Director

Dr. L. S. L.

Director

A. C. S.
Authorised Signatory



**BHARAT
DIAMOND
BOURSE**

DIAMOND CENTRE OF THE WORLD



350
102-00
NOV 16 2010

00003507-PR0602

MAHARASHTRA

(MANISHA PANTHAR)
Authorised Signatory

(Incorporated under Section 25 of the Companies Act, 1956)

Registered Office: 391, Dr. Dadasaheb Bhadkamkar Marg, Swastik Cinema Building, Mumbai - 400 004.

Administrative Office: G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051

SHARE CERTIFICATE

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned shares(s) bearing the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of Association of the Company and the amount endorsed hereon has been paid-up on each such share

Equity Shares each of

Amount paid-up per share

Rs. 1,000/-

Rs. 1,000/-

Registered Folio No. 1738

Name(s) of Holder(s) : PUNAM GEMS

Certificate No. P/1355

No. of Share(s) held : 100

Distinctive No.(s) of Share(s) From : 0135401 To 0135500

Given under the Common Seal of the Company on this 26 NOV 2010

The holder of this share certificate is entitled to the occupancy rights over the parking space No. F-1149 in the compound of the Tower F of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

Director

Rs. 1 - 3LL

Director

A. C. S.
Authorised Signatory



**BHARAT
DIAMOND
BOURSE**

DIAMOND CENTRE OF THE WORLD



R-0013850/-288602

MAHARASHTRA

SHAREHOLDING LTD.
(DEPT. OF VENTURE CAPITAL
AND FINANCE)

(Incorporated under Section 25 of the Companies Act, 1956)

Registered Office: 391, Dr. Dadasaheb Bhadkamkar Marg, Swastik Cinema Building, Mumbai - 400 004

Administrative Office: G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.

SHARE CERTIFICATE

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned shares(s) bearing the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of Association of the Company and the amount endorsed hereon has been paid-up on each such share

Equity Shares each of
Amount paid-up per share

Rs. 1,000/-

Rs. 1,000/-



Registered Folio No. 1736
Name(s) of Holder(s) : PUNAM GEMS

Certificate No.

F/1655

No. of Share(s) held : 2051

Distinctive No.(s) of Share(s) From : 1054145 To 1056195

Folio No. 1736	
2051	8
2051	

Given under the Common Seal of the Company on this **26 NOV 2010**

The holder of this share certificate is entitled to the occupancy rights over the Office Premise No. FE7011 on the 7th floor of Tower F of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

Director

Director

Authorised Signatory

NOTE: No transfer of the above share(s) will be registered unless accompanied by this certificate

PUNAM GEMS

DIAMOND MANUFACTURERS, IMPORTERS AND EXPORTERS

AUTHORITY LETTER

We the partners of Punam Gems have agreed to assign, sale and transfer Office Premises bearing No. FE7011 measuring about 2051 sq. ft. Built Up Area on the 7th floor and three Car Parking space bearing No. F-1147, F-1148 and F-1149 in Tower "F" of Bharat Diamond Bourse Complex at Bandra (East), Mumbai-400 051 to M/s. Dharmanandan Diamonds Pvt. Ltd., To carry out all acts and deeds incidental thereto, we hereby authorize MR. ARVIND R. SHAH one of the partners of the firm to sign, execute any documents in this connection and admit execution thereof before the Sub-Registrar of Assurances, Mumbai, handover possession of the premises and all documents of title to the Purchasers and to represent us before the Bharat Diamond Bourse/MMRDA or any other concerned authorities. His signatures are attested hereunder.

Arvind R. Shah

ARVIND R. SHAH

Yours faithfully,
For PUNAM GEMS



Rahul A. Shah
(Rahul A. Shah)

Sweta R. Shah
(Smt. Sweta R. Shah)

R. H. Shah
(Smt. Ranjan A. Shah)

Place : Mumbai Date : 10/03/2011

HEAD OFFICE: 1703, PANCHRATHNA, OPERA HOUSE, MUMBAI 400 004

CORRESPONDING ADDRESS: 1208/A, PANCHRATHNA, OPERA HOUSE, MUMBAI 400 004. PHONE: (91-22) 2363 3266 FAX: (91-22) 2367 3611 OBC: (91-22) 2366 9166, 2366 9187

BRANCH OFFICE: PUNAM BUILDING, 3RD FLOOR, CPP, RTQ, RING ROAD, SURAT-395 002 PHONE: (91-261) 268-6614/5 FAX: (91-261) 265-1342 E-FAX: (91-11) 6617 3789

Web-Site: www.punamgems.net

E-mail: rahul@punamgems.net

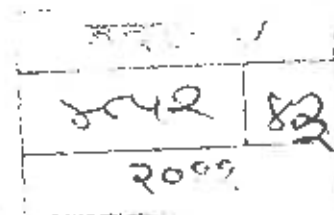
AUTHORITY LETTER

We the partners of Ritesh Export have agreed to assign, sale and transfer Office Premises bearing No. FE7011 measuring about 2051 sq. ft. Built Up Area on the 7th floor and three Car Parking space bearing No. F-1147, F-1148 and F-1149 in Tower "F" of Bharat Diamond Bourse Complex at Bandra (East), Mumbai-400 051 to M/s. Dharmanandan Diamonds Pvt. Ltd., To carry out all acts and deeds incidental thereto, we hereby authorize MR. DEEPAK N. SHAH one of the partners of the firm to sign, execute any documents in this connection and admit execution thereof before the Sub-Registrar of Assurances, Mumbai, handover possession of the premises and all documents of title to the Transferees and to represent us before the Bharat Diamond Bourse/MMRDA or any other concerned authorities. signatures are attested hereunder.

Yours faithfully,
For RITESH EXPORT

PARTNER

Place : Mumbai Date : 10/03/2011





DHARMANANDAN DIAMONDS

EXTRACT FROM THE RESOLUTION PASSED BY DIRECTORS OF
THE COMPANY IN THEIR MEETING HELD ON 18/03/2011 AT 10.30
A.M. AT THE REGISTERED OFFICE OF THE COMPANY

The Chairman informed the Board that the Company intend to purchase Premises being Office Premises bearing No. FE-7011 measuring about 2051 sq.ft. Built Up Area on the 7th floor and three Car Parking Space bearing No. F-1147, F-1148 and F-1149 in Tower "F" E-Wing of Bharat Diamond Bourse Complex at Bandra (East), Mumbai-400 051, from M/s. Punam Gems and need to authorize one of the Director of the Company to take necessary action in the matter.

The Board after careful consideration, unanimously passed the following resolution:

"RESOLVED that Company do purchase Premises being Office Premises bearing No. FE-7011 measuring about 2051 sq.ft. Built Up Area on the 7th floor and three Car Parking space bearing No. F-1147, F-1148 and F-1149 in Tower "F" E-Wing of Bharat Diamond Bourse Complex at Bandra (East), Mumbai-400 051 owned by M/s. Punam Gems

"RESOLVED that Shri Sanjay J. Virani, Director of the Company be and is hereby authorized to negotiate and finalize all terms, conditions, and consideration and to execute all documents necessary for purchase of said Premises, to admit execution of documents before Sub-Registrar of Assurances at Mumbai and to represent the Company before Bharat Diamond Bourse and MMRDA for transfer of said Premises and related shares.

For DHARMANANDAN DIAMONDS PVT. LTD

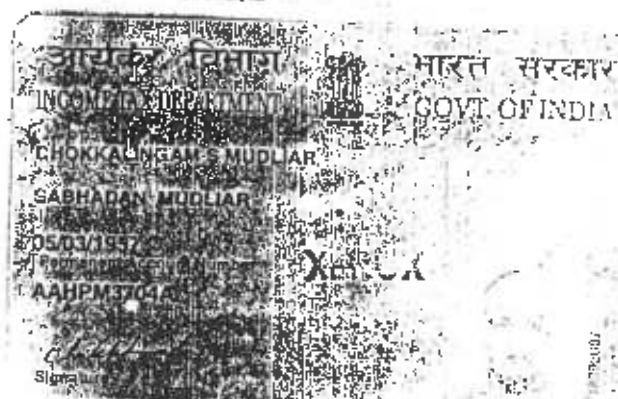
DIRECTOR

MUMBAI

DATED: 18/3/2011

DHARMANANDAN DIAMONDS PVT. LTD.,





बंदर-९/	
४५२	४५
२०११	



FORM 8
 (See Rule 16(1))

Driving Licence

MH-02-2008

Driving Licence No. R 6 4 4 4

Date of issue 12/11/2008

Name of the Licence Holder

Chokkalingam S. Mudliar

Son, wife/daughter of

Chokkalingam S. Mudliar

Specimen Signature/Thumb Impression
 of the Holder of the licence

24/05/2011

दुय्यम निबंधक:

दस्त गोपवत

3:34:00 pm

अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 4852/2011







दस्ताचा प्रकार : अभिहस्तार्तरणपत्र

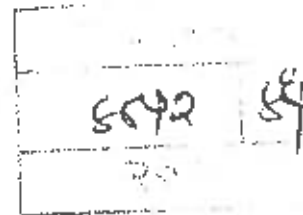
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

आवृत्तिका

<p>1 नाक मे/ चर्मनदन डायमंड्स प्रा लि चे संचालक संजय जे विरानी - -</p> <p>पत्ता: घर/फ्लॅट नं: 1014, प्रसाद चेंबर्स, ऑपेरा हाऊस मु 04</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव</p>	<p>लिहून देणार</p> <p>वय</p> <p>सही</p>		
<p>2 नाक मे/ पुनम जेम्स चे भागीदार अरविंद आर शाह -</p> <p>पत्ता: घर/फ्लॅट नं: 1703, पंचरत्ना, ऑपेरा हाऊस, मु 04</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन:</p>	<p>लिहून देणार</p> <p>वय</p> <p>सही</p>		
<p>3 नाक मे/ रितेश एक्सपोर्ट चे भागीदार दिपक एन शाह -</p> <p>पत्ता: घर/फ्लॅट नं: 118, श्री जी चेंबर्स, टाटा रोड नं 2, ऑपेरा हाऊस, मु 04</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव</p>	<p>मान्यता देणार</p> <p>वय</p> <p>सही</p>		



यदर९

दस्त क्रमांक (4852/2011)

दस्त क्र. [चदर9-4852-2011] चा गोषधारा

दाजार मुल्य : २६९३२६०० मोददला ३६१००००० मरलेले मुद्रांक शुल्क : १९३५०६०
 ३६९९९००० १६/

दस्त हजर केल्याचा दिनांक : 24/05/2011 03:23 PM

निष्पादनाघा दिनांक : 24/05/2011

पस्ता हजर करणा-याची सही :

पावती क्र.:4863 दिनांक:24/05/2011

पद्मवतीचे वर्णन

નાય: મે/ ધર્મનંદન કાવમંડલ્ પ્રા લિ સંજય જે વિરાની

30000 : नौदणी फी

980 नवकल (अ. 11(1)), पृष्ठकनः
(आ. 11(2)),

रुजवात (अ. १२) व छायाचित्रण (अ. १३)
एकत्रित की

30980: एकुण

दस्तावेज प्रकार :25) अभिलेखस्तोत्रणपत्र

दशत अनुच्छेद प्रकारः (25-व) पुढील हद्दीत असलेल्या स्थायर मातृमतेच्या जादतीत असेल तर

शिक्षक क्र. 1 ची वेळ : (सादरीकरण) 24/05/2011 03:23 PM

शिवका क्र. 2 ची वेळ : (ए) 24/05/2011 03:33 PM

शिवका क्र. ३ ची वेळ : (काबुली) 24/05/2011 03:33 PM

शिक्षका क्र. 4 ची वेळ : (ओळख) 24/05/2011 03:33

दस्त नोंद केल्याचा दिनांक : 24/05/2011 03:53 PM

औच्छ्रय :

खालील इतम असे निवेदीत करतात की ते हे स्तरेवज देणा-या व्यक्तीशः आढळतात.

1) सी एस नुदलियार- - , घर/प्लॉट नं.

गल्ली/रस्ता: 403, श्रीनार्थ अपार्ट, मालाड

ईमग्रतीचे नावः -

ईश्वर नं: -

पेट/यसगहत्तः

शहर/गाव:-

तैलकः -

पिनः -

2) एलियम का

2) प्राद्वित कातकक - - , घर/पुल्लद नं: -

गल्ली/रस्ता: वरीलप्रमाणे

इमाशतीये नावः -

इंभारत नं: ५

पैठ/वसाइतः _____

शहर/गायक/गायिका

तालुकः

पिन: -

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण...पाने आहेत.

सह दुय्यम निबंधक, अधीन क्र. ३,
मुंबई उपनगर जिल्हा.

दु. निबंधवर्गीय नहीं
अधेरी ३ (अधेरी)



बदर-९/ ८५२/२०११
पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला. 24 MAY 2011

दिनांक :

सह दुय्यम निबंधक, अप्रैरी क्र. ३,
मुंबई उपनगर जिल्हा