



Tuesday, July 26, 2011

11:20:07 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6882

दिनांक 26/07/2011

गोवाचे नाव कोलेकल्याण

वदर 9 - 06868 - 2011

अभिहस्तांतरणपत्र

(25-ब) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल

तर

सादर करणाराचे नाव: के बी जेम्स तर्फे भागीदार किरण बाबूलाल शाह

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

760.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (38)

एकूण

रु.

30760.00

आपणास हा दस्त अंदाजे 11:34AM ह्या वेळेस मिळेल

दुय्यम निबंधक

अंधेरी 3 (अंधेरी)

बाजार मुल्य: 21992000 रु. मोबदला: 25500000 रु.

भरलेले मुद्रांक शुल्क: 1275200 रु.

सह दुय्यम निबंधक, अंधेरी-३,

मुंबई उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ओ बी सी बँक मुं ;

डीडी/धनाकर्ष क्रमांक: 630981; रक्कम: 30000 रु.; दिनांक: 13/07/2011

Kishan B. shen

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON... 28/7/11

मूल्यांकन पत्रक

दिनांक 7/26/2011

मूल्यांकनाचे वर्ष

2011

जिल्हा

मुंबई(उपनगर)

प्रमुख मुख्य विभाग

- 31-कोळेकल्याण (अंधेरी)

उपमुख्य विभाग

- 31/173 भुभाग: उत्तरेस सी.एस.टी. रोड, पूर्वे, दक्षिण व पश्चिमेस गावाची हद्द.

मिळकतीचा क्रमांक

सि.टी.एस. नंबर -- 4207

नागरी क्षेत्राचे नांव

मुंबई(उपनगर)

मिळकतीचे वर्गीकरण

बांधीव

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन
89,200

निवासी सदनिका
148,600

कार्यालय
185,600

दुकाने
222,800

औद्योगिक
148,600

मिळकतीचे क्षेत्र

118.49

चौरस मीटर

बांधकामाचे वर्गीकरण

1-आर सी सी

मिळकतीचा वापर

कार्यालये

उद्वाहन सविधा

आहे

मिळकतीचे वय

0 TO 2

(Rule 5)

मजला

4 (Rule 14)

घसा-यानुसार मिळकतीचा
प्रति चौ. मीटर मूल्यदर

$$\begin{aligned}
 &= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} * \text{घसारा टक्केवारी} \\
 &= 185,600.00 * 100.00 / 100 \\
 &= 185,600.00
 \end{aligned}$$

(Rule 5 or 6)

A) मुख्य मिळकतीचे मूल्य

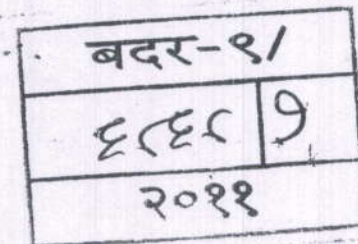
$$\begin{aligned}
 &= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} * \text{मिळकतीचे क्षेत्र} \\
 &= 185,600.00 * 118.49 \\
 &= 21,991,744.00
 \end{aligned}$$

$$\begin{aligned}
 &* \text{मजला निहाय घट/वाढ} \\
 &* 100.00 / 100
 \end{aligned}$$

(Rule 13 or 20)

एकत्रित अंतिम मूल्य

$$\begin{aligned}
 &= \text{मुख्य मिळकतीचे मूल्य} + \text{तळघराचे मूल्य} + \text{पोटमाळ्याचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \\
 &\quad \text{बंदिस्त वाहन तळाचे मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य} \\
 &= A + B + C + D + E + F + G + H \\
 &= 21,991,744.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 \\
 &= 21,991,744.00
 \end{aligned}$$





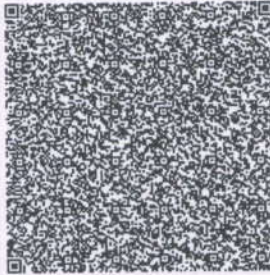
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : Smita P
Stock Holding Corporation of India Ltd.
Location SHCIL-VIKHROLI
Signature : *Shahil*
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH03326386544743J
Certificate Issued Date : 28-Jun-2011 01:48 PM
Account Reference : SHCIL (FI)/ mhshcil01/ VIKHROLI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0103559445014472J
Purchased by : K B GEMS
Description of Document : Article 25(b)to(d) Conveyance
Property Description : PREMISES DW4200,D TOWER,4TH FLR,BHARAT DIAMOND
BOURSE COMPLEX,PLT C-28 G,BKC,BANDRA E,MUM-51
Consideration Price (Rs.) : 2,55,00,000
(Two Crore Fifty Five Lakh only)
First Party : GEM EXCEL
Second Party : K B GEMS
Stamp Duty Paid By : K B GEMS
Stamp Duty Amount(Rs.) : 1,59,500
(One Lakh Fifty Nine Thousand Five Hundred and Fifty only)



Please write or type below this line-----

SALG DGED CUM TRANSFER

SELLER : GEM EXCEL

PURCHASER : K.B.GEMS

बदर-९/	
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SM *mehta*

Kiran B. Shah

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilestamp.com

SHCIL-MAHARASHTRA

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

Tel : 022-61778151

E-mail :

Mode of Receipt

Account Id : mhshcil01

Account Name : SHCIL-MAHARASHTRA

Receipt Id : RECIN-MHMHSHCIL0103170137556400J

Receipt Date : 28-JUN-2011

Received From :	K'B GEMS	Pay To :
Instrument Type :	PAYORDER	Instrument Date : 22-JUN-2011
Instrument Number :	630636	Instrument Amount : 159500 (One Lakh Fifty Nine Thousand Five Hundred only)
Drawn Bank Details		
Bank Name : ORIENTAL BANK OF COMMERCE		Branch Name : MUMBAI
Out of Pocket Expenses : 0.0 ()		



बदर-९/	
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Kishan B. Shel



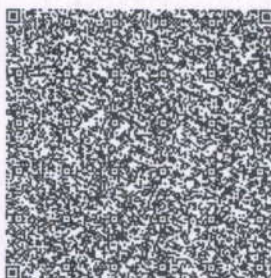
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : *Usha A.*
Stock Holding Corporation of India Ltd.
Location SHCIL-VIKHROLI
Signature : *L. Acharya*
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH02540091720632J
Certificate Issued Date : 20-Apr-2011 04:39 PM
Account Reference : SHCIL (FI)/ mhshcil01/ VIKHROLI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0102716404430855J
Purchased by : K B GEMS
Description of Document : Article 25(b)to(d) Conveyance
Property Description : PREMISES NO DW4200 4TH FLR BHARAT DIAMOND BOURSE COMPLEX G-BLOCK BKC BANDRA (E) MUM-51
Consideration Price (Rs.) : 2,23,12,500
(Two Crore Twenty Three Lakh Twelve Thousand Five Hundred only)
First Party : GEM EXCEL
Second Party : K B GEMS
Stamp Duty Paid By : K B GEMS
Stamp Duty Amount(Rs.) : 11,15,700
(Eleven Lakh Fifteen Thousand Seven Hundred only)



Please write or type below this line-----
SALE DEED ON TRANSFER

BETWEEN
SELLER :- GEMEXCEL
PURCHASER :- K. B. GEMS

For GEMEXCEL

Signature
SM Partner

बदर-९/	
६५६६	४
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Signature
Kishan B. Shah

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilestamp.com

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-MHMHSHCIL0102412487366726J

Receipt Date : 20-APR-2011

Received From : K B GEMS	Pay To :
Instrument Type : PAYORDER	Instrument Date : 18-APR-2011
Instrument Number : 603440	Instrument Amount : 1115700 (Eleven Lakh Fifteen Thousand Seven Hundred only)
Drawn Bank Details	
Bank Name : ORIENTAL BANK OF COMMERCE	Branch Name : OPERA HOUSE
Out of Pocket Expenses : 0.0 ()	

For GEMT	बदर-९/
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K-125 Karam B. Shekh



SALE DEED CUM TRANSFER

THIS SALE DEED CUM-TRANSFER made at Mumbai this 26th day of

July, 2011.

BETWEEN

GEM EXCEL, a partnership firm, having its registered office at 801, Panchratna, Opera House, Mumbai - 400 004, hereinafter referred to as the "**Vendor / Transferor**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivors or survivor of them, his/their respective heirs, executors, administrators of such last surviving partner and his/her/their assigns) being represented by its authorized Partner **MR. SAMIR MAHENDRA MEHTA** of the **ONE PART**;

AND

K. B. GEMS, a partnership firm, having its office at G-12, Prasad Chambers, Opera House, Mumbai - 400 004, (by its authorized partner **MR. KIRAN BABULAL SHAH**) hereinafter referred to as the "**Purchaser / Transferee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivors or survivor of them, the respective heirs, executors and administrators of such last surviving partner, his/her/their assigns) of the **OTHER PART**:

बदर-१/	
दस्तावेज	६
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Kiran B. Shah

WHEREAS:

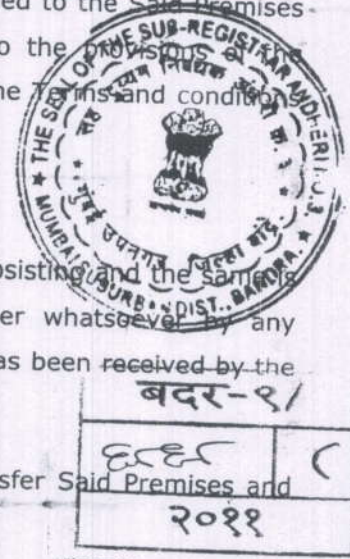
- (a) BHARAT DIAMOND BOURSE, is a Company being registered under provisions of Section 25 of the Companies Act, 1956, (hereinafter referred to as the "Said BDB"), has been incorporated with the main object of establishing a Bourse for the promotion of exports of Gem & Jewellery from India and to provide for this purpose, infrastructure and other facilities in India for Indian and overseas buyers and sellers of Gem & Jewellery. The Company has in pursuance of its Memorandum and Articles of Association acquired a Plot for the construction of the Bourse comprising of buildings thereon to be used and occupied in accordance with the provisions of the Articles of Association of the Company.
- (b) The Said BDB had by two Agreements to Lease dated 1st day of March, 1993 and 18th day of May, 1993 with Mumbai Metropolitan Region Development Authority (MMRDA) acquired lease of two pieces of the land which were duly amalgamated into Plot No. C-28 at G - Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban (hereinafter referred to as "**the Said Plot**") and more particularly described in the First Schedule hereunder. In pursuance to the above two agreements, Bharat Diamond Bourse has executed and registered the Lease Deed dated 31st March, 2010, with MMRDA in respect of the said Plot, under Registration No. BDR9-03277-2010 on 31st March, 2010.
- (c) The Said BDB has constructed a commercial office complex comprising of eight towers known as "Bharat Diamond Bourse Complex" on the said Plot, having several offices and premises therein to be occupied and used in terms of the objects, articles, rules and regulations of the Company and MMRDA and have obtained Occupancy Certificate ("OC").
- (d) Vide an Allotment Letter dated **22.11.2010**, (hereinafter referred to as the "**Said Allotment Letter**") between the Said BDB and the Vendor/Transferor herein, the Said BDB have allotted to the Vendor/Transferor the Office premises Bearing No. **DW4200**, admeasuring **893** sq. ft. Carpet Area equivalent to **1275** sq. ft. Saleable / Built up Area in **D Tower, West Wing**, on the **4th Floor** (hereinafter the office premises referred to as "**the Said Premises**") and more particularly described in the Second Schedule hereunder in the building of the "**Bharat Diamond Bourse Complex**" constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-28 at G - Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai



EC	OC
22.11.2010	22.11.2010

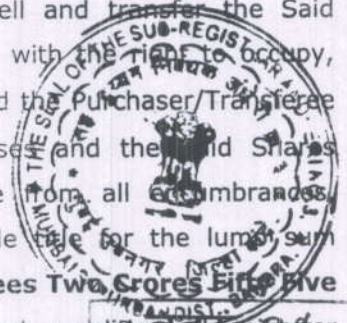
Suburban. The **Said Allotment Letter** has been duly registered with the Sub-Registrar of Assurance at Mumbai under Serial No. **BDR-9-11956-2010** on **22.11.2010**.

- (e) The BDB have also allotted (i) Block of Shares comprising of **1275** Equity Shares having face value of Rs. 1,000 /- each bearing Distinctive Nos. **0598069 to 0599343** (both inclusive) held under Share Certificate No. **D/0961** in respect of the premises allotted to the Vendor/Transferor and which is more particularly described in the third schedule hereunder, (hereinafter the Block of Shares for the Said Premises referred to as "**the Said Shares**").
- (f) By virtue of the Said Allotment Letter and the allotment of the Said Shares, the Vendors/Transferor has been granted occupancy right and use of the Said Premises. The Said BDB have delivered and handed over to the Vendor/Transferor, vacant, quiet and peaceful possession of the Said Premises. The Vendor/Transferor thus became owner of and are seized and possessed of or otherwise well and sufficiently entitled to the Said Premises and the Said Shares pertaining thereto, subject to the provisions of the Articles of Association of the Company and as per the Terms and conditions of the Lease Deed dated 31st March, 2010.
- (g) The Vendor/Transferor declares that:
- (i) The Said Allotment Letter, is still valid and subsisting and the same is neither revoked nor cancelled in any manner whatsoever by any person or persons and no intimation thereof has been received by the Vendor/Transferor till the date hereof.
- (ii) The Vendor/Transferor agrees to sell and transfer Said Premises and Said Shares.
- (iii) The Said Premises together with the Said Shares and all other incidental share, right, title and interest of the Vendor/Transferor in the Said Premises is free from all encumbrances, mortgages, litigations and attachment and that no agreement of any nature whatsoever is entered into by them or any person or persons on their behalf for sale/assignment or otherwise in respect of the Said Premises and the Said Shares.
- (iv) They are in exclusive use, occupation and uninterrupted possession of the Said Premises and paying rent and all the taxes to the Said BDB



and all other Government Authorities in respect of the Said Premises and nothing is outstanding till the date hereof and save and except them no one has any share, right, title and interest in the Said Premises or any part thereof and the Said Shares.

- (v) The Said Premises and the Said Shares are free from all encumbrances, mortgages, litigations and secured or unsecured liabilities and the Said Premises and the Said Shares are having a marketable title.
- (vi) They have neither created any tenancy, sub-tenancy, leave and licence, lien, charge, sub-lease, mortgage or encumbrance of any nature whatsoever in respect of the Said Premises nor they have received any token or earnest or any other amount in any manner whatsoever nor they have entered into any agreement or arrangement with any person or party for sale or assignment of the Said Premises or any part thereof.
- (vii) There is no suit or any litigation pending in any court of law in India nor any decree or judgment or attachment has been passed in respect of the Said Premises or any part thereof and the Said Shares.
- (viii) The Vendor/Transferor have agreed to sell and transfer the Said Premises and the Said Shares of together with the right to occupy, own, posses and use the Said Premises and the Purchaser/Transferee has agreed to purchase the Said Premises and the Said Shares together with the occupancy rights, free from all encumbrances, litigations, mortgages and with marketable title for the lump sum consideration of **Rs. 2,55,00,000 /- (Rupees Two Crores Fifty Five Lakhs Only)** and upon the terms and conditions hereinafter appearing.
- (ix) At the specific request of the Bharat Diamond Bourse (Member of the Lessee) vide its letter dated 30/5/2011 addressed to the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No. LC/BKC (G)/BDB (C-28)/836/2011 dated 12/7/2011 annexed hereto as _____ have granted permission to Sale Deed Cum Transfer (Mode of assignment) the premises as stated herein above on the terms and conditions as contained therein.



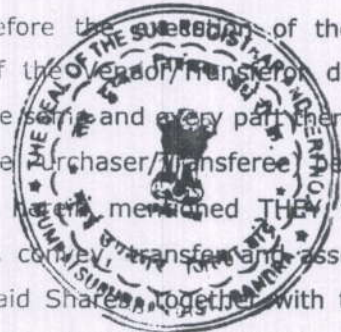
ESR	9
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SM *[Signature]* 4

KS Kishan B. Shah

NOW THIS SALE DEED -CUM-TRANSFER WITNESSETH AS FOLLOWS:-

1. The recitals contained above form an integral part of this sale deed-Cum Transfer as if the same were set out and incorporated in the operative part.
2. The Vendor/Transferor doth hereby confirms to sell and transfer (i) the Block of Shares comprising of **1275** Equity Shares having face value of Rs. 1,000 /- each bearing Distinctive Nos. **0598069 to 0599343** (both inclusive) held under Share Certificate No. **D/0961** with all rights, benefits and burden attached thereto including rights in respect of the Office premises Bearing No. **DW4200**, admeasuring **893** sq. ft. Carpet Area equivalent to **1275** sq. ft. Saleable / Built up Area in **D Tower, West Wing**, on the **4th Floor**, in the building, of the "**Bharat Diamond Bourse Complex**" constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-28 at G - Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban and their present and future interest in the capital pertaining to the Said Premises in Bharat Diamond Bourse and right of occupancy and use thereof to the Purchaser/Transferee and the Purchaser/Transferee hereby have purchased and acquired the same from The Vendor/Transferor; free from all encumbrances at or for the lumpsum consideration amount of **Rs. 2,55,00,000 /- (Rupees Two Crores Fifty Five Lakhs Only)**.
3. In pursuance of the said sale deed cum transfer and in consideration of the sum of **Rs. 2,55,00,000 /- (Rupees Two Crores Fifty Five Lakhs Only)** paid by the Purchaser/Transferee on or before the execution of these presents (the payment and receipt whereof the Vendor/Transferor doth hereby admit and acknowledge of and from the said and every part thereof doth forever acquit, release and discharge the Purchaser/Transferee being the full and final consideration amount as herein mentioned **THEY** the Vendor/Transferor hereby doth grant, assign, convey, transfer and assure unto the Purchaser/Transferee forever the Said Shares together with the rights in the Said Premises, together with all the benefits, advantages and burden granted by the Said Allotment Letter and being member of the Said BDB, free from all encumbrances, litigations, mortgages and with marketable title.
4. Simultaneously, with the execution hereof, the Vendor/Transferor have confirmed to obtain a No Objection Letter from the Said **BDB/MMRDA** to the effect that the Said BDB/MMRDA has no objection for transfer of the Said Premises to the Purchaser/Transferee and shall also hand over the original



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Kishan B. Shah

Premises to the Purchaser/Transferee and shall also hand over the original documents of title of the Said Premises to the Purchaser/Transferee, on execution of this presents.

5. Further on execution hereof, the Vendor/Transferor have handed over the vacant and peaceful possession of the Said Premises to the Purchaser/Transferee, free from all encumbrances, mortgages, litigations and with marketable title.
6. The Vendor/Transferor further confirms that :
 - (i) The Vendor/Transferor shall hand over to the Purchaser/Transferee, the transfer forms duly signed by them as regards the transfer of the Said Shares together with the original share certificates and all other papers, letters, declarations, undertakings and documents required for effectively transferring the Said Shares by the Vendor/Transferor to the Purchaser/Transferee;
 - (ii) The Vendor/Transferor shall cause the Said BDB to transfer the Said Premises and the Said Shares in the record of the Company from the name of the Vendor/Transferor to the names of the Purchaser/Transferee;
 - (iii) The Vendor/Transferor shall cause the Said BDB to enroll the Purchaser/Transferee as the shareholders of the Company in the place and the stead of the Vendor/Transferor.
7. On execution of these presents and as incidental to the transfer of the Said Shares the Vendor/Transferor shall also transfer to the Purchaser/Transferee the Said Premises and their rights to hold, use, occupy, possess and enjoy the Said Premises and other incidental rights, benefits and burden in respect thereof.
8. On execution of these presents, the Purchaser/Transferee shall have an absolute right to hold, use, occupy, possess and enjoy the Said Premises and the Said Shares and other rights and benefits in respect thereof.
9. The Vendor/Transferor declares and covenants that all the rents, taxes and outgoings in respect of the Said Premises are paid by them till the date hereof and hereinafter the same shall be borne and paid by the Purchaser/Transferee.



वहदर नरुसुत	
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[Signature]

Kishan B. Shah

10. On execution hereof, the Purchaser/Transferee will be entitled to get the electricity bill transferred in respect of the electric meter and the deposits if any, for the supply of electricity for lighting purpose to the Said Premises to their names in the record of Electricity Authorities or from any other concerned authority or authorities.
11. That the right, title and interest of the Vendor/Transferor in the Said Premises and the Said Shares or any of them is not the subject matter or any pending litigation or any attachment either before or after judgment, nor the same is subject to any attachment or prohibitory order issued by the department of the state or central government, other authorities, courts of law, Tribunal or Arbitrators where by the Vendor/Transferor is prevented or restrained from assigning or transferring all their rights in the Said Premises and the Said Shares to The Purchaser/Transferee as envisaged under this agreement.
12. It is confirmed by and between the parties hereto that the aforesaid consideration, is inclusive of the benefit of sinking fund deposit and any other deposit lying to the credit of the Vendor/Transferor in the records of the Said BDB.
13. The Vendor/Transferor declare that all dues payable by the transferor to the said BDB by way of outgoings, cesses, taxes and other charges including the major repair charges, balance installment charges towards the said Premises electricity charges, etc. shall be paid by them till the date of execution of these presents.
14. The Vendor/Transferor doth hereby confirms and undertakes to execute all deeds, documents, writing and assurances as maybe required to be executed in favour of the Purchaser/Transferee for perfecting the title of the Purchaser/Transferee as the owners of the Said Premises and the Said Shares and absolutely from time to time at all times hereafter as may be required by the Purchaser/Transferee or their counsels or counsels-in-law at the request and cost of the Purchaser/Transferee.
15. The Vendor/Transferor declare and confirm that on execution of these presents the Purchaser/Transferee shall be entitled to hold, enjoy and possess and own the Said Premises and the Said Shares without any lawful interruption claim, demand and dispute by the Vendor/Transferor or any person party claiming through them in any manner whatsoever.

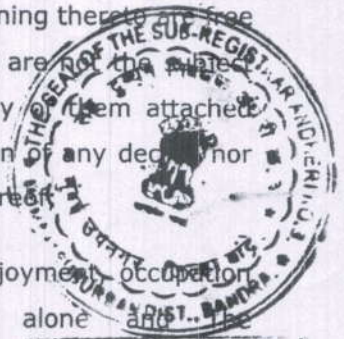


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SM *[Signature]*

[Signature] Kishan B. Shal

16. The Vendor/Transferor hereby confirms that on execution of these presents the right, title and interest of the Vendor/Transferor in the Said Premises and the Said Shares as well as in the interest of the capital of Said BDB shall automatically stand transferred to and vested in the name of the Purchaser/Transferee who as the absolute owners of the Said Premises and the Said Shares, shall be entitled to hold, occupancy and enjoy the same for all times to come as aforesaid without any let or hindrance of whatsoever nature from the Vendor/Transferor or from any other person claiming to be the Vendor/Transferor.
17. The Vendor/Transferor covenant and warrant with the Purchaser/Transferees and declares as follows:
- a) That the Said Premises and the Said Shares pertaining thereto stand in the name of the Transferor and no other person or persons has/have any right, title or interest, property, claim or demand of whatsoever nature into or upon or in the same either by way of sale, mortgage, charge, lien, gift, trust, inheritance, lease, easement or otherwise howsoever;
 - b) That the Said Premises and the Said Shares pertaining thereto are free from all encumbrances of whatsoever nature and are not the subject matter of any litigation nor are the same or any of them attached either before or after judgment or in the execution of any decree nor any lispendence has been registered in respect thereof;
 - c) That the Said Premises are in exclusive use, enjoyment, occupation and possession of The Vendor/Transferor alone and the Vendor/Transferor have not created any third party right ~~therein or in~~ respect thereof;
 - d) The Vendor/Transferor has not let out or given on leave and ~~hire or~~ any other basis or parted with possession of the Said Premises or any part thereof and are in a position to deliver vacant and peaceful possession thereof to the Purchaser/Transferee;
 - e) The Vendor/Transferor have good right, full power and absolute authority to enter into this SALE DEED CUM-TRANSFER of the Said Premises and the Said Shares pertaining thereto and there is no impediment or restraint or injunction against the Vendor/Transferor being able to do so;

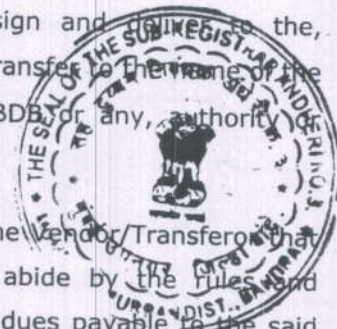


28/08	28
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SM [Signature]

Kishan B. Shinde

- f) There is not and there has not been any litigation legal or other proceedings before any court or authority touching or concerning the Said Premises and the Said Shares pertaining thereto and there is no notice of lispendens, order, decree, attachment or action of any court or authority including the Income Tax authority touching or concerning the Said Premises;
- g) There is no circumstance, fact or act or any, impediment prejudicially affected the full right and authority of the Vendor/Transferor to sell and/or transfer the Said Premises and the shares pertaining thereto to the Vendor/Transferor and the delivery and transfer of the said Premises to the Purchaser/Transferee;
18. The Vendor/Transferor shall on execution hereof hand over to the transferee the original title documents, the receipts of payments, share certificate, the latest paid up bill and receipts of the Said BDB, in respect of the Said Premises, correspondence, letters papers in respect of the Said Premises and the Said Shares and the transferor will also sign and deliver to the transferee, all necessary application, consents for transfer to the name of the transferees of the deposits made with the said BDB or any authority or authorities.
19. The Purchaser/Transferee hereby covenants with the Vendor/Transferor that it shall become the member of BDB and shall abide by the rules and regulations and bye-laws of BDB and shall pay all dues payable to the said BDB by way of outgoings, cesses, taxes and other charges including the major repair charges, balance installment charges towards the Said Premises, electricity charges, etc. from the date of execution of these presents.
19. It is further confirmed by and between the parties hereto that the premium/fee and/or donation or any other amounts payable to the Said BDB / MMRDA, for the transfer of the Said Premises and the Said Shares from the name of the Vendor/Transferor to the name of the Purchaser/Transferee shall be borne and paid by the Purchaser/Transferee respectively.
20. NOTWITHSTANDING anything contained herein, this SALE DEED-CUM-TRANSFER shall be enforceable subject to the conditions covenants and stipulations contained in the Agreement to Lease executed between Mumbai Metropolitan Region Development Authority and Bharat Diamond Bourse on 31.03.2010.



Bharat Diamond Bourse /	
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[Handwritten signature]

Kishan B. Shah

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21. The stamp duty and registration charges payable in respect of this SALE DEED CUM-TRANSFER shall be borne and paid by the Purchaser/Transferee alone. Each party shall bear and pay professional cost of their respective Advocates and Solicitors.
 22. Any and all dispute arising out of this SALE DEED CUM-TRANSFER shall be subject to courts of Mumbai jurisdiction only.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No. C-28 at G -Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban, containing by admeasurements 80941.62 sq. mtrs. or thereabout.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that premises Bearing No. **DW4200**, admeasuring **893** sq. ft. Carpet Area equivalent to **1275** sq. ft. Saleable / Built up Area in **D Tower, West Wing** on the **4th Floor**, in the building of the "**Bharat Diamond Bourse Complex**" constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-28 at G -Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban.

THE THIRD SCHEDULE ABOVE REFERRED TO

Sr. No.	No. of Equity Shares	Face Value of Shares	Distinctive Nos.	Share Certificate Nq.	Allotted Office No.
1.	1275	1000	0598069 to 0599343	D/0961	DW4200



बदर-९/

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KS Kishan B. Thakur

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

SIGNED, SEALED AND DELIVERED
By Within named "Vendor/Transferor"

GEM EXCEL


PAN No. AAAFG 4702 F

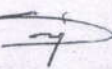
Through its Partner

MR. SAMIR MAHENDRA MEHTA

PAN No. AACPM 1418 Q

In the presence of.....

1. 

2. 

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For GEM EXCEL

PARTNER

L.H.T.I



SIGNED, SEALED AND DELIVERED
By Within named the "Purchaser/ Transferee"

K. B. GEMS

PAN No. AAAFK 1734 B

Through its Partner

MR. KIRAN BABULAL SHAH

PAN No. AADPS 7728 Q

In the presence of.....

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For K. B. GEMS

Partner

L.H.T.I



बदर-९/	
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SCHEDULE OF PAYMENT CUM RECEIPT

RECEIVED from within named Purchaser a sum of **Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakhs Only)** being the part consideration received towards the transfer of shares and right, title and interest in Office No. **DW4200**, admeasuring **893** sq. ft. Carpet Area equivalent to **1275** sq. ft. Saleable / Built up Area in **D Tower, West Wing** on the **4th Floor** of the "**Bharat Diamond Bourse Complex**" details of payment of **Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakhs Only)** made as follows:-

- RTGS Transfer reference no. ORBCH11087099724 from the bank A/c of **K. B. GEMS** - with Oriental Bank of Commerce Bank Opera House Branch, Account No. 10421090082110 to bank account of **GEM EXCEL** having Current A/c No. - 10406481677, with State Bank of India Bank, Diamond Branch, IFSC Code No. SBIN0009126 amounting to **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)** on 28-03-2011.
- RTGS Transfer reference no. ORBCH11111049377 from the bank A/c of **K. B. GEMS** - with Oriental Bank of Commerce Bank Opera House Branch, Account No. 10421090082110 to bank account of **GEM EXCEL** having Current A/c No. - 10406481677, with State Bank of India Bank, Diamond Branch, IFSC Code No. SBIN0009126 amounting to **Rs. 45,00,000/- (Rupees Forty Five Lakhs Only)** on 21-04-2011.
- RTGS Transfer reference no. ORBCH11111053100 from the bank A/c of **K. B. GEMS** - with Oriental Bank of Commerce Bank Opera House Branch, Account No. 10421090082110 to bank account of **GEM EXCEL** having Current A/c No. - 10406481677, with State Bank of India Bank, Diamond Branch, IFSC Code No. SBIN0009126 amounting to **Rs. 50,00,000/- (Rupees Fifty Lakhs Only)** on 21-04-2011.
- RTGS Transfer reference no. ORBCH11119004472 from the bank A/c of **K. B. GEMS** - with Oriental Bank of Commerce Bank Opera House Branch, Account No. 10421090082110 to bank account of **GEM EXCEL** having Current A/c No. - 10406481677, with State Bank of India Bank, Diamond Branch, IFSC Code No. SBIN0009126 amounting to **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** on 29-04-2011.



Sm. Mehta

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- RTGS Transfer reference no. ORBCH11120041196 from the bank A/c of **K. B. GEMS** - with Oriental Bank of Commerce Bank Opera House Branch, Account No. 10421090082110 to bank account of **GEM EXCEL** having Current A/c No. - 10406481677, with State Bank of India Bank, Diamond Branch, IFSC Code No. SBIN0009126 amounting to **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** on 05-05-2011.
- RTGS Transfer reference no. PSIBH11150255455 from the bank A/c of **K. B. GEMS** - with Oriental Bank of Commerce Bank Opera House Branch, Account No. 10421090082110 to bank account of **GEM EXCEL** having Current A/c No. - 10406481677, with State Bank of India Bank, Diamond Branch, IFSC Code No. SBIN0009126 amounting to **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)** on 30-05-2011.
- RTGS Transfer reference no. ORBCH11159064769 from the bank A/c of **K. B. GEMS** - with Oriental Bank of Commerce Bank Opera House Branch, Account No. 10421090082110 to bank account of **GEM EXCEL** having Current A/c No. - 10406481677, with State Bank of India Bank, Diamond Branch, IFSC Code No. SBIN0009126 amounting to **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)** on 08-06-2011.

We Say Received **Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakhs Only)**

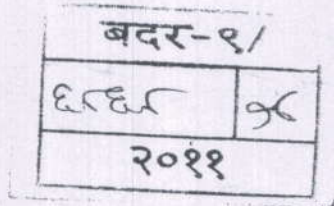
For **GEM EXCEL**



(MR. SAMIR MAHENDRA MEHTA)

Partner

Vendor/Transferor



20

SCHEDULE OF PAYMENT CUM RECEIPT

RECEIVED from within named Purchaser a sum of **Rs. 25,00,000 /-** (Rupees **Twenty Five Lakhs Only**) being balance **full and final consideration** received towards the transfer of shares and right, title and interest in Office No. **DW4200**, admeasuring **893** sq. ft. Carpet Area equivalent to **1275** sq. ft. Saleable / Built up Area in **D Tower, West Wing** on the **4th Floor** of the "**Bharat Diamond Bourse Complex**" details of payment of **Rs. 25,00,000 /-** (Rupees **Twenty Five Lakhs Only**) made as follows:-

- RTGS Transfer reference no. ORBCH 11195003329 from the bank A/c of **K. B. GEMS** - with Oriental Bank of Commerce Bank Opera House Branch, Account No. 10421090082110 to bank account of **GEM EXCEL** having Current A/c No. - 10406481677, with State Bank of India Bank, Diamond Branch, IFSC Code No. SBIN 0009276 amounting to **Rs. 25,00,000/-** (Rupees **Twenty Five Lakhs Only**) on 14-07-2011.

We Say Received **Rs. 25,00,000 /-** (Rupees **Twenty Five Lakhs Only**)

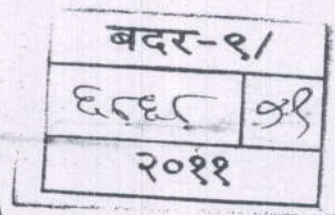
For **GEM EXCEL**



(MR. SAMIR MAHENDRA MEHTA)

Partner

Vendor/Transferor



GEM EXCEL

801, Panchratna, Opera House, Mumbai - 400 004.

AUTHORITY - CUM - CONSENT

We, **GEM EXCEL**, have agreed to enter into the Sale Deed Cum Transfer to be executed with **K. B. GEMS**, a partnership firm having its office at G-12, Prasad Chambers, Opera House, Mumbai - 400 004, (by its authorized partner **MR. KIRAN BABULAL SHAH**), hereinafter referred to as the "Purchaser / Transferee", in respect of (i) the Block of Shares comprising of **1275** Equity Shares having face value of Rs. 1,000 /- each bearing Distinctive Nos. **0598069 to 0599343** (both inclusive) held under Share Certificate No. **0/0961** with all rights, benefits and burden attached thereto including rights in respect of the Office premises Bearing No. **DW4200**, admeasuring **1275** sq. ft. Saleable / Built up Area in **D Tower, West Wing**, on the **4th Floor** in the building, of the "**Bharat Diamond Bourse Complex**" constructed in the year 2009 on all that piece and parcel of land bearing Plot No. C-28 at G -Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban and their present and future interest in the capital pertaining to the Said Premises in Bharat Diamond Bourse and right of occupancy and use thereof to the Purchaser/Transferee (hereinafter the office premises referred to as "**the Said Premises**" and the shares as the "**Said Shares**").

MR. SAMIR MAHENDRA MEHTA one of the partner of our firm, is hereby authorized to sign the abovementioned Sale Deed Cum Transfer, Application for NOC and other documents to BDB / MMRDA, Share Transfer documents, Power of Attorney, Indemnity Bond and other relevant documents and appear before the Sub-Registrar of Assurances for registering the above Sale Deed Cum Transfer and other related documents and to do all such acts as may be necessary in respect of the sale and transfer of the Said Premises and the said shares in favour of the Purchaser / Transferee.

For **GEM EXCEL**,

Through its Partners

1) **MR. SAMIR MAHENDRA MEHTA**



Photograph



Left Hand Thumb Impression



Signature



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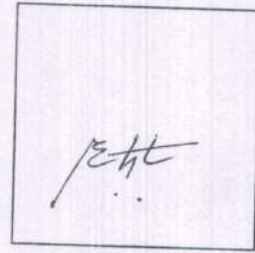
2) MR. AMIT VANUBHAI MEHTA



Photograph



Left Hand Thumb Impression



Signature

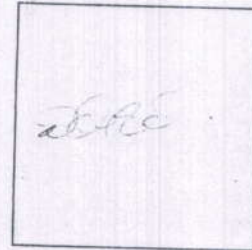
3) MR. DHIREN VANUBHAI MEHTA



Photograph



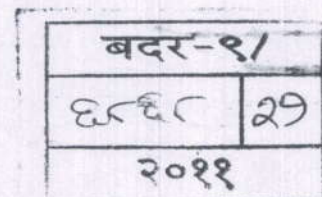
Left Hand Thumb Impression

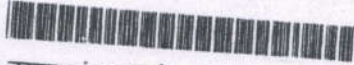


Signature

Place : Mumbai

Date : 26/7/2011.





दस्तक्रमांक व वर्ष: 11956/2010

Monday, November 22, 2010

10:16:01 AM

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोलेकल्याण

नॉ. 63 म.

Regn. 63 m.

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 1,365,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक
- (8) नोंदणीचा
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोंदणी
- (12) शेरा

(1) सिटीएस क्र.: 4207 वर्णन: प्रिमायसेस नं डी डब्ल्यू 4200, 4 था मजला, टॉवर नं डी, वेस्ट विंग, क्षेत्र 1275 चौ फुट बांधीव, सोबत 2 कारपार्किंग सहीत, भारत डायमंड बोर्स कॉम्प, बी के सी, प्लॉट नं 28, जी ब्लॉक, बांद्रा पू मुं 51.--- एडीजे नं ए -1847-10 --सिटीएस नं 4207,

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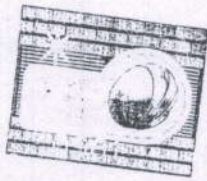
(1) भारत डायमंड बोर्स तर्फे संचालक प्रकाश सी शाह - -; घर/प्लॉट नं: भारत डायमंड बोर्स , बी के सी बांद्रा पू मुं ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(1) जेम एक्सेल तर्फे भागीदार समीर महेंद्र मेहता - -; घर/प्लॉट नं: 801 पंचरत्न ऑपेरा हाऊस मुं 4 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.



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बद. दुय्यम निबंधक अंधेरी-३
शुभ उपायगर



**BHARAT
DIAMOND
BOURSE**

DIAMOND CENTRE OF THE WORLD



(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 share(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

Rs. 1,000/-

Amount paid-up per share

Rs. 1,000/-

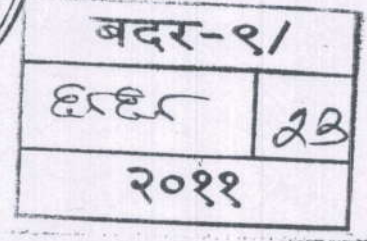
Registered Folio No. 1623

Name(s) of Holder(s) : GEMEXCEL

Certificate No. D/0961

No. of Share(s) held : 1275

Distinctive No.(s) of Share(s) From : 0598069 To 0599343



under the Common Seal of the Company on this **6 NOV 2010**

Holder of this share certificate is entitled to the occupancy rights over the Premise No. DW4200 on the 4th floor of Tower D of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

Director

Director

Authorised Signatory

MEMORANDUM OF TRANSFER OF SHARES MENTIONED OVERLEAF

Date	Transfer No.	Name(s) of Transferee(s)	Registered Folio	Initials	Authorised Signatory
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27-Aug-11

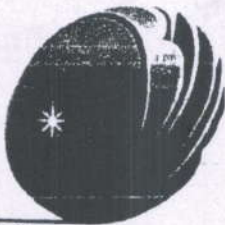
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K. B. GEMS

0271

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Leshmi



BDB/LUSVI / 811

6th May, 2011

To,
Gemexcel,
Motilal Mansion, 2nd Floor, 17,
L. J. Jagmohandas Marg,
Mumbai-400 036.

Dear Sir,

Sub: Provisional NOC for creating Transfer

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

Sr. No	Share Certificate No.	Block of Shares	Premises No.
1	D/0961	1275	DW4200

This provisional NOC is subject to the following condition:-

- 1) We have no- objection to the proposed transfer by you "subject to consent from MMRDA to the proposed transfer" to the said K.B.Gems of the Block of Shares held by you and incidental thereto the right to occupy and use the Stipulated Premises subject however to the following:
 - a) You & proposed purchaser, Dev Gems fulfilling, complying and abiding, at all times, with the various terms, conditions and obligation as stated in the Articles of Association of the Company.
 - b) Mumbai metropolitan Region Development Authority (the MMRDA") giving its previous written consent for the proposed transfer of the Block of Shares and incidental thereto the right to occupy and use the Stipulated premises as stated in clause 2 (q) of the Lease Deed executed between the MMRDA and the Company.

BDB shall obtain NOC/ approval from MMRDA for creating Transfer in favour of K. B. Gems.

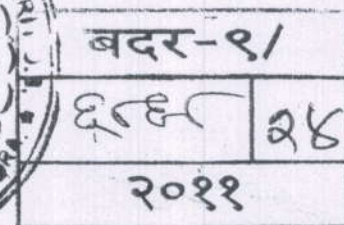
Thanking You,

Yours truly,
For Bharat Diamond Bourse

Kaushik
Kaushik Chatteraj
Divisional Head -Finance & Administration
Authorized Representative

CC: K. B. Gems

G/12, Prasad Chambers, Opera House,
Mumbai-400 004.





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No.LC/BKC(G)/BDB(C-28)/ 836 /2011

Date : 12-07-2011

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 26-02-2011, 06-05-2011, 19-05-2011, 30-05-2011 & 31-05-2011.

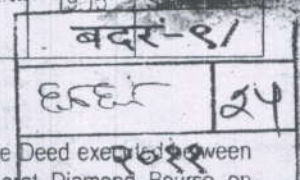
Sir,

With reference to your letters under reference on the subject mentioned above, I am directed to inform you that the Metropolitan Commissioner is pleased to grant his consent to assign 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	DW 4200	D/0961	Gemexcel	K.B. Gems	82.94	Sub-lease
2	CC 2081	C/0425	- Jewel Star	Sky Gem	132.10	Sub-lease
3	BW 6011	B/029	S.S. Exports	Esteem Diamond Systems Pvt. Ltd.	19.19	Sub-lease
4	DC 2130	D/0768	Chetan Popatlal Salla	Radhey Shyam Jewellers Pvt. Ltd.	19.65	Sub-lease
5.	BW 3021	B/0234	V. Mohanlal	Jewel Star	19.15	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 the assignor 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



मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- न.भू.अ.बांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

विभाग/मौजे -- कोलेकल्याण

सुर भुगण
क्रेडिट / स. प्लॉ. नं.

शिट नंबर प्लॉट नंबर

क्षेत्र
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकरणीचा किंवा भाड्याचा
तपशील आणि त्याच्या फेर तपासणीची निवटवळ

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४३०७

Sq yds

[६३७४८८/९]

चौ.मि.

[५३३०२.४]

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१८७२५११.९

- २८७८.३० न.भू.क्र.

४२०७/२ नवीन मिळकत

पत्रिका उघडलेने क्षेत्र कमी

केले.

१८६९६३२.८

विधाधिकार

काचा मुळ धारक

Agri

द्वार

र भार

र शोरे



क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२८/०५/१९६९	भा.स. च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अमलबजावणी कायद्यानुसार व भा स. च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रुपांतर केले.	SI	बदर-९/ ६२६२ २७ २०११	सही - १९६९-०९-२५ ००:००:०० वि.जि.नि. भू.अ.क्र.३
०३/१२/१९९०	मुंबई महानगर प्रदेश विकास प्राधिकरण यांचा २१/३/८५चा अर्ज व नोंदपावती दि. १३/३/८६ प्रमाणे व न.भू.अ. क्र. ३ यांचा आदेश दि. ३/१२/९०		धा] मुंबई महानगर प्रदेश विकास प्राधिकरण.	सही - १९९०-१२-२१ ००:००:०० न.भू.अ. बांद्रा
०२/०५/१९९१	अर्ज, असि. लॅन्ड ऑफिसर बी.एम.आर. डी.ए. यांचे कंडील ताबे पावती दि. २/२/८८ व मा.न.भू.अ.क्र. ३ मुंबई यांचे आदेशान्वये ९७७८.९ चौ.मी. क्षेत्र म.टेलीफोन निगमच्या नावाने वर्ग करून ४२०७/१ असी नवीन मिळकत पत्रिका उघडली.			सही - १९९१-०५-०२ ००:००:०० जि.नि.भू.अ तथा न.भू.अ

शास्नाला दिलेल्या आकरणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

48206



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

Date:

6 SEP 2009

CCP/P-2/BKC-27(CC)/MC-20/VIT-7&7B/1010/2009

OCCUPANCY CERTIFICATE

Architect Reza Kabul,
Plot No. 7B, 2nd Floor,
Turner Road, Bandra (W),
Mumbai-400 050

Subj: 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' (BDU).

- 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



The total built up area of Tower nos. 1 to 7 & 7B built on the plot under Agreement to Lease which is of 1,51,883.24 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 issued on	Built-Up Area As per NOC to OC (sq.m.)	Built-Up Area as per the amended as-built drawings (sqm)	Total Built-Up Area (sqm)	Remarks
Tower no. 1 (Basement + Gr + 9 floors)	15/01/2008	9,375.54	9,372.69	9,372.69	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 2 (Basement + Gr + 9 floors)	03/10/2007	16,730.71	16,616.56	16,616.56	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 3 (Basement + Gr + 9 floors)	03/10/2007	25,146.06	23,032.85	23,032.85	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 4 (Basement + Gr + 9 floors)	13/02/2008	29,784.95	27,662.33	27,662.33	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	23,165.44	No change	23,165.44	NOC for OC is already issued
Tower no. 6 (Basement + Gr + 9 floors)	01/05/2008	22,452.37	No change	22,452.37	NOC for OC is already issued
Tower no. 7 (Basement + Gr + 9 floors)				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	This built up area is to be read with the "as built" drawings enclosed along this letter.
Total BUA				1,61,676.68	
Permissible BUA				1,61,883.24	



बंदर-९/

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2008

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2009

The Tower nos 1,2,3,4,5,6,7,7B which are constructed and completed on the plot under reference under the supervision of (i) Architect, Reza Kabul (ii) Structural Engineer, M/s. Manindra 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 the applicant (BDB) shall pay the premium for the area covered by staircase, lift & lift in taken free of FSI to MMRDA not later than the period of 60 days from the d. issuance of the Occupancy Certificate

2) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 the applicant (BDB) shall pay the penalty for additional work to MMRDA not later in 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 in applicant (BDB) shall pay the additional premium for grant of extension of per completion of building to MMRDA not later than the period of 60 days from the rec demand note from MMRDA.

4) That the applicant (BDB) shall submit the certificates under section 270-A of B issued by Hydraulic Engineer MCGM.

5) That any change in the constructed premises any time in future would require approval of MMRDA.

6) This permission is issued without prejudice to action, if any, under

For BHARAT DIAMOND BOURSE

Director / Secretary

Certified True Copy



Metropolitan Commissioner
MMRDA

Enclosures :-

- Amended as-built drawing nos. ARK/BDB/MT7/01 to 25 (25 drawings) for Tower 1
- Amended as-built drawing nos. ARK/BDB/MT7B/01 to 24 (24 drawings) for Tower 1
- Amended as-built drawing nos. ARK/BDB/MT1/01 to 17 (17 drawings) for Tower 1
- Amended as-built drawing nos. ARK/BDB/MT2/01 to 21 (21 drawings) for Tower 1
- Amended as-built drawing nos. ARK/BDB/MT3/01 to 21 (21 drawings) for Tower 1
- Amended as-built drawing nos. ARK/BDB/MT4/01 to 21 (21 drawings) for Tower 1

Copy to :-

- The Project Director, Bharat Diamond Bourse, Ground Floor, Construction Site Tower no. H, 'G' Block, Bandra Kurla Complex, Bandra(E). Mumbai-400 051. (without enclosure)

- The Executive Engineer, Building Proposals-Western Suburbs, MCGM, MCGM Office, H&K Ward, R.K. Patkar Marg, Bandra (West), Mumbai - 400 050. (Total 129 drawings enclosed herewith)

(with enclosure)

बदर-९

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30

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- NOTE:
- 1 MARGINAL AREA DIFFERENCE MAY BE SEEN AS HUMAN ERROR WHILE DRAFTING & CALCULATION.
 - 2 IF THERE ARE ANY DISCREPANCY IT MAY BE BROUGHT INTO THE NOTICE OF BDB IMMEDIATELY.
 - 3 ACTUAL DIMENSIONS SHOULD BE VERIFIED AT SITE.

DW 4200

Final builtup area - 1275 sq ft

BLAR AT
DIAMOND
BOURSE



Site Plan

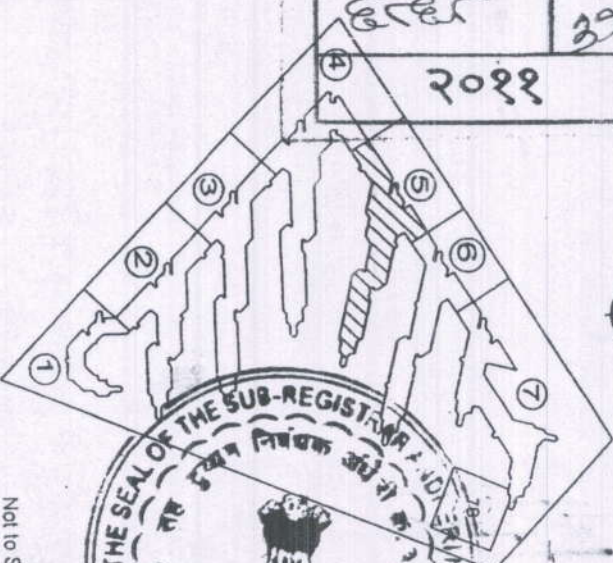


TS-F4 -i8

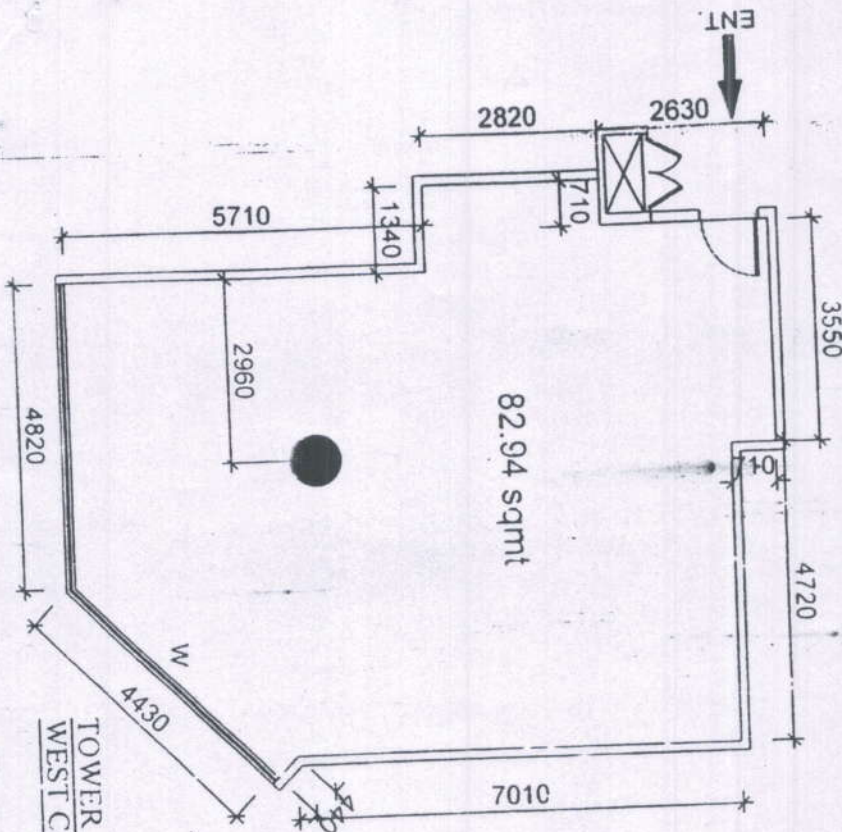
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Not to Scale



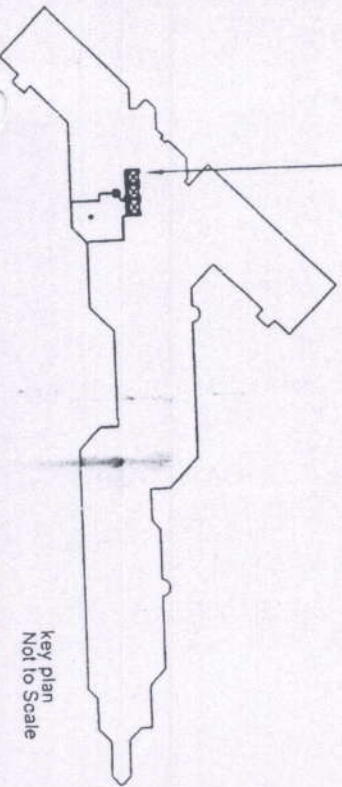
82.94 sqmt

TOWER 5 - 4TH FLOOR
WEST CORE.

Dimensions are in mm

AS-BUILT AREA DIAGRAM
OF THE OFFICE AT THE TIME
OF TAKING MEASUREMENT.

TOWER-5
Area under
Reference.



Key plan
Not to Scale

प्रकार्त बैंक ISSUING BANK जारी करने वाली शाखा ISSUING BRANCH

माँगे जाने पर ON DEMAND PAY TO JOINT SUB-R

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ORIENTAL BANK OF COMMERCE

SERVICE BRANCH-MUMBAI (BOMSER) (CBS)
बुदा करने वाली शाखा DRAWEE BRANCH

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OPERA HOUSE 13-07-2011 (*CBS*)
Date

ANDHER I - I, MSD. ***

को या उनके आदेश पर OR ORDER

[illegible]

प्राप्त मूल्य के बदले अदा करें FOR VALUE RECEIVED

कृते ओरियन्टल बैंक ऑफ कॉमर्स
For ORIENTAL BANK OF COMMERCE

अ. अ. सं. P.A. No. ८१३

..... P.A. No. 708
प्राधिकृत हस्ताक्षरकर्ता, AUTHORISED SIGNATORIES

29

82

33

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACPM1418Q

नाम / NAME
SAMIR MAHENDRA MEHTA

पिता का नाम / FATHER'S NAME
MAHENDRA MANILAL MEHTA

जन्म तिथि / DATE OF BIRTH
04-08-1959

हस्ताक्षर / SIGNATURE

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

PAN :		AAAFG4702F
SURNAME :		GEMEXCEL
JURISDICTION :		MUM/W/168/1

बदर-९/	
६६६६	33
२०११	

For GEMEXCEL
PARTNER



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHIRENDRA R TRIPATHI

RAJENDRA BHAGWAT TRIPATHI

30/07/1989

Permanent Account Number

ALUPT5577A

Tripathi

Signature



12112010



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ACHAREKAR SAGAR PRAVIN
PRAVIN GANPAT ACHAREKAR

04/04/1989

Permanent Account Number

AKBPA2614H

Acharekar

Signature



बदर-९/

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26/07/2011

11:21:34 am

दुय्यम निबंधकः

अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

बदर9

दस्त क्र 6868/2011

दस्त क्रमांक : 6868/2011

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

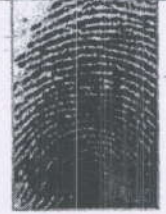
पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: के बी जेम्स तर्फ भागीदार किरण बाबूलाल शाह

लिहून घेणार



पत्ता: घर/फ्लॅट नं: जी 12 प्रसाद चेंबर्स ऑपेरा हाऊस

वय

मु 04

गल्ली/रस्ता:

सही

ईमारतीचे नाव:

ईमारत नं:

पेट/वसाहत:

शहर/गाव:

तालुका:

पिन:

Kishan B. Shah

2 नाव: जेम एक्सेल तर्फ भागीदार समिर महेंद्र मेहता

लिहून देणार



पत्ता: घर/फ्लॅट नं: 801 पंचरत्न ऑपेरा हाऊस मु 4

वय

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सही

ईमारतीचे नाव:

ईमारत नं:

पेट/वसाहत:

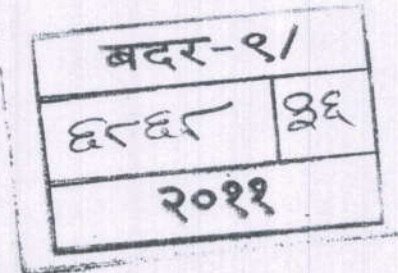
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दस्त गोषवारा भाग - 2

वदर9

दस्त क्रमांक (6868/2011)

दस्त क्र. [वदर9-6868-2011] चा गोषवारा
बाजार मुल्य : 21992000 मोबदला 25500000 भरलेले मुद्रांक शुल्क : 1275200

दस्त हजर केल्याचा दिनांक : 26/07/2011 11:15 AM

निष्पादनाचा दिनांक : 26/07/2011

दस्त हजर करणा-याची सही :

Kirram B. Shah

दस्ताचा प्रकार : (25) अभिहस्तांतरणपत्र

दस्त अनुच्छेद प्रकार : (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल तर

शिकका क्र. 1 ची वेळ : (सादरीकरण) 26/07/2011 11:15 AM

शिकका क्र. 2 ची वेळ : (फी) 26/07/2011 11:20 AM

शिकका क्र. 3 ची वेळ : (कबुली) 26/07/2011 11:21 AM

शिकका क्र. 4 ची वेळ : (ओळख) 26/07/2011 11:21 AM

दस्त नोंद केल्याचा दिनांक : 26/07/2011 11:21 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) सागर आचरेकर - - घर/फ्लॅट नं: 2-37 कंधारीया मेशन गोखले रोड दादर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) धिरज त्रिपाठी - - घर/फ्लॅट नं: सदर

गल्ली/रस्ता: - +

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

दु. निबंधक की सही
अंधेरी 3 (अंधेरी)



पावती क्र.: 6882 दिनांक: 26/07/2011

पावतीचे वर्णन

नांव: के बी जम्मस तर्फे भागीदार किरण बाबूलाल
शाह - -

30000 : नादणी फी

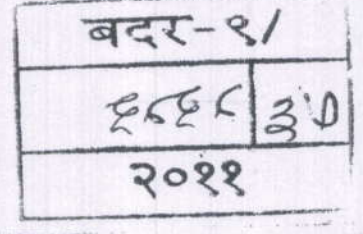
760 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),

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

एकत्रित फी

30760: एकूण

दु. निबंधक की सही, अंधेरी 3 (अंधेरी)



प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण... ३० ...पाने आहेत.

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

बदर-९/ ६६६६ / २०११

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला. 26 JUL 2011

दिनांक :

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