



April 10, 2012

AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2887

नाम कोलेकल्याण

दिनांक 10/04/2012

पत्राचा अनुक्रमांक

वदर 4 - 02869 - 2012

पत्राचा प्रकार

करारनामा

करारनाम्याचे नाव: युरोस्टार डायमंड्स इंडिया प्रा लि चे संचालक पारस पी मेहता -
AACCE1920A

फी

:- 30000.00

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

:- 700.00

न (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)

एकूण रु. 30700.00

हा दस्त अंदाजे 10:59AM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबंधक
अंधेरी 2 (अंधेरी)

मूल्य: 133444500 रु. मोबदला: 242450000 रु.

मुद्रांक शुल्क: 12122500 रु.

प्रकार : खेडी/घनाकर्षाद्वारे;

सद. दुय्यम निबंधक अंधेरी-२,

नि म पत्ता: बँक ऑफ बडोदा, मुंबई;

मुद्रांक शुल्क मिळेल.

संक्रमांक: 102233; रक्कम: 30000 रु.; दिनांक: 04/04/2012



दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्तावेजक्रमांक व वर्ष: 2869/2012

Tuesday, April 10, 2012

10:47:07 AM

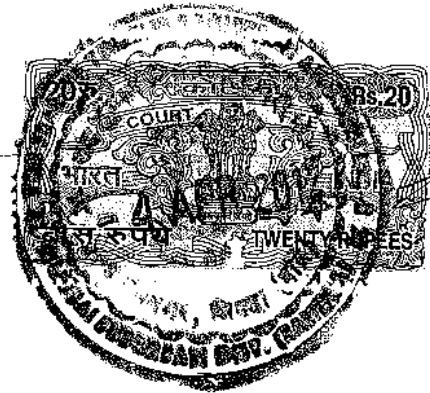
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कोलेकल्याण

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 242,450,000.00
बा.भा. रु. 133,444,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 4207 वर्णन: प्रिमायसेस नं बीसी4011, 4था मजला, टॉवर नं बी, सेंट्रल विंग, भारत डायमंड बोर्स कॉम्प्लेक्स, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पू मु-51.-- क्षेत्र 6189 चौ फुट बांधीव, प्लॉट नं सी-28, जी ब्लॉक, सिटीएस नं 4207, मौजे कोलेकल्याण, ता. अंधेरी.
- (3) क्षेत्रफळ (1)-
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) स्वाती डायमंड्स चे भागीदार शेखर जे मेहता - AAFFS2998B - -; घर/फ्लॅट नं: 1014/15/16, प्रसाद वेवर्स, अपरा हाऊस मु-04; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (2) स्वाती डायमंड्स चे भागीदार शैलेश जे मेहता - AAFFS2998B - -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (3) स्वाती डायमंड्स चे भागीदार अनमोल एस मेहता - AAFFS2998B - -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (4) स्वाती डायमंड्स चे भागीदार शाहरुत एस मेहता - AAFFS2998B - -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) युरोस्टार डायमंड्स इंडिया प्रा लि चे संचालक पारस पी मेहता - AACCE1920A - -; घर/फ्लॅट नं: 710-711, रहेंजा चेवर्स, नरिमन पॉईंट मु-21; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 10/04/2012
- (8) नोंदणीचा 10/04/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 2869 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 12122500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष



ब. दुय्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा.

मूल्यांकन प

साल 2012

दिनांक 09/04/2012

पत्ता

मुंबई(उपनगर)

मूल्यांकन नोंद वेळी

मुख्य मूल्य विभाग

31-कोळेकल्याण (अंधेरी)

संपत्तीचा विभाग

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

संपत्तीचा क्रमांक

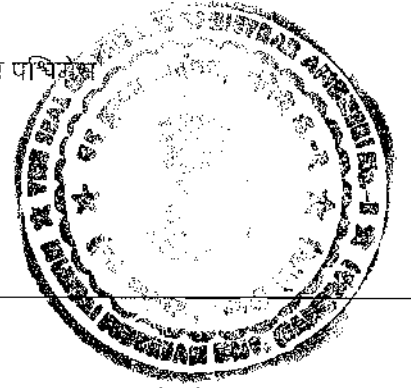
सि.टी.एस. नंबर -- 4207

परीक्षे गाचे नाव

मुंबई(उपनगर)

संपत्तीचे वर्ग

बांधीव



संपत्ती मूल्य दर तक्त्यानुसार
परीक्षे गाचे मूल्य

| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक |
|-----------|---------------|----------|---------|----------|
| 111,600 | 185,800 | 232,000 | 278,500 | 185,800 |

| | | | | |
|-------------------|-----------|-----------|---------------------|-------------|
| संपत्तीचे क्षेत्र | 575.19 | चौरस मीटर | बांधकामाचे वर्गीकरण | 1-आर सी सी |
| संपत्तीचा वापर | कार्यालये | | उद्घाटन सविधा | आहे |
| संपत्तीचे वय | 0 TO 2 | (Rule 5) | मजला | 4 (Rule 14) |

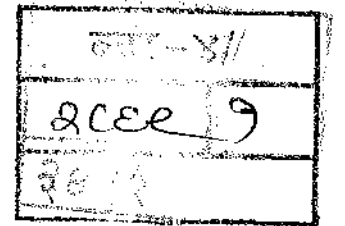
| | | | |
|----------------------|---|---|---------------|
| घसा-यानुसार मिळकतीचा | = | घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसा टक्केवारी | (Rule 6 or 7) |
| परीक्षे गाचे मूल्यदर | = | 232,000.00 * 100.00/100 | |
| | = | 232,000.00 | |

| | | | |
|--------------------------|---|--|-----------------|
| (A) मुख्य मिळकतीचे मूल्य | = | घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ | (Rule 19 or 20) |
| | = | 232,000.00 * 575.19 * 100.00 / 100 | |
| | = | 133,444,080.00 | |

| | | | |
|-----------------|---|--|--|
| (B) अंतिम मूल्य | = | मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिरत वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य | |
| | = | A + B + C + D + E + F + G + H | |
| | = | 133,444,080.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 | |
| | = | 133,444,080.00 | |

mv = 133,444,080.00

AV = 242450,000 / - High



242450,000



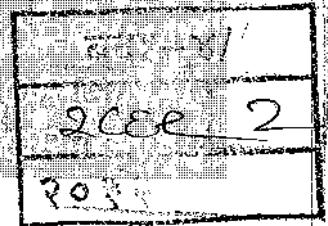
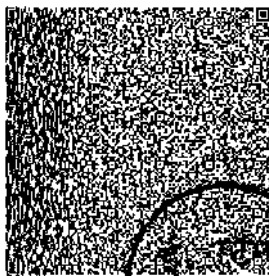
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

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

Certificate No. : IN-MH07852843383027K
 Certificate Issued Date : 04-Apr-2012 03:19 PM
 Account Reference : SHCIL(EI)/mhshcil01/VIKHROLI/ MH-MSU
 Unique Doc. Reference : SUBIN-MHMHSHCIL0108443766874957K
 Purchased by : EUROSTAR DIAMONDS INDIA PVT LTD
 Description of Document : Article 25(b) to (d) Conveyance
 Property Description : PREMISES NO. BC4011, 4TH FLOOR, BHARAT DIAMOND BOURSE COMPLEX, BKC, BANDRA-E, M-51, AS PER DOCUMENTS
 Consideration Price (Rs.) : 24,24,50,000
 (Twenty Four Crore Twenty Four Lakh Fifty Thousand only)
 First Party : SWATI DIAMONDS
 Second Party : EUROSTAR DIAMONDS INDIA PVT LTD
 Stamp Duty Paid By : EUROSTAR DIAMONDS INDIA PVT LTD
 Stamp Duty Amount (Rs.) : 1,21,22,500
 (One Crore Twenty One Lakh Twenty Two Thousand Five Hundred only)



Please write or type below this line.

AGREEMENT FOR SALE

BETWEEN

SELLER :- SWATI DIAMONDS

PURCHASER :- EUROSTAR DIAMONDS INDIA PVT. LTD.

[Signatures]

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, 3011, CHENNAI PARK, E.R. & M. VEDHAKUMAR ROAD, PAPER, MUMBAI, MAHARASHTRA, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

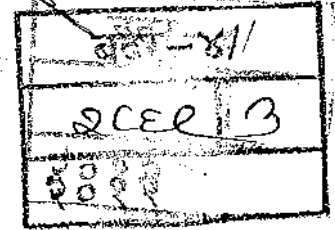
Account Id mhshd101

Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0107493240415186K

Receipt Date 04-APR-2012

| | | |
|------------------------|---------------------------------|--|
| Received From | EUROSTAR DIAMONDS INDIA PVT LTD | Pay To |
| Instrument Type | RTGS | Instrument Date 03-APR-2012 |
| Instrument Number | BARBH12094721764 | Instrument Amount 12,12,2500 (One Crore Twenty One Lakh Twenty Two Thousand Five Hundred only) |
| Drawn Bank Details | | |
| Bank Name | BANK OF BARODA | Branch Name MUMBAI |
| Out of Pocket Expenses | 0.0 () | |



SM

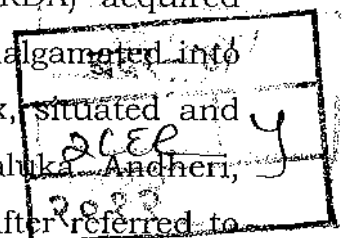
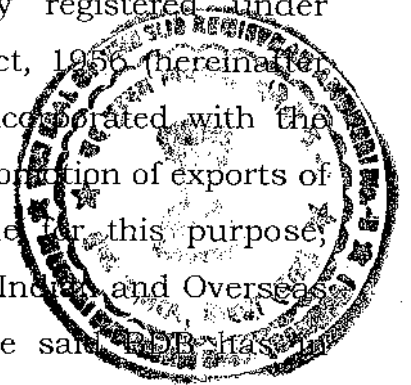
SM

SM

time being and from time to time and their respective heirs, executors, administrators and assigns AND **EUROSTAR DIAMONDS INDIA PVT. LTD.**, a Company having its registered office at 710-711, Raheja Chambers, Nariman Point, Mumbai 400 021 and assessed to Income-tax under P. A. No. AACCE 1920A (hereinafter referred to as "the Purchaser/Transferee") of the **Other Part** and reference to the parties hereto shall unless repugnant to the context or meaning thereof, mean and include the executors, administrators, successors and assigns;

WHEREAS:

- (a) BHARAT DIAMOND BOURSE, a Company 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 said BDB has in pursuance of its Memorandum and Articles of Association acquired the said 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 Said BDB.
- (b) The Said BDB had by two Agreements to Lease dated 1st day of March, 1993 and 18th day of May, 1993 with the 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



[Signature]

[Signature]

[Signature]

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 Said BDB and MMRDA and have obtained Occupancy Certificate ("OC").

(d) Vide an Allotment Letter dated 10th April, 2012, (hereinafter referred to as the "Said Allotment Letter") between the Said BDB and the Vendor/ Transferor herein, the Said BDB has allotted to the Vendor/ Transferor the Office premises bearing No. BC 4011, admeasuring 6189 sq. ft. (built-up) area in B ^{Central Wing} Tower, on the 4th floor (hereinafter referred to as "the said premises") 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-25 at G-Block, Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban. The Said Allotment letter has been duly registered with the Sub-Registrar of Assurance, at Mumbai under Serial No. BDR-4-02868-2012 on 10/04/2012.

(e) The BDB has also allotted Block of Shares comprising of 6189 Equity Shares having face value of Rs. 1,000/- each bearing Distinctive Nos. 0139698 to 0145886 (both inclusive) held under Share Certificate No. B/0259 in respect of the premises allotted to the Vendor/ Transferor (hereinafter the Block of Shares are referred to as "**the Said Shares**").

(f) By virtue of the Said Allotment Letter and the allotment of the said Shares, the Vendor/Transferor has been granted occupancy right and use of the Said Premises. The Said BDB has delivered and handed over to the Vendor/Transferor,

[Signature]

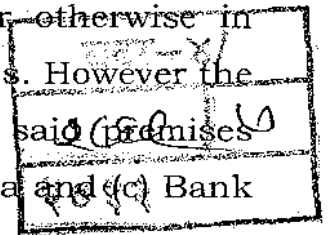
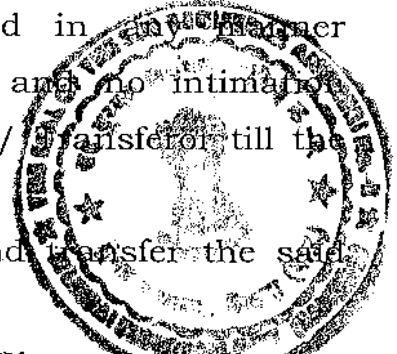
[Signature]
[Signature]

[Signature]
[Signature]

vacant, quiet and peaceful possession of the Said Premises. The Vendor/Transferor thus became the owner of and is 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 Said BDB 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 the said Premises and the said Shares;
- iii. The said Premises together with the said Shares and all other incidental shares, right, title and interest of the Vendor/Transferor in the said Premises are free from all litigations and attachment and that no agreement of any nature whatsoever is entered into by it or any person or persons on its behalf for sale/assignment or otherwise in respect of the said Premises and the said Shares. However the Vendor/Transferor has created a lien on the said premises with (a) Allahabad Bank, (b) State Bank of India and (c) Bank of Baroda for obtaining finances.
- iv. It is in exclusive use, occupation and uninterrupted possession of the said Premises and has been 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 expect it no one has any share, right, title and interest in the said Premises or



PPM
[Signature]

[Signature]

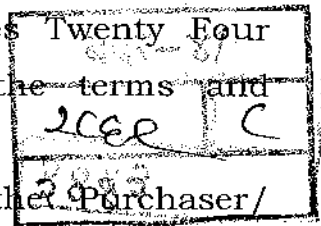
[Signature]

[Signature]

[Signature]

any part thereof and the said Shares.

- v. The said Premises and the said Shares are free from all litigations and secured or unsecured liabilities and the said Premises and the said Shares are having a marketable title.
- vi. Subject to the aforementioned lien in clause g (iii) of the said Banks, it has neither created any tenancy, sub-tenancy, leave and licence, charge, sub-lease, mortgage or encumbrance of any nature whatsoever in respect of the said Premises nor it has 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 has any decree or judgment or attachment been passed in respect of the said Premises or any part thereof and the said Shares.
- viii. The Vendor/Transferor has agreed to sell and transfer the said Premises and the said Shares together with the right to occupy, own, possess and use the said Premises and the Purchaser/Transferee has agreed to purchase the said Premises and the said Shares together with occupancy rights, free from all encumbrances, litigations, mortgages with marketable title for the lump sum consideration of Rs. 24,24,50,000/- (Rupees Twenty Four Crores Twenty Four Lakhs Fifty Thousand Only) and upon the terms and conditions hereinafter appearing.
- ix. The Vendor/ Transferor has requested the Purchaser/ Transferee to make payment on their behalf to (a) Allahabad bank, (b) State Bank of India and (c) Bank of Baroda to clear the lien on the said premises to which the Purchaser/ Transferor has agreed.
- x. The Vendor/ Transferor shall request to the Bharat Diamond Bourse to issue NOC for purchase of the said premises in



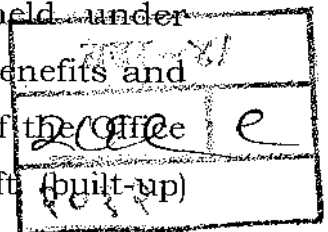
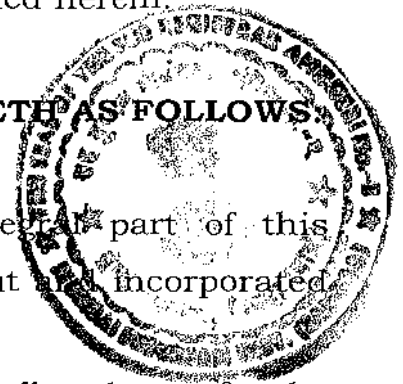
PPM

favour of the Purchaser/ Transferee, once all the dues of the Said BDB are duly paid by the Vendor/Transferor

- i. The Bharat Diamond Bourse on receipt of all dues from the Vendor/Transferor will address a letter to Mumbai Metropolitan Region Development Authority (MMRDA) seeking permission from them to assign the said premises to the Purchaser/ Transferee.
- ii. The Vendor/ Transferee shall complete the sale and the Purchaser/ Transferee shall complete the purchase of the said premises upon receipt of NOC from BDB and MMRDA and upon the terms and conditions contained herein

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

1. The recitals contained above form an integral part of this Agreement of Sale as if the same were set out and incorporated in the operative part.
2. The Vendor/Transferor doth hereby agree to sell and transfer the Block of Shares comprising of 6189 Equity Shares having face value of Rs. 1,000 /- each bearing Distinctive Nos. 0139698 to 0145886 (both inclusive) held under Share Certificate No. B/0259 with all rights, benefits and burden attached thereto including rights in respect of the premises Bearing No. BC 4011 admeasuring 6189 sq. ft. (built-up) area in B Tower, ^{Central Wing} on the 4th floor (hereinafter referred to as "the Said Premises") 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, BandraKurla 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



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Purchaser/Transferee shall purchase and acquire the same from The Vendor/Transferor; free from all encumbrances 'at or for the lump sum consideration amount of Rs. 24,24,50,000/- (Rupees Twenty Four Crores Twenty Four Lakhs Fifty Thousand Only).

1. The Purchaser/Transferee has paid to the Banks mentioned below at the request and on behalf of the Vendor/ Transferor Rs. 24,24,50,000/- (Rupees Twenty Four Crores Twenty Four Lakhs Fifty Thousand Only) being the full and final consideration amount in pursuance of the sale of the said shares and premises in installments to enable the Vendor/ Transferor to obtain a No Lien Certificate from the banks on the said premises as follows:-

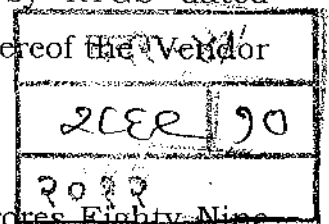
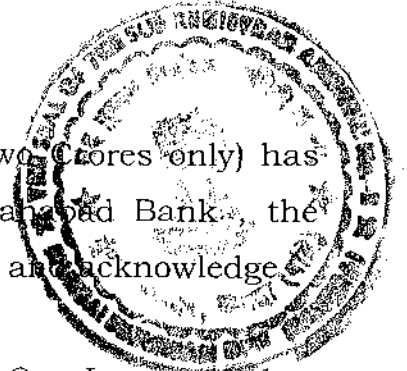
i) an amount of Rs. 2,00,00,000 /- (Rupees Two Crores only) has been paid by RTGS dated 16.07.2011 to Allahabad Bank, the receipt whereof the Vendor does hereby admit and acknowledge.

ii) an amount of Rs. 51,00,000 /- (Rupees Fifty One Lacs only) has been paid by RTGS dated 21.09.2011 to Allahabad Bank, the receipt whereof the Vendor does hereby admit and acknowledge.

iii) an amount of Rs. 2,32,70,000/- (Rupees Two Crores Thirty Two Lacs Seventy Thousand only) has been paid by RTGS dated 05.10.2011 to State Bank of India , the receipt whereof the Vendor does hereby admit and acknowledge.

iv) an amount of Rs. 6,89,00,000/- (Rupees Six Crores Eighty Nine Lacs only) has been paid by RTGS dated 05.10.2011 to Allahabad Bank, the receipt whereof the Vendor does hereby admit and acknowledge.

v) an amount of Rs. 10,04,30,000/- (Rupees Ten Crores Four Lacs Thirty Thousand only) has been paid by RTGS dated 17.02.2012 to



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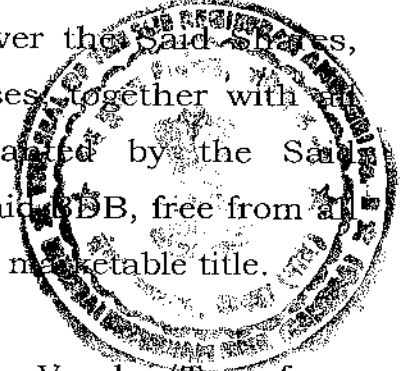
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State Bank of India, the receipt whereof the Vendor does hereby admit and acknowledge.

vi) an amount of Rs. 2,47,50,000/- (Rupees Two Crores Fourty Seven Lacs Fifty Thousand only) has been paid by RTGS dated 17.02.2012 to Bank of Baroda, the receipt whereof the Vendor does hereby admit and acknowledge.

4. In consideration of the sum received as stated hereinabove, the Vendor/Transferor shall 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.



5. Further on execution of the Sale Deed, the Vendor/Transferor shall hand over the vacant and peaceful possession of the Said Premises to the Purchaser/Transferee, free from all encumbrances, mortgages, litigations and with marketable title.

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6. The Vendor/Transferor further confirms that:

- i. The Vendor/Transferor shall hand over 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 Said BDB from the name of the Vendor/Transferor to the name of the Purchaser/Transferee;
- iii. The Vendor/Transferor shall cause the Said BDB to enroll the

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[Signatures]

Purchaser/Transferee as the-shareholders of the Company in the place and the stead of the Vendor/Transferor.

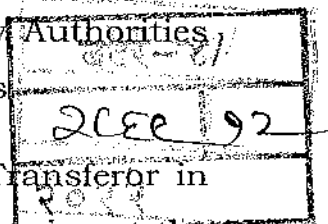
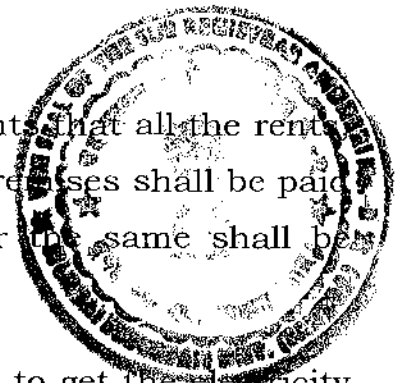
7 Upon execution of the Sale Deed and as incidental to the transfer of the Said Shares, the Vendor/Transferor shall also transfer to the Purchaser/Transferee the Said Premises and their rights to hold use, occupy, possess and enjoy the Said Premises and other incidental rights, benefits and burden In respect thereof.

8 Upon execution of the Sale Deed, 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 shall be paid by them till the date hereof and thereafter the same shall be borne and paid by the Purchaser/Transferee.

10. The Purchaser/Transferee shall 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 the rights in the said Premises and the Said Shares to The Purchaser/Transferee as envisaged under this agreement.



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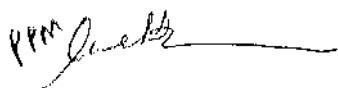
12. It is confirmed by and between the parties hereto that the aforesaid consideration, is inclusive of the benefit of sinking fund deposit and any other deposit lying to the credit of the Vendor/Transferor in the records of the Said BDB.

13. The Vendor/Transferor declares that all dues payable by the Vendor/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 hereof

14. The Vendor/Transferor doth hereby confirms and undertakes to execute the Sale Deed and all other 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 his counsels or counsels-in-Law, at the request and cost of the Purchaser/Transferee.

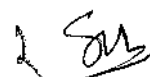
15. The Vendor/Transferor declares and confirms that on execution of Sale Deed the Purchaser/Transferee shall be entitled to hold, enjoy and possess and own the Said Premises and the Said Shares without any lawful interruption claim, demand and dispute by the Vendor/Transferor or any person or party claiming through them in any manner whatsoever.

16. The Vendor/Transferor shall indemnify and keep indemnified the Purchaser/Transferee from and against any claims, demands, costs, charges, expenses that the Purchaser/Transferee may be liable to pay or incur in respect of the said premises and the said shares for the period upto the date hereof.

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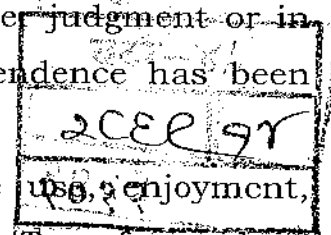
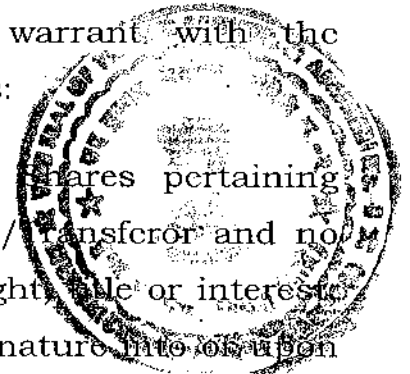
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17. The Vendor/Transferor hereby agrees that on execution of the Sale deed in respect of the said premises the right, title and interest of the Vendor/Transferor in the Said Premises as well as in the interest of the capital of Said BDB shall automatically stand transferred to and vested in the name of the Purchaser/Transferee who as the absolute owners of the Said Premises, 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.

18. The Vendor/Transferor covenant and warrant with the Purchaser/Transferee and declares as follows:

- i. That the Said Premises and the Said Shares pertaining thereto stand in the name of the Vendor/Transferor and no other person or persons has/have any right, title or interest in property/claim or demand of whatsoever nature in or upon or in the same either by way of sale, mortgage, charge, lien, gift, trust/inheritance/lease, easement or otherwise howsoever;
- ii. That the Said Premises and the Said Shares pertaining thereto are free from all encumbrances of whatsoever nature and is not the subject matter of any litigation nor is 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;
- iii. That the Said Premises are in exclusive use & enjoyment, occupation and possession of the Vendor/Transferor alone and the Vendor/Transferor has not created any third party right therein or in respect thereof;
- iv. The Vendor/Transferor has not let out or given on lease and licence or any other basis or parted with possession of the



PPM

Said Premises or any part thereof and is in a position to deliver vacant and peaceful possession thereof to the Purchaser/Transferee;

- v. The Vendor/Transferor has good right, full power and absolute authority to enter into this AGREEMENT FOR SALE of the Said Premises pertaining thereto and there is no impediment or restraint or injunction against the Vendor/Transferor being able to do so;
- vi. 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 lispendense, order, decree, attachment or action of any court or authority including the Income Tax authority touching or concerning the Said Premises;
- vii. There is no circumstance, fact or act of any, impediment prejudicially affecting 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.
10. The Vendor/Transferor shall on execution of the Sale Deed 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 Transferee of the deposits made with the said BDB or any authority or authorities.

11. The Purchaser/Transferee hereby covenants with the

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Vendor/Transferor that after execution of Sale Deed it shall become the member of the said BDB and abide by all the rules and regulations and pay all its outgoings, cesses, taxes and other charges including the major repair charges, balance installment charges towards the 'Said Premise electricity charges, etc.

11. It is further confirmed by and between the parties hereto that the transfer 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 absolutely.

12. The stamp duty and registration charge payable in respect of this AGREEMENT FOR SALE and for execution of Sale Deed and any other documents shall be borne and paid by the Purchaser/Transferee alone. Each party shall bear and pay professional cost of their respective Advocates' and Solicitors.

13. Any and all dispute arising out of this AGREEMENT FOR SALE 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 Nandra Kurla Complex, situated and lying in CTS No. 4207, Village Kalekalyan, Taluka Andheri, Registration District of Mumbai Suburban, containing by admeasurements' 80941.62 sq. mtrs. or thereabout.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that office premises Bearing No. **BC 4011**, admeasuring 6189 sq. ft. (built up) area on the 4th floor B-Tower^{Central Wing} of the building named and

PPM *[Signature]*

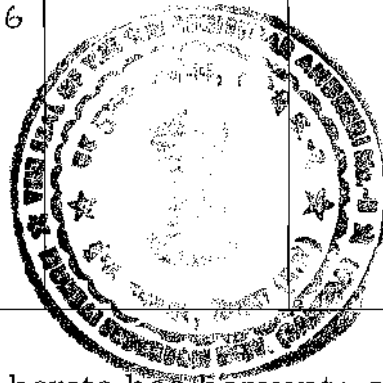
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known as "**Bharat Diamond Bourse Complex**" constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-25 at G-Block BandraKurla Complex, situated and lying in CTS No. 1207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban.

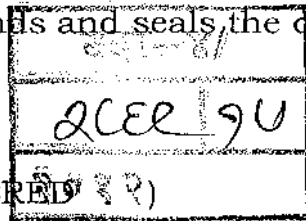
THE THIRD SCHEDULE ABOVE REFERRED TO

| Sl. No. | No. of Equity Shares | Face Value of Shares | Distinctive Nos. | Share Certificate No. | Alloted Office No. |
|---------|----------------------|----------------------|--------------------------|-----------------------|--------------------|
| 1. | 6189 | 1000 | 0139698 TO 0145886 | B/0259 | BC4011 |



[Handwritten signatures and initials on the right margin]

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals, the day and year first herein above written.



SIGNED, SEALED AND DELIVERED

by within named

VENDOR/TRANSFEROR

SWATI DIAMONDS

by its partners,

1) BHICKHAR J. MEHTA

For SWATI DIAMONDS

[Handwritten signature]

Partner



L.H.T.I.

4) BHAAILESH J. MEHTA

For SWATI DIAMONDS

Partner



L.H. T.I.

4) ANMOL S. MEHTA

For SWATI DIAMONDS

Partner



L.H.T.I.

4) BHAAUHARAT S. MEHTA

For SWATI DIAMONDS

Partner



In the presence of.....

SIGNED, SEALED AND DELIVERED

by within named

PURCHASER/TRANSFEREE

EUROSTAR DIAMONDS INDIA PVT.LTD.

by its duly authorized signatory

MR. PARAM P. MEHTA

In the presence of.....

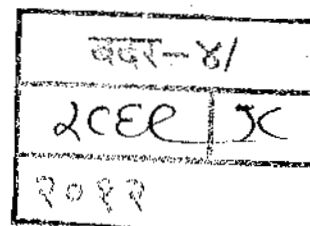


EUROSTAR DIAMONDS



L.H.T.I.

DIRECTOR



RECEIPT

RECEIVED with thanks from the Purchaser)
with named a sum of Rs. 24,24,50,000/-)
(Rupees Twenty Four Crores Twenty Four)
Lakhs Fifty Thousand Only) by way of full and)
final consideration for the shares and premise)
within mentioned)



) Rs.24,24,50,000/-

WITNESS:

[Signature]

[Signature]

WE SAY RECEIVED:
(VENDOR)

For, SWATI DIAMONDS,
by its partners,

[Signature]

1) SHEKHAR J. MEHTA <

[Signature]

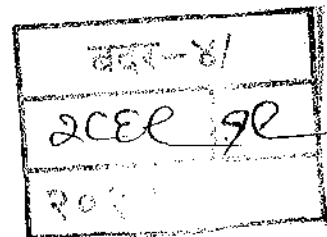
2) SHAILESH J. MEHTA <

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3) ANMOL S. MEHTA <

[Signature]

4) SHAUCHARAT S. MEHTA <



EUROSTAR DIAMONDS INDIA PVT. LTD.

Regd. Off.: 710/711, Raheja Chambers, Nariman Point, Mumbai - 400 021. INDIA
Tel. No. +91 22 6159 7777 / Fax: +91 22 6159 7788

That of the Minutes of the Meeting of the Board of Directors of EUROSTAR DIAMONDS INDIA PRIVATE LIMITED held on 31st March, 2012 at the Registered Office at 710-711, Raheja Chambers, Nariman Point, Mumbai - 400 021 at 11 a.m.

RESOLUTION TO EXECUTE AGREEMENT FOR SALE, SALE DEED CUM TRANSFER, POWER OF ATTORNEY AND OTHER RELATED DOCUMENTS:

RESOLVED THAT AGREEMENT FOR SALE, SALE DEED CUM TRANSFER, POWER OF ATTORNEY AND OTHER RELATED DOCUMENTS to be executed with **SWATI DIAMONDS**, a partnership firm having its address at Mahashree, 320, L. D. Ruparel Marg, Malabar Hill, Mumbai - 400 006 (hereinafter called as "THE VENDOR/TRANSFEROR") in respect of the Premises No. **BC4011** and Car Parking Space bearing Nos. **B-225, B-226, B-227, B-228 and B-230** at Bharat Diamond Bourse Complex situated at G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 and shares as mentioned in the AGREEMENT FOR SALE and SALE DEED (hereinafter the office premises and the car parking spaces shall collectively referred to as the "Said Premises and the Said Shares" pertaining thereto).

IT IS HEREBY RESOLVED THAT **MR. PARAS P. MEHTA**, Director of the company, is hereby authorized to sign and execute the AGREEMENT FOR SALE, SALE DEED CUM TRANSFER, POWER OF ATTORNEY AND OTHER RELATED DOCUMENTS including taking possession of the said premises and to admit execution of such documents and to appear before the Sub-Registrar of Assurances for registering the above AGREEMENT FOR SALE, SALE DEED CUM TRANSFER, POWER OF ATTORNEY AND OTHER RELATED DOCUMENTS and to do all such things as necessary in respect of the Said Premises and the Said Shares.

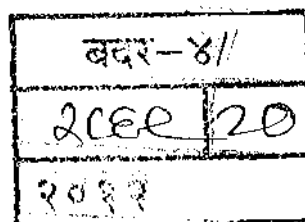
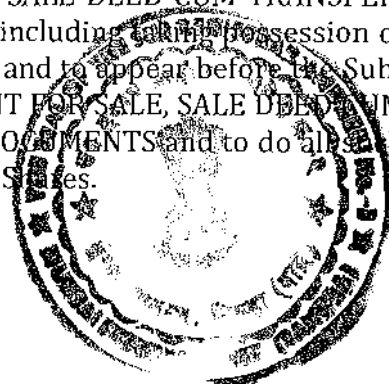
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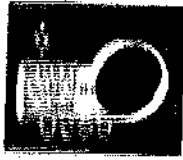
(Sd/- Parash K. Mehta)

Director

MUMBAI.

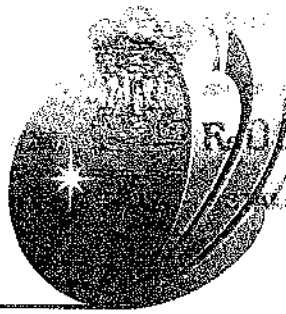
31st March, 2012





BHARAT DIAMOND BOURSE

DIAMOND CENTRE OF THE WORLD



For BOI SHAREHOLDING LTD.
LLP

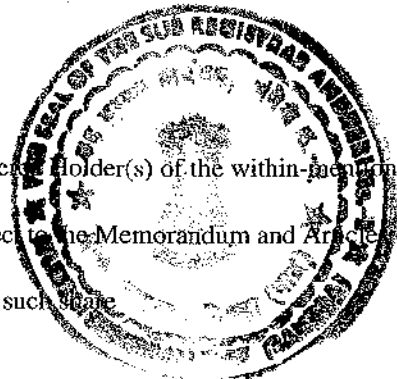
(Incorporated under Section 25 of the Companies Act, 1956)

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

(MANISHA PATIL)
Authorized Signatory

SHARE CERTIFICATE

I CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of that 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. 1966

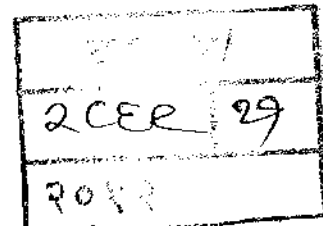
Certificate No. B/0259

Name(s) of Holder(s) : SWATI DIAMONDS

No. of Share(s) held : 6189

Distinctive No.(s) of Share(s) From : 0139698 To 0145886

Common Seal of the Company on this



This share certificate is entitled to the occupancy rights
The Premise No. BC4011 on the 4th floor of Tower B of the
Bandra Kurla Complex at Bandra Kurla Complex Mumbai.

Director

Director

Authorised Signatory

मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- न.भू.अ.बांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

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धारणाधिकार

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तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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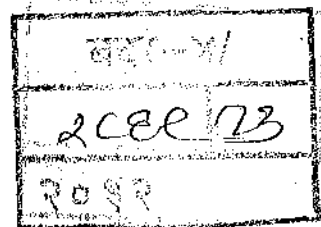
मालमत्ता पत्रक

जिल्हा — मुंबई उपनगर जिल्हा

शास्त्राला दिलेल्या आकारणीचा किंवा भाड्याचा
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ.

मुंबई उपनगर जिल्हा

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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

11-11-2009 2/BKP/27(CC)/A/C-28/N/T-7&7B/1010/2009

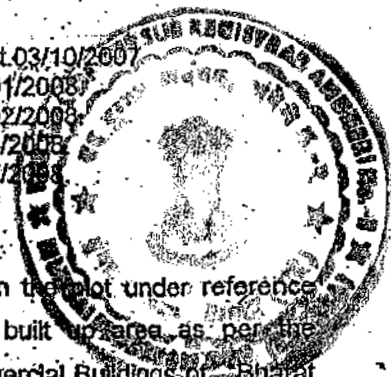
Date: **6 SEP 2009**

OCCUPANCY CERTIFICATE

To
 Architect Reza Kabul,
 Flat No. 7B, 9th Floor,
 Tunnel 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' (BDB).

- Ref:
- (1) MMRDA's OC 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



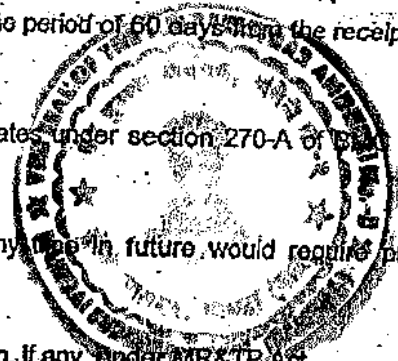
The total built up area of Tower nos. 1 to 7 & 7B built on the plot under reference amounting to 160073.43 sq.m is within the total permissible built up area as per the Agreement to Lease which is of 1,61,883.24 sq.m. for the Commercial Buildings of 'Bharat Diamond Bourse' on plot no 'C-28' in 'G' Block of Bandra-Kurla Complex being completed.

| TOWER NO. | NOC for OC [as 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 + Ground + 9 upper floors) | 15/01/2008 | 9,325.54 | 8,372.89 | 8,372.89 | This built up area is to be read with the "as built" drawings enclosed along this letter. |
| Tower No. 2 (Basement + Ground + 9 upper floors) | 8/10/2007 | 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 + Ground + 9 upper floors) | 8/10/2007 | 25,146.00 | 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 + Ground + 9 upper floors) | 18/02/2008 | 29,764.85 | 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 + Ground + 9 upper floors) | 1/04/2008 | 23,165.44 | No change | 23,165.44 | NOC for OC is already issued |
| Tower No. 6 (Basement + Ground + 9 upper floors) | 6/05/2008 | 22,462.37 | No change | 22,462.37 | NOC for OC is already issued |
| Tower No. 7 (Basement + Ground + 9 upper floors) | | — | 24,841.55 | 24,841.55 | This built up area is to be read with the "as built" drawings enclosed along this letter. |
| Tower No. 7B (Basement + Ground + 9 upper 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 | | — | — | 1,61,676.86 | |
| Permissible BUA | | — | — | 1,61,883.24 | |

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 B&A 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.



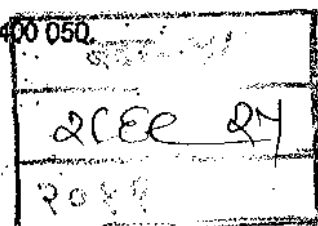
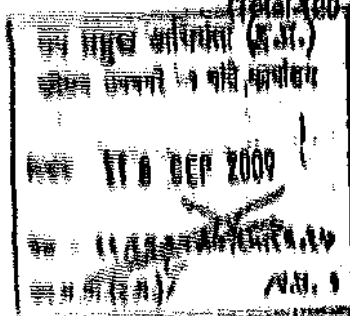
Yours faithfully,

[Signature]
Metropolitan Commissioner
MMRDA

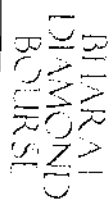
Enclosures :-

- (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,
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.Palkar Marg, Bandra (West), Mumbai - 400 050.
(Total 400 drawings enclosed herewith).



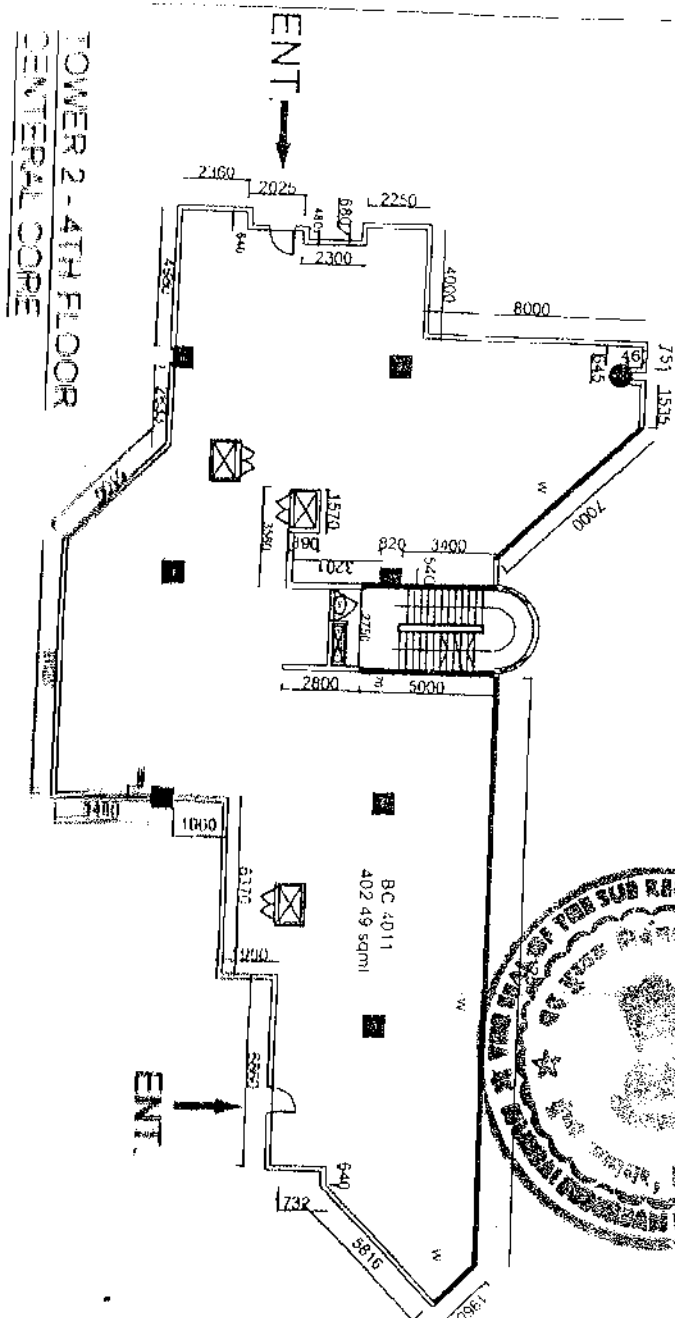
1. MARGINAL AREA DIFFERENCE MAY BE SEEN AS HUMAN ERROR WHILE DRAFTING & CALCULATION.
2. IF THERE ARE ANY DISCREPANCY IT MAY BE BROUGHT INTO THE NOTICE OF BDB IMMEDIATELY.
3. ACTUAL DIMENSIONS SHOULD BE VERIFIED AT SITE.



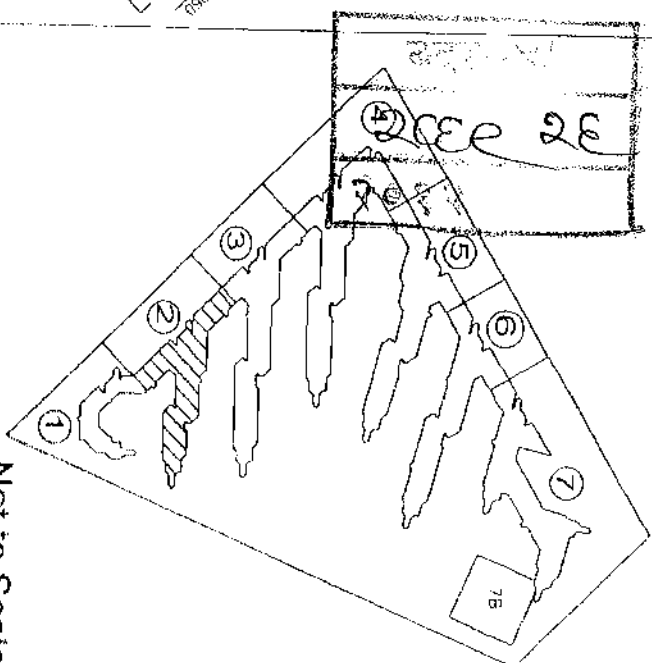
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104-10340



27



Not to Scale

TOWER-2

**Area under
Reference**





दुय्यम निबंधकः अंधेरी 2 (अंधेरी)

सं. १२४४६४ व नं. २००८/२०१२

नॉदणी ६३ म.

शुची क्र. दोन INDEX NO. II

Regn. 63 m.e.

मानाचे नाव : कोलेकल्याण

कोलेकल्याण मंडळाचे, गौडमंडळाचे स्वरूप अभिहस्तांतरणपत्र

कोलेकल्याण (सहभागीत्व)

कोलेकल्याण मंडळाचे आकारणी पैती

कोलेकल्याण मंडळाचे वसुध कालाचे गोडवला रु. ०.००

वा.भा. रु. ९,४८२,५००.००

कोलेकल्याण मंडळाचे वसुध कालाचे

(सहभागीत्व)

कोलेकल्याण

कोलेकल्याण मंडळाचे वसुध कालाचे

(सहभागीत्व)

कोलेकल्याण मंडळाचे वसुध कालाचे

कोलेकल्याण मंडळाचे वसुध कालाचे

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कोलेकल्याण मंडळाचे वसुध कालाचे

कोलेकल्याण मंडळाचे वसुध कालाचे 10/04/2012

कोलेकल्याण मंडळाचे वसुध कालाचे 10/04/2012

कोलेकल्याण मंडळाचे वसुध कालाचे 2008 /2012

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कोलेकल्याण मंडळाचे वसुध कालाचे 2008 /2012

कोलेकल्याण मंडळाचे वसुध कालाचे 2008 /2012

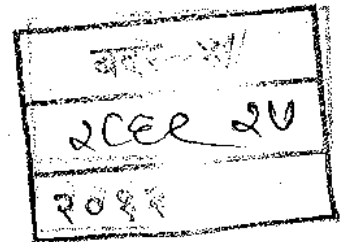
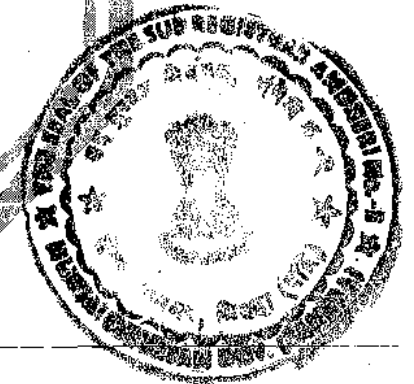
कोलेकल्याण मंडळाचे वसुध कालाचे 2008 /2012

(1) सिटीएस क्र.: 44207 वर्णनः प्रिभायसेस नं बीसी4011, 4था मजला, टॉवर नं बी, सेंट्रल विंग, भारत डायमंड बोर्स कॉम्प्लेक्स, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पू मु-51.-- क्षेत्र 6189 चौ फुट बांधीय, प्लॉट नं सी-28, जी ब्लॉक, सिटीएस नं 4207, मौजे कोलेकल्याण, ता. अंधेरी.-- शोधन 5 कारपार्किंग सहित,--एडीजे ए/538//2012, सर्टिफिकेशन नं 372, दि 31/03/2012 (1)-

(1)

(1) भारत डायमंड बोर्स तर्फे सचलिक प्रकाश सी शाह - AAACB2358R - -; घर/प्लॉट नं: भारत डायमंड बोर्स कॉम्प्लेक्स, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पू मु-51; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(1) एसाती डायमंड्स चे भागीदार अनमोल एस सहता - AAASF2998B - -; घर/प्लॉट नं: 1014/15/16, प्रसाद चेंबर्स, ऑपेरा हाउस मु-04; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EUROSTAR DIAMONDS INDIA PRIVATE
LIMITED

22/05/2009

Permanent Account Number

AA00E1920A

07072009

EUROSTAR DIAMONDS INDIA PRIVATE LIMITED

K. J. Mehta

DIRECTOR



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARAS PARESH MEHTA

PARESH KIRITILAL MEHTA

09/08/1976

Permanent Account Number

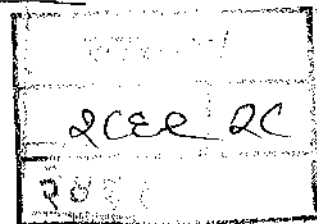
AAALPM3300J

K. J. Mehta
Signature



25022012

K. J. Mehta



TAN Results

| | |
|-------------------------|--|
| TAN Number | MUMS02864B |
| Category of Contributor | Firm/AOP/AOP(Trust)/BOI/Artificial Juridical Person |
| Name | SWATI DIAMONDS |
| Address | 1015, PRASAD CHAMBERS ,, OPERA HOUSE, MUMBAI MAHARASHTRA |
| Pan | AAAFS2998B |
| Status | ACTIVE TAN |
| Start Date | |
| End Date | |
| AO Code | Area Code MUM Range Code 83 AO Number 3 AO Type WT |



Back

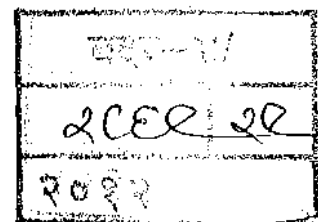
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Signature

Signature

Signature





बैंकर्स चेक | BANKER'S CHEQUE

अल्फा कूट ALPHA F O R T A P

दिनांक 01 2 Date

Pay JOINT SUB REGISTRAR, ANDSHERI -1 MSD *****
Thirty Thousand only***

या उनके आदेश पर Or Order

रुपये Rupees

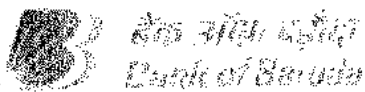
***** 30,000.00

*** Not Over INR. 30,000.00 *****
102221

अदा करें

रु 30000/-
Rs

कृते बैंक आफ बड़ौदा For Bank of Baroda

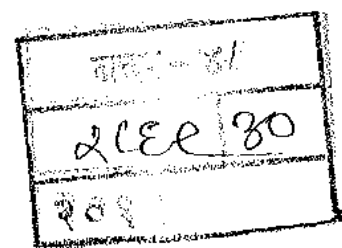


मुख्य कार्यालय, मुंबई - 400009 MBM
MUMBAI MAIN OFFICE, MUMBAI - 400001
BRANCH IFSC CODE BARB0FORTAP BC/2010/HH

ह.स.न. / S.S. NO. (101755) ह.स.न. / S.S. NO. 67

102221 4000120821

12

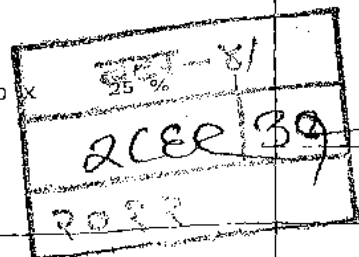


VALUATION

NAME OF THE PURCHASER/TRANSFEREE

EUROSTAR DIAMONDS INDIA PVT. LTD.

| NO. | PARTICULARS | | | |
|----------------|--|-----------------------------------|--------|---------------------|
| | DATE | | | 17.02.2012 |
| | OFFICE PREMISES NO | | | OFFICE NO. BC4011 |
| | FLOOR NO. | | | 4TH FLOOR |
| | NUMBERS OF CAR PARKING | | | 5 |
| | ZONE | | | 31 / 173 |
| | VILLAGE | | | KOLE KALYAN |
| | C.T.S. NO. | | | 4207 |
| | NO. OF FLOORS | | | GROUND + 9 |
| | SALEABLE / BUILT UP AREA AS PER ALLOTMENT LETTER | | | SALEABLE / BUILT-UP |
| | | | | 6,189.00 |
| | | | | 575.19 |
| | OFFICE RATE | | | 232,000.00 |
| | YEAR OF CONSTRUCTION | | | 2009 |
| 575.19 | X | MARKET VALUE 232,000.00 X | | 133,444,080.00 |
| | | SAY | | 133,444,500.00 |
| 11.15 | X | CAR PARKING SPACE 232,000.00 X | 5.00 X | |
| | | SAY | | |
| | | TOTAL MARKET VALUE | | 133,444,500.00 |
| | | AGREEMENT VALUE | | 242,450,000.00 |
| 242,450,000.00 | X | STAMP DUTY 5 % | | 12,122,500.00 |
| | | SAY | | 12,122,500.00 |
| 242,450,000.00 | | REGN. FEES 1 % | | 30,000.00 |
| | | SAY | | 30,000.00 |





THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH01 20080034608
Valid Till: 14-05-2015 (NT)

DOI: 15-05-1985
05-08-2012 (TR)

AED 07-08-2009



FORM 7
RULE 16 (2)



AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
MCWG 25-03-2008
LMV 16-05-1995
TRANS 06-08-2009

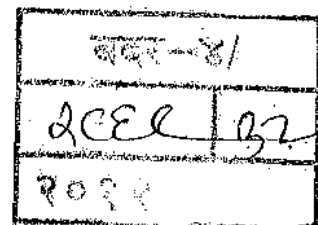
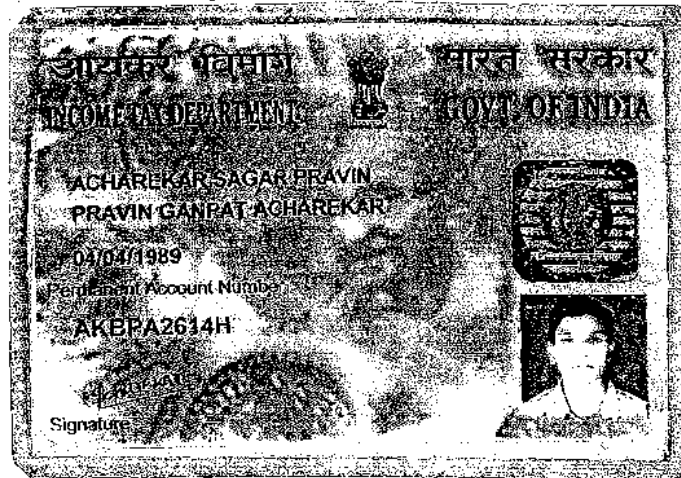


DOB: 17-02-1975 BG: B+

Name: AMIT DALVI
S/DW of: YASAWANT DALVI
Add: 11-1, RAICHAND WADI, GHOKALE ROAD, (S),
DATTARAU MARG, DADAR (W), MUMBAI.

PIN: 400028
Signature & ID of
Issuing Authority: MH01 200926

Signature/Thumb
Impression of Holder





10/04/2012

दुय्यम निबंधकः

10:46:58 am

अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

वदर4

दस्त क्र 2869/2012

33/38

दस्त क्रमांक : 2869/2012

दस्ताचा प्रकार : करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-------------------------------------|-----------|---------------|
| 1 | <p>नाव: युरोस्टार डायमंड्स इंडिया प्रा लि चे संचालक पारस पी मेहता - AACCE1920A - - पत्ता: घर/फ्लॅट नं: 710-711, रहेजा चेंबर्स, नरिमन पॉईंट मु-21 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत:</p> | <p>लिहून घेणार वय - सही</p> | | |
| 2 | <p>नाव: स्वाती डायमंड्स चे भागीदार शेखर जे मेहता - AAAFS2998B - - पत्ता: घर/फ्लॅट नं: 1014/15/16, प्रसाद चेंबर्स, ऑपेरा हाऊस मु-04 गल्ली/रस्ता: - ईमारतीचे नाव: -- ईमारत नं: - पेठ/वसाहत: - शहर/गाव:-</p> | <p>लिहून देणार वय - सही</p> | | |
| 3 | <p>नाव: स्वाती डायमंड्स चे भागीदार शैलेश जे मेहता - AAAFS2998B - - पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: -- ईमारत नं: -- पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p> | <p>लिहून देणार वय - सही</p> | | |
| 4 | <p>नाव: स्वाती डायमंड्स चे भागीदार अनमोल एस मेहता - AAAFS2998B - - पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p> | <p>लिहून देणार वय - सही</p> | | |
| 5 | <p>नाव: स्वाती डायमंड्स चे भागीदार शोहरत एस मेहता - AAAFS2998B - - पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p> | <p>लिहून देणार वय - सही</p> | | |





दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (2869/2012)

38/38

दस्त क्र. [वदर4-2869-2012] चा गोषवारा

बाजार मुल्य : 133444500 मोबदला 242450000 भरलेले मुद्रांक शुल्क : 12122500

दस्त हजर केल्याचा दिनांक : 10/04/2012 10:40 AM

निष्पादनाचा दिनांक : 10/04/2012

दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : (25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/04/2012 10:40 AM

शिक्का क्र. 2 ची वेळ : (फ्री) 10/04/2012 10:44 AM

शिक्का क्र. 3 ची वेळ : (कबुली) 10/04/2012 10:46 AM

शिक्का क्र. 4 ची वेळ : (ओळख) 10/04/2012 10:46 AM

दस्त नोंद केल्याचा दिनांक : 10/04/2012 10:46 AM

ओळख :

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

1) सागर प्रविण आचरेकर - , घर/फ्लॅट नं. -

गल्ली/रस्ता: 2/37, कंठारिया मेशन, गोखले रोड, दादर प.मु-28

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) अमित दळवी - , घर/फ्लॅट नं: -

गल्ली/रस्ता: सदर

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

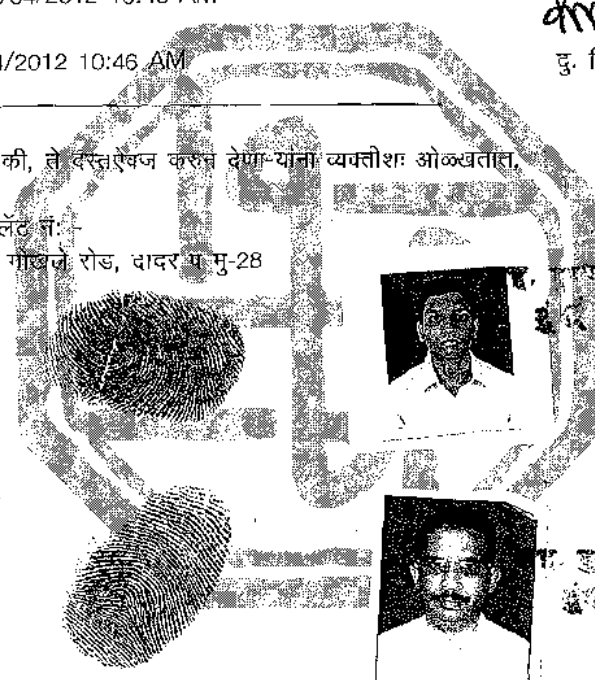
शहर/गाव: -

तालुका: -

पिन: -

[Signature]

[Signature]



पावती क्र.: 2887

दिनांक: 10/04/2012

पावतीचे वर्णन

नांव: थुरोस्टार डायमंड्स इंडिया प्रा लि चे संचालक

पारस पी मेहता - AACCE1920A - -

30000 : नोंदणी फी

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

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

एकत्रित फी

30700: एकूण

[Signature]

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

[Signature]
दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)

मोहित कर्णित देते की, या

इस्तामध्ये एकूण ... 38 ... पाने आहेत.

[Signature]

सह दुय्यम निबंधक, अंधेरी क्र. 2

मुंबई उपनगर जिल्हा.



वदर-8/ 2012 / 2092

पुस्तक क्रमांक 1, क्रमांक.....वर

नोंदला:

दिनांक : 30/8/2012

[Signature]

सह दुय्यम निबंधक, अंधेरी क्र. 2

मुंबई उपनगर जिल्हा