



Thursday, May 03, 2012

4:20:14 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3761

गावाचे नाव कोलेकल्याण

दिनांक 03/05/2012

दस्तऐवजाचा अनुक्रमांक

वदर 4 - 03730 - 2012

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: युरोस्टार डायमंड्स इंडिया प्रा लि चे संचालक परेश के मेहता - -

नोंदणी फी :- 13000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 500.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

एकूण रु. 13500.00

आपणास हा दस्त अंदाजे 4:34PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंधेरी 2 (अंधेरी)

बाजार मूल्य: 1293400 रु.

मोबदला: 1300000 रु. - दुय्यम निबंधक अंधेरी-2

भरलेले मुद्रांक शुल्क: 65000 रु.

मुंबई उपनगर जिल्हा.

दस्ताऐवजाचा प्रकार : डीडी/धनाकर्षाद्वारे;

दस्ताऐवजाचे नाव व पत्ता: सिडिकेट बँक, मुंबई;

डीडी/धनाकर्ष क्रमांक: 695948; रक्कम: 13000 रु.; दिनांक: 26/04/2012



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 4/5/12

मूल्यांकन पत्र

मूल्यांकन 2012 दिनांक 03/05/2012
 जिल्हा मुंबई(उपनगर)
 प्रमुख मूल्य विभाग - 31-कोळेकल्याण (अंधेरी)
 उपमूल्य विभाग - 31/173-भुभाग: उत्तरेस सी.एस.टी. रोड, पूर्व, दक्षिण व पश्चिमेस गावाची हद्द.
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 4207
 नागरी क्षेत्राचे नांव मुंबई(उपनगर)
 मिळकतीचे वर्ग बांधीव

मुल्यांकन नांद केले

बाजार मूल्य दर तक्त्यानुसार
एन्डि नॉ मीटर मल्लदर

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

मिळकतीचे क्षेत्र	0.00	चौरस मीटर	वांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	कार्यालये		वाहन-संविधान	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	जुलूस	14 (Rule 14)



घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * (Rule 5 or
 प्रति चौ. मीटर मूल्यदर = 232,000.00 * 100.00 = 232,000.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला दिहाय वट/वाट
 = 232,000.00 * 0.00 * 100.00 = 0.00

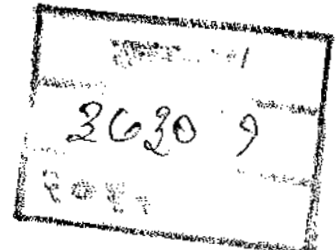
E) वंदिस्त वाहन तळाचे क्षेत्र = 22.30 चौरस मीटर (Rule 17(1))
 वंदिस्त वाहन तळाचे मूल्य = 22.30 * (25.00 / 100) * 232,000.00
 = 1,293,400.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +
 वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 0.00 + 0.00 + 0.00 + 0.00 + 1,293,400.00 + 0.00 + 0.00 + 0.00

MV = 1,293,400.00

AV = 1300000 / 11/11/93

का





सत्यमेव जयते

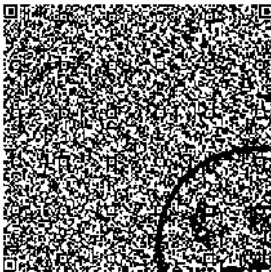
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

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

Certificate No. : IN-MH08291203380508K
Certificate Issued Date : 27-Apr-2012 04:18 PM
Account Reference : SHCIL (FI)/mshcil01/VIKHROLI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0108914995902917K
Purchased by : EUROSTAR DIAMONDS INDIA PVT LTD
Description of Document : Article 25(b) to (d) Conveyance
Property Description : CAR PARKING SPACES NO.G-1351 AND G-1352,BDB COMPLEX, BKC/BANDRA E, MUMBAI-400051 AS PER DOCUMENT
Consideration Price (Rs.) : 13,00,000
 (Thirteen Lakh only)
First Party : DIMEXON DIAMONDS LIMITED
Second Party : EUROSTAR DIAMONDS INDIA PVT LTD
Stamp Duty Paid By : EUROSTAR DIAMONDS INDIA PVT LTD
Stamp Duty Amount(Rs.) : 65,000
 (Sixty Five Thousand only)



Please write or type below this line

INDENTURE FOR TRANSFER OF SHARES OF BHARAT DIAMOND BOURSE BETWEEN

SELLER: DIMEXON DIAMONDS LTD.

AND

PURCHASER: EUROSTAR DIAMONDS INDIA PVT. LTD.

3630 2

0000749640

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

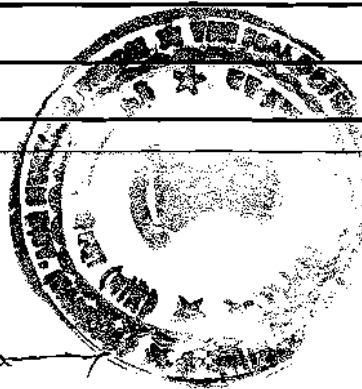
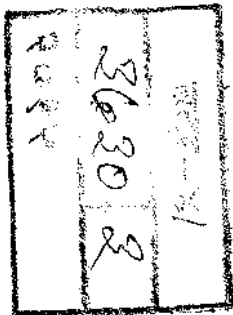
Account Id mhshcii01

Receipt Id RECIN-MHMHSKCIL0107925762139147K

Account Name SHCIL-MAHARASHTRA

Receipt Date 27-APR-2012

Received From	EUROSTAR DIAMONDS INDIA PVT LTD	Pay To	
Instrument Type	PAYORDER	Instrument Date	26-APR-2012
Instrument Number	695947	Instrument Amount	65000 (Sixty Five Thousand only)
Drawn Bank Details			
Bank Name	SYNDICATE BANK	Branch Name	MUMBAI
Out of Pocket Expenses	0.0 ()		



Handwritten signature.



INDENTURE FOR TRANSFER OF SHARES OF BHARAT DIAMOND BOURSE

This Indenture is made at Mumbai this 8th day of July, 2012 between, **Dimexon Diamonds Ltd**, a company registered under the Companies Act, 1956 having its registered office at 716, Raheja Chambers, Nariman Point, Mumbai-400 021 hereinafter referred to as "the Transferor", AND **EUROSTAR DIAMONDS INDIA PVT. LTD.**, a Company having its registered office at 710-711, Raheja Chambers, Nariman Point, Mumbai 400 021 hereinafter referred to as "the Transferee".

Handwritten initials/signature

WHEREAS

877-81	
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Handwritten signature



1. The Transferor as the registered owner of Block of Shares comprising of the 200 Equity Shares bearing distinctive nos. 0145901 to 0146100 under Share Certificate No. P/1460 and P/1461 in respect of car parking space bearing nos. G-1351 and G-1352 respectively in the compound of Tower G, and (hereinafter referred to as the "Said car parking" and the Block of Shares for the said car parking referred to as "the said shares") in the building known as 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 more particularly described in the Schedule hereunder has come to an Agreement with the Transferee for the transfer of the said shares from the Transferor to the Transferee.
2. The Transferee has obtained clearance from the Managing Committee of the Bharat Diamond Bourse ("BDB") that he/she/it, besides meeting with the eligibility criteria of being a member of the BDB under Article 15 of the Articles of Association ("AOA"), also satisfies the criteria of being a Property Member and a Trade Member/Exclusive Property Member.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

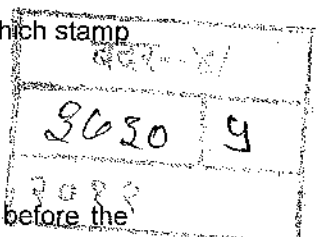
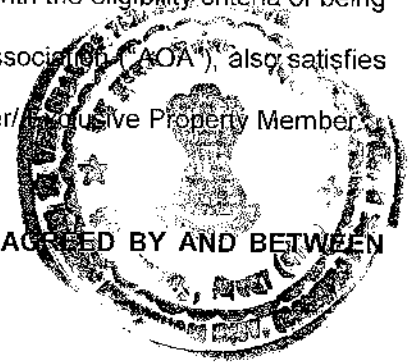
1. The Transferor hereby transfers the said shares entitling Occupancy Rights to the Stipulated Premises to the Transferee for a consideration of Rs. 13,00,000/- (Rupees Thirteen Lakhs Only) which the Transferor acknowledges as having received from the Transferee and to this effect, the parties hereto have separately executed a Transfer Deed (the "Transfer Deed") as required under the Companies Act, 1956 on which stamp duty under Article 62 of Schedule I of Indian Stamp Act, 1899 has been paid.

2. The Transferor and the Transferee agree to the admission of this Indenture before the Sub Registrar Of Assurances after it has been stamped under Article of 25 (b) of Schedule I to the Bombay Stamp Act, 1958 and for this purpose, both the Transferor and



[Handwritten signature]

[Handwritten signature]



the Transferee will co-operate with each other for having the stamp duty adjudicated, if required.

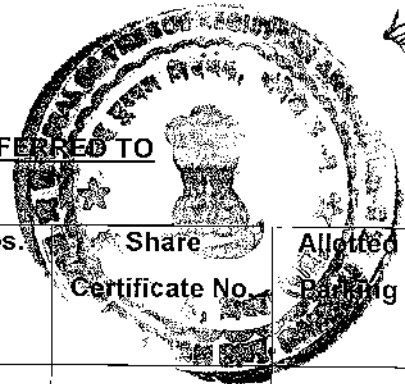
- The stamp duty and the registration charges for this Indenture and for the Transfer Deed will be borne by the Transferor alone.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that Car Parking Space Nos. G-1351 and G-1352, ^{not measuring each Area 11.15 sq.m} in the Compound of Tower G, in the building known as 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 SECOND SCHEDULE ABOVE REFERRED TO

Sr. No.	No. of Equity Shares	Face Value of Shares	Distinctive Nos.	Share Certificate No.	Allotted Car Parking No.
1.	100	Rs. 1000/-	0145901 to 0146000	P/1460	G-1351
2.	100	Rs. 1000/-	0146001 to 0146100	P/1461	G-1352




बदर- ४/	
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२०११	

P.P. size photo &
left thumb impression

SIGNED, SEALED AND DELIVERED]

by the Withinnamed]

DIMEXON DIAMONDS LTD]

Transferor]

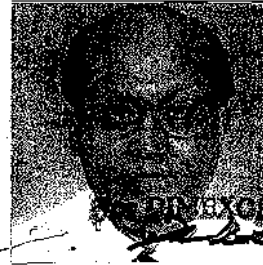
By its Director

1. MR. ASHOK AGARWAL

in the presence of...

1. [Signature] (DIGANT BHATT)

2. A.V. Asawa (Anand Asawa)



DIMEXON DIAMONDS LIMITED



SIGNED, SEALED AND DELIVERED]

by the Withinnamed

Eurostar Diamonds India Pvt. Ltd.]

Transferee]

By its Director

MR. PARESH K. MEHTA

in the presence of...

1. [Signature] (Jayesh Chandra)

2. [Signature] [Prakash T. Yelavankar]

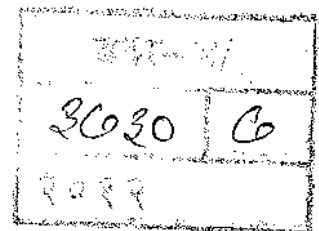


EUROSTAR DIAMONDS INDIA PRIVATE LIMITED

Left thumb impression





DIRECTOR



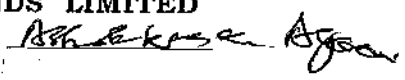
RECEIPT

RECEIVED with thanks from the Purchaser)
withinnamed a sum of Rs.13,00,000/-)
(Rupees Thirteen Lakhs Only) by way of)
full and final consideration for the shares and)
premises withinmentioned) Rs.13,00,000/-

WITNESS:

- 1) 
- 2) 

WE SAY RECEIVED:
(VENDOR)

For, **DIMEXON DIAMONDS LIMITED**
Through its Director, 





3630-2/	
3630	L
२०११	

DIMEXON

Certified true copy of the resolution passed by the Board of Directors of Dimexon Diamonds Limited at their meeting held on Wednesday, 7th March, 2012 at 11.00 a.m. at the office of the Company Situated at 803/804, Raheja Chambers, Nariman Point, Mumbai - 400 021

Sale / Transfer of Office Premises No. GW-4010 at Bharat Diamond Bourse, Bandra Kurla Complex, Bandra East. Mumbai – 400051, to Eurostar Diamonds India Pvt. Ltd.:

"RESOLVED THAT the Company do sale / transfer Office Premises No. GW-4010 at Bharat Diamond Bourse, Bandra-Kurla Complex, Bandra – East, Mumbai – 400051 constructed on the piece of land known as plot No. C-28 at G-Block, Bandra-Kurla Complex, situated and lying in C.T.S. No. 4207 to Eurostar Diamonds India Pvt. Ltd. having its registered office at 710/711, Raheja Chambers, Nariman Point, Mumbai – 400 021 for Rs.5,87,00,000/- (Rupees Five Crores Eighty Seven Lacs only) and Car Parking Space No. G-1351 and G-1352 for Rs.13,00,000/- (Rupees Thirteen Lacs only) totaling to combined sale consideration of Rs. 6,00,00,000/- (Rupees Six Crores only).

RESOLVED FURTHER THAT any one of Mr. Rajiv P Mehta or Mr. Sudhir K Mehta or Mr. Ashok Kumar Agarwal, Directors of the Company, be and are hereby severally authorised to sign and execute all the papers and documents as may be required and to appear before Sub Registrar to register and to admit execution thereof on oath and to do all such acts, deeds and things as may be required to give effect to this resolution.

RESOLVED FURTHER THAT a certified true copy of the above resolution duly signed by any one of the Directors or Company Secretary of the Company be forwarded as necessary."

Certified True Copy:

For Dimexon Diamonds Limited

A.V. Agarwal
Company Secretary



3630 e

DIMEXON DIAMONDS LIMITED

EUROSTAR DIAMONDS INDIA PVT. LTD.

Regd. Off: 710/711, Raheja Chambers, Nariman Point, Mumbai 400 021, INDIA
Tel +91 22 4334 7777 / Fax +91 22 4334 7788

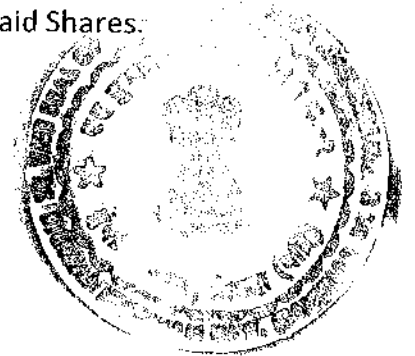
Extract of the Minutes of the Meeting of the Board of Directors of EUROSTAR DIAMONDS INDIA PRIVATE LIMITED held on 31st March, 2012 at the Registered Office at 710-711, Raheja Chambers, Nariman Point, Mumbai – 400 021 at 11 a.m.

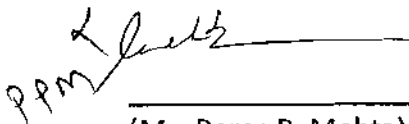
RESOLUTION TO EXECUTE SALE DEED CUM TRANSFER AND OTHER RELATED DOCUMENTS:

“RESOLVED THAT SALE DEED CUM TRANSFER AND OTHER RELATED DOCUMENTS to be executed with DIMEXON DIAMONDS LTD. , a Company having its registered office at 716, Raheja Chambers, Nariman Point, Mumbai – 400 021 (hereinafter called as “THE VENDOR/TRANSFEOR”) in respect of the Office Premises No. GW4010 and Car Parking Space bearing Nos. G-1351 and G-1352 at Bharat Diamond Bourse Complex situated at G-Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 and shares as mentioned in the SALE DEED (hereinafter the office premises and the car parking spaces shall be collectively referred to as the “Said Premises and the Said Shares” pertaining thereto).

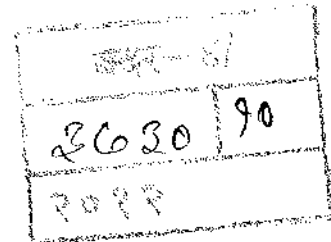
FURTHER RESOLVED THAT MR. PARESH K. MEHTA or PARAS P. MEHTA, anyone Director of the company, is hereby authorized to sign and execute the SALE DEED CUM TRANSFER AND OTHER RELATED DOCUMENTS including taking possession of the Said premises and to admit execution of such documents and to appear before the Sub-Registrar of Assurances for registering the above SALE DEED CUM TRANSFER AND OTHER RELATED DOCUMENTS and to do all such acts as necessary in respect of the Said Premises and the Said Shares.

True Extract
For Eurostar Diamonds India Pvt. Ltd.

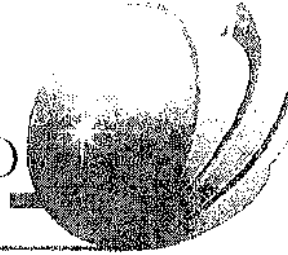


PPM


(Mr. Paras P. Mehta)
Designation: Director



BHARAT DIAMOND BOURSE



DIAMOND CENTRE OF THE WORLD

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

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

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

SHARE CERTIFICATE

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

Equity Shares each of
Amount paid-up per share

Rs. 1,000/-

Rs. 1,000/-

Registered Folio No. 0159
Name(s) of Holder(s) : DIMEXON DIAMONDS LIMITED

Certificate No. P/1460

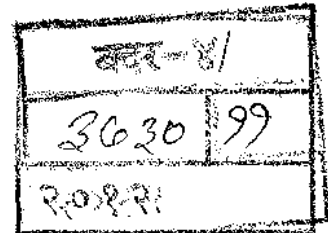


No. of Share(s) held : 100

Distinctive No.(s) of Share(s) From : 0145901 To 0146000

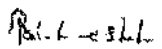
Given under the Common Seal of the Company on this

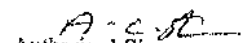
Consolidated Stamp Duty paid vide mudrank no. CSD 2010/Case No. 332/M-1 dt. 20/7/2010



The holder of this share certificate is entitled to the occupancy rights over the parking space No. G-1351 in the compound of the Tower G of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.


Director


Director


Authorised Signatory

**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 shares(s) bearing the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of Association of the Company and the amount endorsed hereon has been paid-up on each such share

Equity Shares each of

Rs. 1,000/-

Amount paid-up per share

Rs. 1,000/-

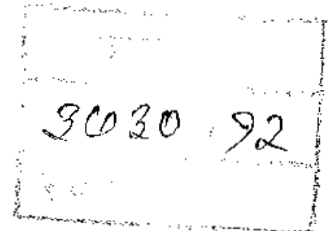
Registered Folio No. 0159

Name(s) of Holder(s) : DIMEXON DIAMONDS LIMITED

Certificate No. PM 1461

No. of Share(s) held : 100

Distinctive No.(s) of Share(s) From : 0146001 To 0146100



Given under the Common Seal of the Company on this

Consolidated Stamp Duty paid vide mudrank no. CSD 2010/Case No. 332/M-1 dt. 20/7/2010

The holder of this share certificate is entitled to the occupancy rights over the parking space No. G-1352 in the compound of the Tower G of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

Director

Director

Authorised Signatory

मालमत्ता पत्रक

विभाग/मौजे -- कोलकल्याण

तालुका/न.भू.मा.का. -- न.भू.अ.वांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रमाणित क्रमांक/प्र.प्लॉ.नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनद्वारा दिलेल्या आकारणीचा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियतचिठ्ठी

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४३०७

Sq yds
[६३७४८ ८/९]
चौ.मी.
[५३३०२.४]
१८८२२९०.००
- ९७७८-९

१८७२५११.९
- २८७८.३० न.भू.क्र.
४२०७/२ नवीन मिळकत पत्रिका उघडलेने क्षेत्र कमी केले.

१८६९६३२.८

अधिकार

हक्काचा मूळ धारक वर्ष

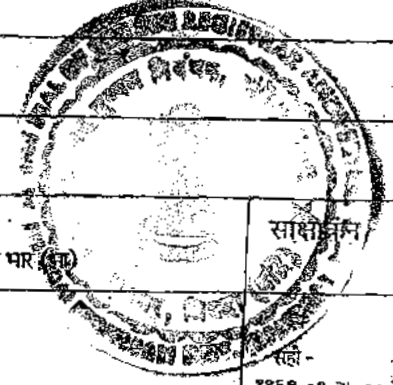
Agri

पट्टेदार

इतर भाग

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (ध) किंवा धार (धा)	साक्षीनाम
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.			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	SI	धा) मुंबई महानगर प्रदेश विकास प्राधिकरण.	सही - १९९०-१२-२१ ००.००.०० न.भू.अ. चांद्रा
०२/०५/१९९१	अर्ज, आसि. लॅन्ड ऑफिसर बी.एम.आर. डी.ए. यांचे कंडील ताबे पावती दि. २/५/८८ व मा.न.भू.अ.क्र. ३ मुंबई यांचे आदेशान्वये १७७८-९ 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. तपू न.भू.अ.



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मालमत्ता पत्रक

विभाग/योजने -- कोलेकल्याण

तालुका/न.भू.मा.का. -- न.भू.अ.बांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

संग सुमपन शिट नंबर प्लेट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवटा वेळ

४२०७ ४२०५

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
२८/०६/१९९९	मा. जिल्हाधिकारी मुंबई उपनगर यांचे कडील आदेश क्र. No.C /Desk -VII -A LND /NAP /SR -A - ०५१ दि. २४/११/९८ अनुसार " सदरची जमिन अकृषिकांकडे वर्ग झालेली असून त्याची मोजणी करून घेण्यात आलेली नाही. अशी नोंद मा.ज. आ. आणि संभू.अ. (म.रा) पुणे यांचे कडील परिपत्रक क्रमांक एस्. व्ही. सी. आर - १६४ / ना.भू. ५/९८ दि. ४/२/९९ अन्वये घेण्यात आली.			सही - २८/०६/१९९९ न.भू.अ.बांद्रा.
२९/०८/२००३	अर्ज मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील विनशेती आदेश क्र.सी/डेस्क -III/C/एल एन डी/एन ए पी/एस आर ए ३८२ दिनांक ७/९/२००३ च्या तयारोबतचा मंजूर आराखडा इकडील मो.र.नं.०५/२००३ दिनांक २१/२/२००३ च्या इकडील दिनांक २१/८/२००३ चे आदेशान्वये विनशेतीकडे वर्ग होणार २८७८.३० चौ.मी.क्षेत्राची न.भू.क्र.४२०७/२ अशी नविन स्वतंत्र मिळकत पत्रिका उघडली व न.भू.क्र.४२०७ चे क्षेत्र १८७२५११.१ चौ.मी.मधून न.भू.क्र.४२०७/२ कडे वर्ग होणारे क्षेत्र २८७८.३० चौ.मी.कमी केले.			के.रमेश क्र.१४० प्रमा. सही - २९/८/२००३ न.भू.अ.बांद्रा.

तपासणी करणारा -

खरी नककल -

न.भू.अ.बांद्रा

मुंबई उपनगर जिल्हा

४५८९
 वर्ष शासक दि. १०-६-१०
 १०-६-१०
 १० JUN 2018
 १२६१

खरी प्रत
 १२६१
 न.भू.अ.बांद्रा



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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TOP (P-2) BKC-27(CC)/A/C-28/NT-7&7B/1010/2009

Date: 6 SEP 2009

OCCUPANCY CERTIFICATE

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

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

- Ref-
- (1) MMRDA's CC for amended drawings dt. 28/10/2001.
 - (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.

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Sir,

1. The total built up area of Tower nos. 1 to 7 & 7B built on the plot under reference admeasuring 168973.43 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 Is 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+ 7 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 +Gr+ 9 floors)	3/10/2007	18,730.71	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)	3/10/2007	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 +Gr+ 9 floors)	13/02/2008	29,764.93	27,862.33	27,862.33	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)	6/05/2008	22,462.37	No change	22,462.37	NOC for OC is already issued
Tower no. 7 (Basement +Gr+ 9 floors)	---	---	24,841.88	24,841.88	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 7B (Basement +Gr+ 9 floors)	---	---	15,516.54	15,516.54	This built up area is to be read with the "as built" drawings enclosed along this letter.
	Total BUA	---	---	1,61,676.86	
	Permissible BUA	---	---	1,61,883.24	

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

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

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

Yours faithfully,


Metropolitan Commissioner
MMRDA

Enclosures :-

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

- Copy to :-
- 1) The Project Director, _____ (without enclosures)
Bharat Diamond Bourse,
Ground Floor, Construction Site Tower no. H,
G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400 051.
 - 2) The Executive Engineer, _____ (with enclosures)
Building Proposals-Western Suburbs, MCGM.
MCGM Office, H&K Ward,
R.K.Patkar Marg, Bandra (West), Mumbai -- 400 050.
(Total 120 drawings enclosed herewith).

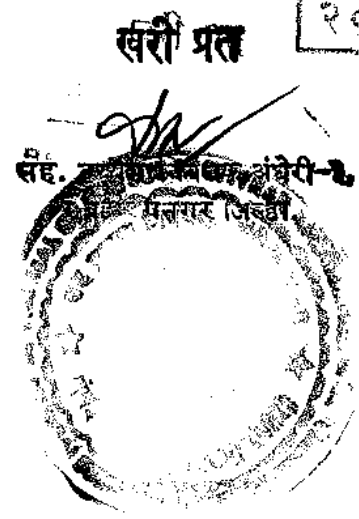
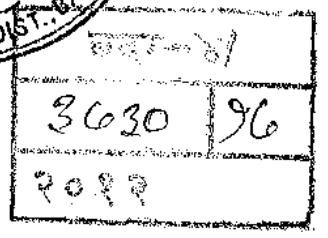
उप प्रमुख अधिकांता (इ.अ.) पश्चिम उपनगरे - १ वॉर्ड कार्यालय
दिनांक 17 SEP 2009
वेळ - ११.३० वाजेपर्यंत ११.३०
उप.प्र.अ. (इ.अ.) / १३.३. १

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गावाचे नाव : कोलेकल्याण

- (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. 2,787,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 4207 वर्णन: प्रिमायसेस नं जी डब्ल्यू 4010, 4 था मजला, टॉवर नं जी, वेस्ट विंग, क्षेत्र 2666 चौ फुट बांधीव, सोबत 2 कारपार्किंग सहित, भारत डायमंड बोर्स कॉम्प, बी के सी, प्लॉट नं 28, जी ब्लॉक, बांद्रा पू मुं 51.----- एडीजे नं ए -1916-10 --सिटीएस नं 4207,
- (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) भारत डायमंड बोर्स तर्फे संचालक राजेश सी शहा - + -; घर/प्लॉट नं: -भारत डायमंड बोर्स कॉम्प बी के सी, बांद्रा पू 51; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/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) डायमंडझान डायमंड्स लि. तर्फे संचालक राजीव पी मेहता - -; घर/प्लॉट नं: 716 रहेजा चेंबर्स नरीमन प्वाइंट मुं 21; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 14/09/2010
- (8) नोंदणीचा 14/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9422 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 199350.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 27900.00
- (12) शेरा



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAACD1877D



नाम /NAME

DIMEXON DIAMONDS LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

25-05-1995

R. Singh

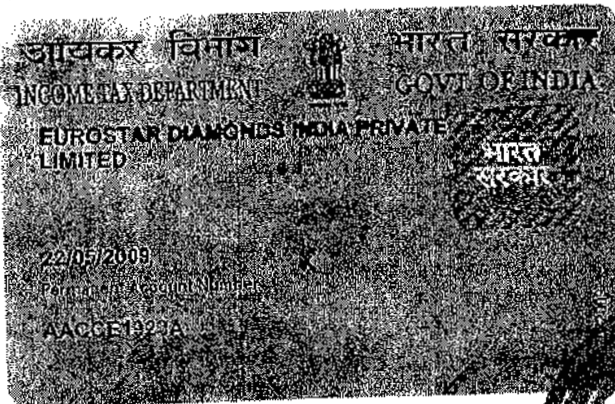
आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

For DIMEXON DIAMONDS LIMITED

Director

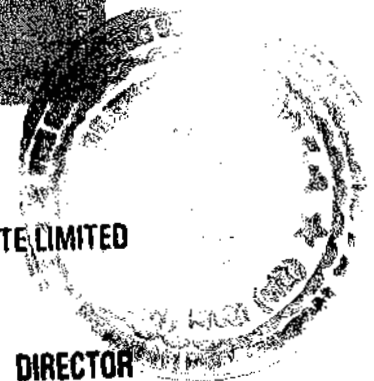
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EUROSTAR DIAMONDS INDIA PRIVATE LIMITED

[Signature]

DIRECTOR



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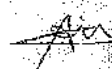



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

AMIT YASHWANT DALVI
 YASHWANT DAMODAR DALVI

17/02/1975
 Permanent Account Number:
AOBPD5053M


 Signature





23042008





आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


ACHAREKAR SAGAR PRAVIN
 PRAVIN GANPAT ACHAREKAR

04/04/1989
 Permanent Account Number:
AKBPA2614H


 Signature







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वदर4

दस्त क्र 3730/2012

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03/05/2012

दुय्यम निबंधकः







दस्त गोषवारा भाग-1

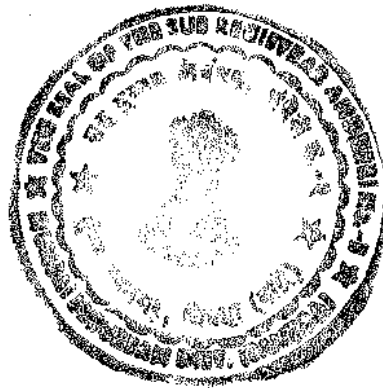
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अंधेरी 2 (अंधेरी)

दस्त क्रमांक : 3730/2012

दस्ताचा प्रकार : अभिहरतांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टप्सा
1	<p>नाव: युरोस्टार डायमंड्स इंडिया प्रा लि चे संचालक परेश के मेहता - -</p> <p>पत्ता: घर/फ्लॅट नं: 710-711, 7वा मजला, रहेजा चेंबर्स, नरिमन पॉईंट मु-21</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: --</p> <p>ईमारत नं: --</p> <p>पेठ/वस</p>	<p>लिहून घेणार</p> <p>वय -</p> <p>सही</p> 		
2	<p>नाव: डायमेक्सन डायमंड्स लि चे संचालक अशोक अगरवाल - -</p> <p>पत्ता: घर/फ्लॅट नं: 716, रहेजा चेंबर्स, नरिमन पॉईंट मु-21</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p>	<p>लिहून देणार</p> <p>वय -</p> <p>सही</p> 		





दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (3730/2012)

२२/२२

दस्त क्र. [वदर4-3730-2012] चा गोषवारा
बाजार मुल्य :1293400 मोबदला 1300000 भरलेले मुद्रांक शुल्क : 65000

पावती क्र.:3761 दिनांक:03/05/2012
पावतीचे वर्णन
नांव: युरोस्टार डायमंड्स इंडिया प्रा लि चे संचालक
परेश के मेहता - -

दस्त हजर केल्याचा दिनांक :03/05/2012 04:16 PM
निष्पादनाचा दिनांक : 03/05/2012
दस्त हजर करणा-याची सही :

13000 :नोदणी फी
500 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

13500: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 03/05/2012 04:17 PM
शिक्षा क्र. 2 ची वेळ : (फ्री) 03/05/2012 04:20 PM
शिक्षा क्र. 3 ची वेळ : (कबुली) 03/05/2012 04:21 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 03/05/2012 04:21 PM

दस्त नोंद केल्याचा दिनांक : 03/05/2012 04:21 PM

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

ओळख :
खालील इसम असे निवेदीत करतात की, ते इस्तऐवज करून देणा-यांनी व्यक्तीस ओळखतात,
व त्यांची ओळख पटवितात.

1) सागर प्रविण आचरेकर-- , घर/फ्लॅट नं. -
गल्ली/रस्ता: 2/37, कंठारिया मॅशन, गोखले रोड, दादर प.मु-28

ईमारतीचे नाव: -

ईमारत नं: --

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) अमित यशवंत दळवी- , घर/फ्लॅट नं: -

गल्ली/रस्ता: सादर

ईमारतीचे नाव: -

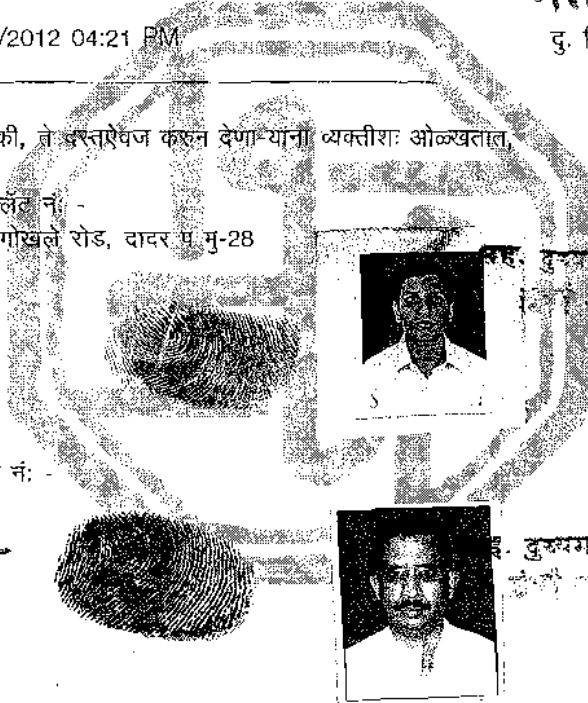
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दु. निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा.

दु. निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा.

बसोपित करभौत येणे की, या
दस्तासोबत २२ पाने आहेत.

दु. निबंधक अंधेरी क. २
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)

वदर-४/३७३० /२०१२

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदण:

दिनांक: ३/५/२०१२

दु. निबंधक अंधेरी क. २

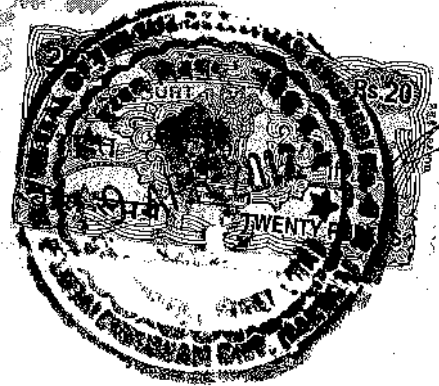
मुंबई उपनगर जिल्हा





गावाचे नाव : कोलेकल्याण

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहरतांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,300,000.00
बा.भा. रु. 1,293,400.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 4207 वर्णन: वाहनतळ क्रं जी-1351 व जी-1352, प्रत्येकी क्षेत्र 11.15 चौ मी कंपाऊंडमध्ये टॉवर नं जी, भारत डायमंड बोर्स कॉम्प्लेक्स, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पू मु-51.-- प्लॉट नं सी-28, जी ब्लॉक, सिटीएस नं 4207, मौजे कोलेकल्याण, ता. अंधेरी.
- (3) क्षेत्रफळ (1) एकूण क्षेत्र 22.30 चौ मी
- (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) डायमेक्सन डायमंडस लि चे संचालक अशोक अगरवाल - -; घर/प्लॉट नं: 716, रहेजा चेंबर्स, नरिमन पॉईंट मु-21; 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 डायमंडस इंडिया प्रा लि चे संचालक परेश के मेहता - -; घर/प्लॉट नं: 710-711, 7वा मजला, रहेजा चेंबर्स, नरिमन पॉईंट मु-21; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACCE1920A.
- (7) दिनांक करून दिल्याचा 03/05/2012
- (8) नोंदणीचा 03/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 3730 /2012
- (10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 65000.00
- (11) बाजारभावप्रमाणे नोंदणी रु 13000.00
- (12) शेर



W
 सह. दुय्यम निबंधक अंधेरी-२
 मुंबई नगरपालिका क्षेत्र.