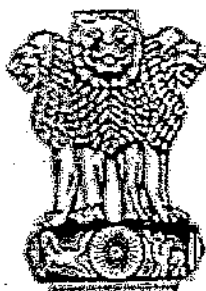


EXHIBIT AW1/24

INDIA NON JUDICIAL ST. REGISTRAR, DIT-III
NEW DELHI

Government of National Capital Territory of Delhi



सत्यमेव जयते

e-Stamp

12510

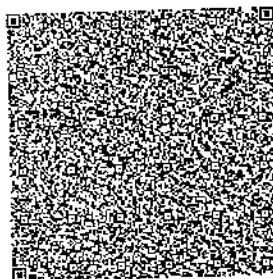
20/12/12

10793

Certificate No. : IN-DL57417707688237K
Certificate Issued Date : 18-Dec-2012 05:28 PM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP KAROL/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL-CORPBK14513406172548K
Purchased by : SUNITA BANSAL
Description of Document : Article 23 Sale
Property Description : 2728, BEADON PURA, KAROL BAGH, NEW DELHI
Consideration Price (Rs.) : 50,00,000
(Fifty Lakh only)
First Party : MANOJ JAIN
Second Party : SUNITA BANSAL
Stamp Duty Paid By : SUNITA BANSAL
Stamp Duty Amount(Rs.) : 2,00,000
(Two Lakh only)

Document presented electronically
and found in Order in all respects

Witnessed with date



Please write or type below this line

(MANOJ JAIN)
PAIN. ACC PJ 93742



36



45

Sunita Bansal
P. G. A. F. B. U. N. C.
Sunita Bansal

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorized 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.stampstamp.com



SALE DEED FOR Rs.50,00,000/-

Stamp Duty Paid 2%Rs.1,00,000/-
Transfer Duty paid 2%Rs.1,00,000/-

Total 4%.....Rs.2,00,000/-

This Sale Deed is executed at New Delhi, on this 20th day of Dec- 2012, by:
MR. MANOJ JAIN S/o Shri Suman Chand Jain R/o B-3/18, Sunrise Apartment, Sector-
12, Rohini, Delhi, hereinafter called "THE VENDOR".

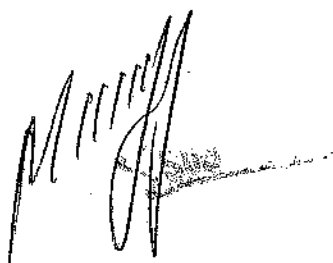
IN FAVOUR OF:

MRS. SUNITA BANSAL W/o Mr. Ram Kumar Bansal R/o A-218, Shastri Nagar,
Delhi-110052, hereinafter called "THE VENDEE";

The expression of the Vendor and the Vendee shall mean and include them legal heirs,
legal heirs, legal representatives, administrators, successors, executors, nominees and
assignees.

Contd...3/-

Sunita Bansal



Deed Related Detail

SALE WITHIN MC AREA

Deed Name SALE

Land Detail

Tehsil/Sub Tehsil Sub Registrar III
Village/City Beadon Pura Building Type
Place (Segment) Beadon Pura Property Type Commercial
Property Address House No.: 2728, Road No.: , Beadon Pura
Area of Property 66.67 Sq. Meter

Money Related Detail

Consideration Amount 5,000,000.00 Rupees Stamp Duty paid 200,000.00 Rupees
Value of Registration Fee 50,000.00 Rupees Pasting Fee 100.00 Rupees

SALE WITHIN MC AREA

This document of SALE

Presented by: Sh/Smt

MANOJ JAIN

S/o W/o

Sugan Chand Jain

R/o

B-3/18 Sunrise Aptt Sec-12 Rohini

in the office of the Sub Registrar, Delhi this 20/12/2012 day Thursday
between the hours of

Registrar/Sub Registrar

Sub Registrar III

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms MANOJ JAIN

and Shri/Ms SUNITA BANSAL

Who is/are identified by Shri/Smt/Km. Ram Kumar Bansal S/o W/o D/o S D Ma R/o A-218 Shastri Nagar

and Shri/Smt./Km Gaurav Bansal S/o W/o D/o R K Bansal R/o Do

(Marginal Witness) Witness No. is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right) as the case may be hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 5,000,000.00 Rupees Fifty Lakh Only

The Balance of entire consideration of Rs. Rupees has been paid to the

Vendor(s)/Mortgagor(s) by Shri/Ms SUNITA BANSAL

S/o W/o Ram Kumar Bansal

R/o A-218 Shastri Nagar

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the aforesaid witnesses.

Registrar/Sub Registrar

Sub Registrar III

Delhi/New Delhi

Date 21/12/2012 17:26:15

Ram Kumar Bansal

Gaurav Bansal

Sub Registrar III

Delhi/New Delhi

Whereas the Vendor is the absolute owner of the freehold property bearing Municipal No.2728, Ward No.XVI, built on Plot/Khasra No.25, Gali No.23-24, in Block-P, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi, total measuring about 167 sq. yds., and which is bounded as under:

NORTH	:	GALI.
SOUTH	:	GALI.
EAST	:	OTHER'S PROPERTY NO.2729.
WEST	:	OTHER'S PROPERTY NO.2727.

having been purchased from Shri Vinod Kumar S/o Shri Mela Ram, & Smt. Kamla Rani W/o Late Shri Daulat Ram, vide following two Sale Deeds:

- a) Sale Deed regd. as document No.7137, in Addl. Book No.I, Volume No.13362, on pages 25 to 31, on 09-10-2009, in the Office of the Sub-Registrar-III, New Delhi, executed by Shri Vinod Kumar, in respect of 1/4th undivided share in the said property.
- b) Sale Deed regd. as document No.7761, in Addl. Book No.I, Volume No.12556, on pages 1 to 14, on 20-12-2007, in the Office of the Sub-Registrar-III, New Delhi, executed by Smt. Kamla Rani, in respect of 3/4th undivided share in the said property.

And whereas thereafter the said property converted from leasehold into freehold in the records of the DDA, in favour of Mr. Manoj Jain, the Vendor herein, vide Conveyance Deed regd. as document No.9538, in Addl. Book No.I, Volume No.3722, on pages 100 to 102, on 18-06-2010, in the Office of the Sub-Registrar-VII, New Delhi.

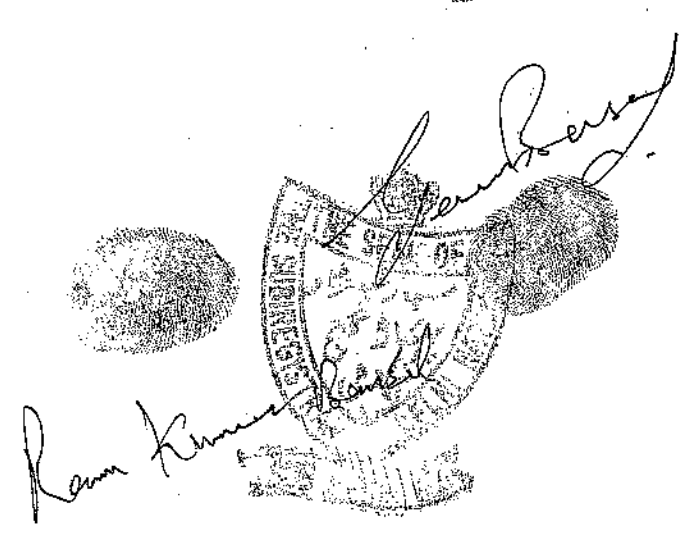
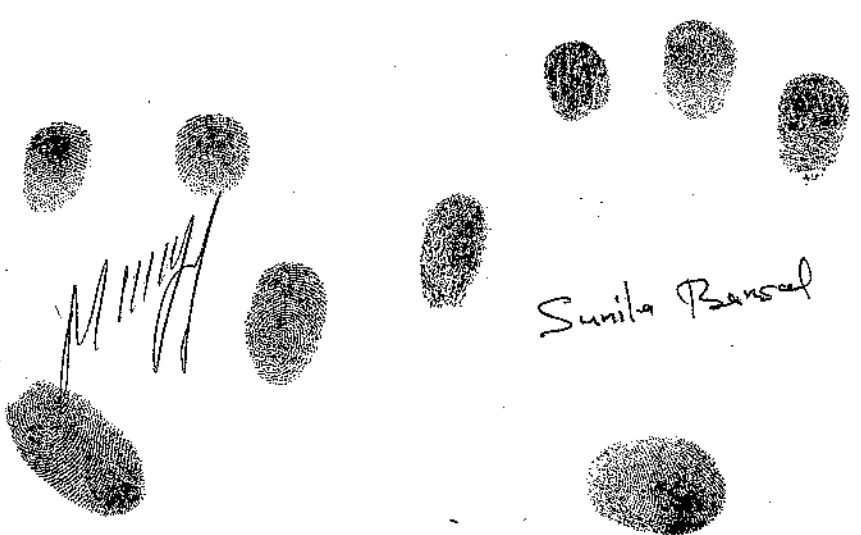
And whereas the said property is the self acquired property of the Vendor in which none else has any right, title or interest of whatsoever nature and Vendor is fully competent to sell the same, in whole or in parts to anybody else, to execute this Sale Deed.

And whereas the Vendor for his bonafide needs and requirements has agreed to sell the portion bearing Pvt. No.1, measuring about 229.5 sq. ft. (Super Area), portion bearing Pvt. No.2, measuring about 133.79 sq. ft. (Super Area), portion bearing Pvt. No.3, measuring about 117.04 sq. ft. (Super Area), portion bearing Pvt. No.4, measuring about 117.04 sq. ft. (Super Area), & portion bearing Pvt. No.5, measuring about 119.5 sq. ft. (Super Area), i.e. total measuring about 716.87 sq. ft. or say 66.67 sq. mtrs. (Super Area),

Contd...4/-

Sunila Banal





all on the Third Floor without terrace/roof rights of freehold property bearing Municipal No.2728, Ward No.XVI, built on Plot/Khasra No.25, Gali No.23-24, in Block-P, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi, total measuring about 167 sq. yds., (more particularly shown as RED in the map attached herewith) to the Vendee and the Vendee has agreed to purchase the same for a total sum of Rs.50,00,000/-(Rupees fifty lacs only).

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and in consideration of Rs.50,00,000/- (Rupees fifty lacs only) which sum has been received by the Vendor from the Vendee in the following manner:

- a) Rs.30,00,000/-through RTGS, vide UTR No.PUNBH12336034674;
 - b) Rs.20,00,000/-vide Cheque No.718012, DATED - 21-12-2012 PNB
- both drawn on Punjab National Bank, 10, West Patel Nagar, New Delhi-110008, and the receipt of the same is hereby admitted and acknowledged in respect of the sale of the said portion in the said property in full and final settlement from the Vendee.

2. That the Vendor hereby as owner of the said property sells, grants, conveys, transfers, assigns and assures that the Vendor's rights, title and interest in the said portion in the said property alongwith the proportionate land rights, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said portion in the said property, belonging usually held herewith including all electric, water, sanitary fittings, fixtures fittings, doors and all the estate right, title and interest in the said portion in the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD THE SAME UNTO THE VENDEE, absolutely and forever.

3. That the Vendor has handed over the physical vacant possession of the said portion in the said property to the Vendee on the execution of this Sale Deed.

4. That the Vendor has assured the Vendee that the said portion in the said property hereby sold is free from all sorts of encumbrances such as prior sale, gift, mortgage, court-litigation and dispute, charge and lien, stay and attachment, notification and acquisition, notices, security and surety, and registered and unregistered encumbrances,

Contd...5/-

Sunila Bansal



Sunila Bansal



etc. and if it is proved otherwise, then the Vendor shall be liable and responsible to make good the losses thus suffered by the Vendee and the said portion in the said property hereby sold is free from all legal defects and the Vendor is fully competent to transfer the same.

5. That the Vendor has further assures the Vendee that he is exclusive owner of the said portion in the said property and as such he is fully competent to sell the same to the Vendee and if someone else claims any right, title and interest in the said portion in the said property as owner or otherwise then the Vendor shall be liable and responsible to make good the losses thus suffered by the Vendee.


6. That the Vendor hereby further covenants with the Vendee that in case the said portion in the said property hereby sold or any part thereof is lost to the Vendee on account of any legal defect in the Vendor's right to transfer the same or the possession or quiet enjoyment of the said portion in the said property by the Vendee in any manner disturbed on account of litigation started by anyone claiming title thereto or on account of some act or omission of the Vendor or anyone else claims, title paramount to the Vendor then the Vendor shall be liable and responsible for all the losses, damages, costs and expenses sustained by the Vendee.

7. That the Vendor now admits that he has been left with no right, title and interest of any nature whatsoever in the said portion in the said property and the Vendee has become the absolute owner of the same. She will use and enjoy the same in any manner, she likes, including the right to sell, transfer or alienate the said portion in the said property to anyone including the right to give the said portion on rent to anyone and to recover and realize rent and profit, to get the tenant/s evicted through the process of law or by negotiation, to take possession, etc.

8. That the Vendee can get the said portion in the said property transferred, mutated in her own name as owner in the records of the MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.

9. That the Vendee is also empowered to assess the house tax or transfer the house tax in respect of the above mentioned portion in the said property under sale from the M.C.D. in her own name at her own costs and expenses.

Contd...6/-


Sunila Bansal



10. That the Vendor has handed over the Photostat copies of the original documents and papers in respect of the said property to the Vendee on the execution of this Sale Deed.

11. That the Vendor shall pay the all dues, demands, house tax, electricity and water charges, etc. in respect of said portion in the said property up to the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendee.

12. That the Vendee shall be entitled to use and enjoy the common facilities i.e. main entrance, stairs, lift, passage and other common facilities in the building and the Vendee shall pay the proportionately maintenance charges, if any.

13. That the Vendee herein shall have the absolute right to apply and obtain separate water and electric connection for this portion and the Vendor shall have no objection.

14. That in the event the building being damaged or not remain in existence on any account whatsoever then the Vendee shall have the proportionate right in the land along with other owners of the building and shall have the right to raise construction in proportion to the one as now being sold conveyed and being transferred under this Sale Deed.

15. That the said portion in the said property under sale has never been declared and booked by MCD as unauthorized construction till date. If the same is found to be unauthorized construction at any stage, Vendor and the Vendee shall be liable for this act and the said Sale Deed shall be treated as null and void.

16. That the Vendee has paid the stamp duty, transfer duty and registration fee in respect of this Sale Deed.

SCHEDULE

Category	:	D
Total Area of Plot	:	139.61 sq. mtrs.
Total Plinth Area	:	698.06 sq. mtrs.

Contd...7/-

Sunita Bansal



Plinth area for sale : 66.67 sq. mtrs.
 Proportionate area of Land : 13.334 sq. mtrs.
 Minimum Rate : Rs.1,06,400/- per sq. mtrs.
 Land Use : Commercial.
 Construction Charges : Rs.10,700/- per sq. mtrs.
 Year of Construction : After 2000
 The entire property consisting of 5 Floor, and its height below 15 mtrs.

Cost of Land : 13.334 X 1,06,400 X 3	=Rs.42,56,213/-
Construction Cost : 66.67 X 10,700 .	=Rs. 7,13,369/-
Total	=Rs.49,69,582/-

In witness whereof the Vendor and the Vendee have executed this Sale Deed at the place, day, month and year as first above written in the presence of the following witnesses.

WITNESSES:-

1. Ram Kumar Bansal

S/o S. D. Mal

VENDOR

1. A-218 Shastri Nagar
 Delhi-52

DL 101091992101992

2.

Ram Bansal
 Gaurav Bansal

S/o R. K. Bansal

VENDEE.

1. A-218 Shastri Nagar
 Delhi-52

DL 101200500390552,

Reg. No. 10793 Reg. Year 2012-2013 Book No. 1



Ist Party



IInd Party



Witness

Ist Party

IInd Party

Ist Party

MANOJ JAIN

IInd Party

SUNITA BANSAL

Witness

Ram Kumar Bansal, Gaurav Bansal

Certificate (Section 60)

Registration No. 10,793 in Book No. 1 Vol No 14,965

on page 114 to 122 on this date 21/12/2012 4:47:13PM day Friday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar III
New Delhi/Delhi

Date 21/12/2012 17:27:14



FORM-A

[See Rule 5 of the Delhi Stamp (Preventing of Under Valuation of Instruments) Rule, 2007]

1. Name of Office of the Sub-Registrar: III

2. Name of Transferor: MR. MANOJ JAIN

Father's/Husband's Name: Shri Sugan Chand Jain

3. Address of Transferor: B-3/18, Sunrise Apartment, Sector-12, Rohini, Delhi.

4. Name of Transferee: MRS. SUNITA BANSAL

Father's/Husband's Name: Mr. Ram Kumar Bansal

5. Address of Transferee: A-218, Shastri Nagar, Delhi-110052,

6. Amount of consideration of the present transfer: Rs.50,00,000/-

7. (a) Name of Colony/Locality: Beadon Pura, Karol Bagh.

(b) Category of Colony/Locality: D

(If the name of Colony/locality is not included in the list of Colonies, the category of nearest colony/locality may be mentioned:

© In case of built-up Property other than Flats:

Total Area of the Plot: 139.61 sq. mtrs

(i) Land use: 3

(Fill the corresponding rule of the following land was applicable in your case:

a) Residential-1.

b) Govt. Public Purpose-1.

c) Private Public Purposes (Private School/College/Hospital)-1.

d) Industrial-2.

e) Commercial-3.

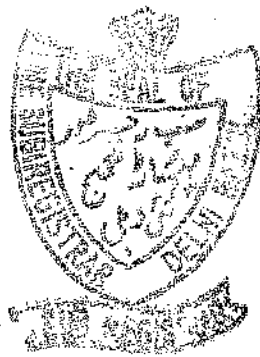
(ii) Total Plinth Area of the Property (in sq. mtrs.): 698.06

(iii) Plinth Area under transfer (in sq. mtrs.): 66.67

(iv) Year of Construction: After 2000

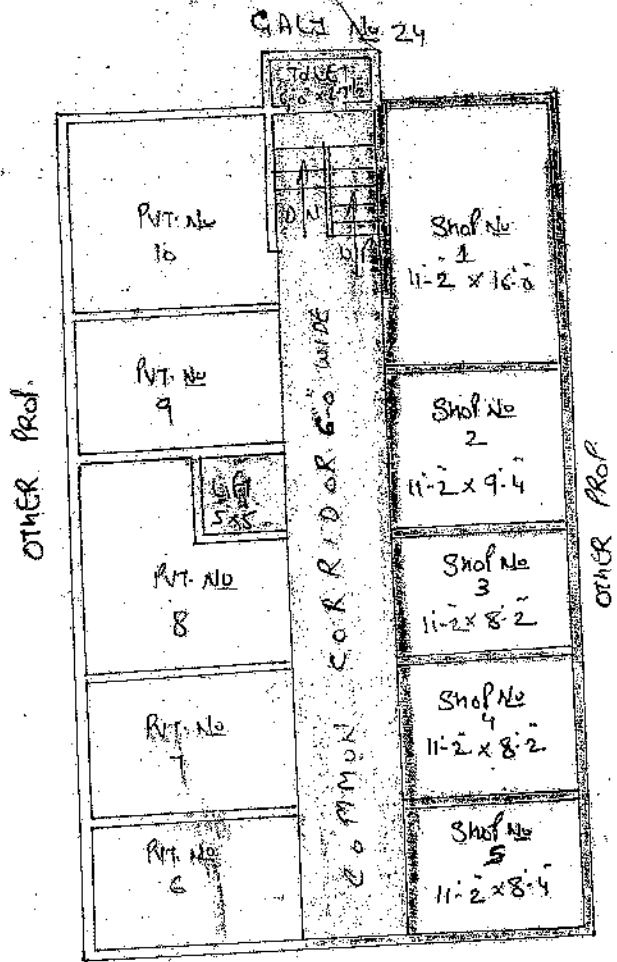
Signature of Transferor

Signature of Transferee



SITE PLAN OF PROPERTY NO 2728 GALI NO. 23 - 24 BEADON
 PURA KAROL BAGH NEW DELHI 110005
 VENDOR : SH. MANOJ JAIN
 VENDEE : MRS. SUNITA BANSAL

SOLD PORTION NO 1,2,3,4&5 SHOWN IN RED
 COMMON PORTION SHOWN IN YELLOW
 SUPER AREA = 716.37 SQ.FTS



[Handwritten signature]

Sunita Bansal

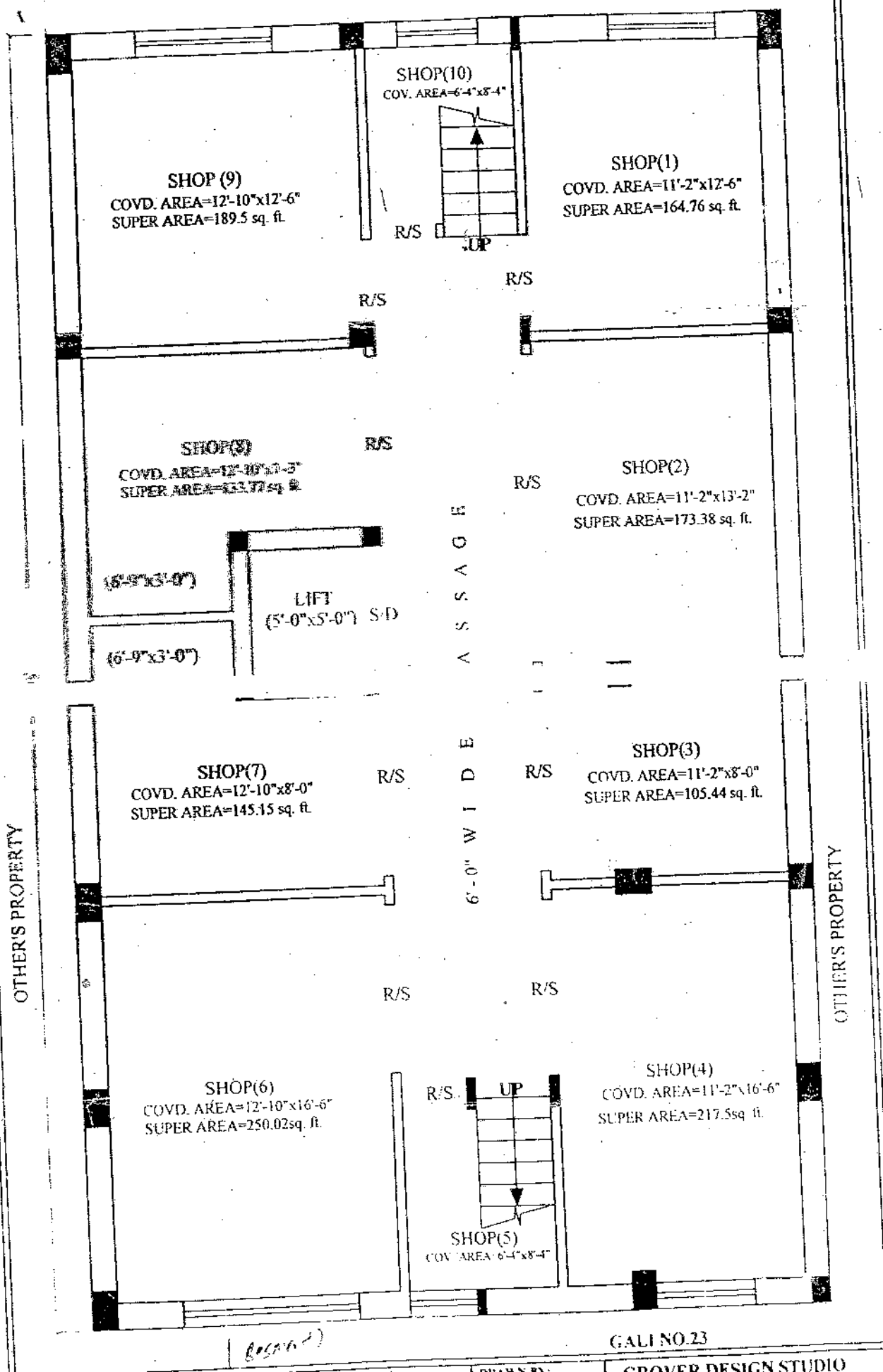
T.B.
[Handwritten signature]
 ANIL KUMAR

GALI No 23

THIRD FLOOR PLAN

OTHER'S PROPERTY

OTHER'S PROPERTY



	SCALE: N.T.S.	DATE 10/02/2012	PROPOSED BASEMENT F.L.R. PLAN OF COMMERCIAL COMPLEX AT GALI NO.23/24 BEADON PURA BELONGING TO-SILMANOJ ZAIN	DRAWN BY: IMAMUDDIN KHAN CHECKED BY: GAGAN GROVER	GROVER DESIGN STUDIO ARCHITECTS AND INTERIOR DESIGNERS 31/3196 BEADON PURA, KAROL BAGH, NEW DELHI-05 Mob.099999710303
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Cash Receipt

Receipt Book (A)
Sub Registrar Office Sub Registrar III

Duplicate

S. No. 12111 Registration Date 04/12/2012

Name of First Part MANOJ JAIN

Date of Execution 04/12/2012

Date of Presentation 04/12/2012

Type of Deed SALE WITHIN MC AREA

Consideration Value 2360000.00

Stamp Duty 141600.00

Registry Fees 23,600.00

Copying Fees 100.00

Total Fees 23700.00

Sub Registrar

Sub Registrar III

M/S. S. S. Gupta Daman. 06/04/2015
Amexm 15221

Page No 15 (to be referred to be shown to the Govt.)

? When all the papers were with the Bank and on 1st of
January we have taken money from new discs,
Now at Amexm - A, we take the money from
new restaurant, then how it has come into the hands of
new discs

Stop No-304
ABC?

JITENDRA KUMAR
Advocate on Record
Supreme Court of India

Mail: Kumar Pandey & Co.
B-7, Ashadeep, 9-Halley Road,
New Delhi - 110001
Tel: 23318396, 23318401
Mob: 9811215039
Fax: 23318401

Dated: 28.08.2014

To,
The Assistant General Manager
Bank of Maharashtra
Karol Bagh Branch
New Delhi

Subject: Handing over of Original Title Deed of property Private No.1, area measuring 229.50 sq. feet, Private No.2, area measuring 133.79 sq. feet, Private No.3, area measuring 117.04 sq. feet, Private No.4, area measuring 117.04 sq. feet and Private No.5, area measuring 119.50 sq. feet, total area measuring 716.87 sq. feet all on the 3rd Floor without roof rights built on Property bearing Municipal No.2728, Ward No.XVI, Khasra No.25, Gali No.23-24, Block-P, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi in the name of M/s. S.S. Ganpati Diamonds & Jewels Pvt. Ltd.

Sir,

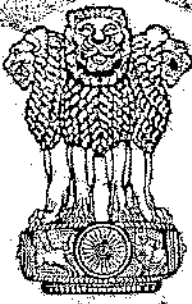
Please acknowledge receipt of Original Title Deed bearing document No.6851 dated 14.08.2014 in respect of the above property.

Thanking you

Yours sincerely



Jitendra Kumar
JITENDRA KUMAR
Advocate



सत्यमेव जयते

INDIA NON JUDICIAL

Stamp

Government of National Capital Territory of Delhi

e-Stamp

7658

6/8/14

6857

Certificate No.

IN-DL89291721435429M

Certificate Issued Date

06-Aug-2014 11:56 AM

Account Reference

NONACC (BK) / dl-corpbk/ CORP ASAF/ DL-DLH

Unique Doc. Reference

SUBIN-DL DL-CORPBK75875692106624M

Purchased by

S S GANPATI DIAMONDS AND JEWELS PVT LTD

Description of Document

Article 23 Sale

Property Description

PART OF PROP NO. 2728/3, NAIWALA ESTATE, BEADON-PURA, KAROL BAGH, NEW DELHI

Consideration Price (Rs.)

53,00,000
(Fifty Three Lakh only)

First Party

SUNITA BANSAL

Second Party

S S GANPATI DIAMONDS AND JEWELS PVT LTD

Stamp Duty Paid By

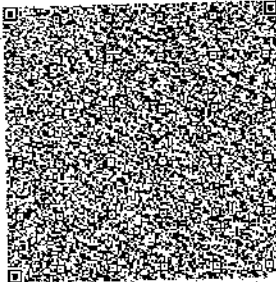
S S GANPATI DIAMONDS AND JEWELS PVT LTD

Stamp Duty Amount (Rs.)

3,18,000
(Three Lakh Eighteen Thousand only)

and

Signature of Reader



Please write or type below this line.



Sunita Bansal
PAN - AAEPB 9141C
Sunita Bansal



MYWISH YUGESH SHAH
PAN - A2APS 2863E
0000598357

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.anciesstamp.gov. Any discrepancy in the details on this Certificate will be available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



7886000000

SALE DEED FOR A SUM OF RS. 53,00,000/-

STAMP DUTY FOR SALE DEED UNDER ARTICLE 23
OF INDIAN STAMP ACT @ 3% AMOUNTING TO RS. 1,59,000/-

TRANSFER DUTY UNDER SECTION 147 OF DMC
ACT @ 3% AMOUNTING TO RS. 1,59,000/-

TOTAL DUTY PAID : RS. 3,18,000/-

THIS SALE DEED IS EXECUTED AT NEW DELHI, ON THIS 6th day of August
2014, BY : **MRS. SUNITA BANSAL** wife of **MR. RAM KUMAR BANSAL**, resident of
A-218, Shastri Nagar, Delhi-110052, hereinafter called the "**VENDOR**".

IN FAVOUR OF

M/S S.S. GANPATI DIAMONDS & JEWELS PVT. LTD., having its Office at
2502, Third Floor, Gurudwara Road, Karol Bagh, New Delhi-110005, through its
Director **MR. MYWISH YOGESH SHAH** son of **MR. YOGESH SHAH**, resident of **S.N.**
Bungalow, S.L. Road, Mulund West Mumbai-400080, hereinafter called the
"**VENDEE**".

The expressions of the **VENDOR** and the **VENDEE** shall mean and include
them, their legal heirs, successors, legal representatives, administrators, executors,
nominees and assigns.

WHEREAS the **VENDOR** is the absolute and lawful owner and in
possession of PORTION bearing Pvt. No.1, measuring about 229.5 Sq. Fts., (Super
Area), Portion bearing Pvt. No. 2, measuring about 133.79 Sq. Fts., (Super Area),
PORTION bearing Pvt. No.3, measuring about 117.04 Sq. Fts., (Super Area),
PORTION bearing Pvt. No.4, measuring about 117.04 Sq. Fts., (Super Area),
PORTION bearing Pvt. No.5, measuring about 119.5 Sq. Fts., (Super Area), i.e. total
measuring about 716.87 Sq. Fts., or say 66.67 Sq. Mtrs., (Super Area), all on the Third
Floor without roof/terrace rights of freehold built-up Property bearing Municipal No.
2728, Ward No. XVI, built on Plot/Khasra No. 25, Gali No. 23-24, in Block-P, situated at
Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi, by virtue of Sale Deed duly
registered as Document No.10793, in Book No.1, Volume No. 14,965, on pages 114 to
122, dated 21.12.2012, entered in the office of Sub-Registrar, Sub-Distt.III, Asaf Ali
Road, New Delhi-110002.

Contd...3...

Sunita Bansal

Mywish

Deed Related Detail			
Deed Name SALE		SALE WITHIN MC AREA	
Land Detail			
Tehsil/Sub Tehsil Sub Registrar III			
Village/City	Nai Wala	Building Type	
Place (Segment)	Nai Wala	Property Type	Commercial
Property Address	House No.: 2728/3, Road No.: , Nai Wala		
Area of Property	66.67	Sq.Meter	
Money Related Detail			
Consideration Amount	5,300,000.00 Rupees	Stamp Duty Paid	318,000.00 Rupees
Value of Registration Fee	53,000.00 Rupees	Pasting Fee	100.00 Rupees

This document is a SALE SALE WITHIN MC AREA
Presented by Sh/Smt SUNITA BANSAL S/o W/o R K Bansal R/o A-218 Shastri Nagar
in the office of the Sub Registrar, Delhi on 06/08/2014 2:04:17PM day Wednesday between the hours of
Signature of Presenter Registrar/Sub Registrar Sub Registrar III Delhi/New Delhi

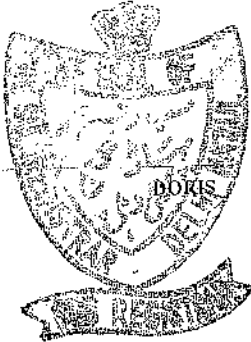
Execution admitted by the said Ms. SUNITA BANSAL
and Shri / Ms. S S GANPATI DIAMONDS AND JEWELS PVT LTD THR MYWISH YOGESH SHAH
Who is/are identified by Shri/Smt/Km. G Bansal S/o W/o D/o R K Bansal R/o A-218 Shastri Nagar
and Shri/Smt./Km Yash Pal S/o W/o D/o P Ram R/o 658 South West

(Marginal Witness). Witness No. II is known to me.
Contents of the document explained to the parties who understand the conditions and admit them as correct.
Certified that the left (or Right, as the case may be) and thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 5,300,000.00 Fifty Three Lakh Only
The balance of entire consideration of Rs. _____ Rupees has been paid to the
Vendor(s)/Mortgagor(s) by. Sh./Ms. S S GANPATI DIAMONDS S/o,W/o,Y Shah
AND JEWELS PVT LTD THR MYWISH YOGESH SHAH
R/o,S L Road West Mumbai
vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

Date 06/08/2014 15:07:32

Revenue Department NCT of Delhi



Registrar/Sub Registrar Sub Registrar III Delhi/New Delhi

NIC-DSU

FACTS OF THE PROPERTY :-

WHEREAS Mr. Manoj Jain son of Shri Sujan Chand Jain, had purchased freehold Property bearing Municipal No. 2728, Ward No. XVI, built on Plot/Khasra No. 25, Gali No. 23-24, in Block-P, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi, total area measuring 167 Sq. Yds., from Shri Vinod Kumar son of Shri Mela Ram and Smt. Kamla Rani wife of Late Shri Daulat Ram, vide given below two Sale Deeds;

- a) Sale Deed registered as Document No.7137, in additional Book No.1, Volume No.13362, on pages 25 to 31, on 09.10.2009, entered in the office of Sub-Registrar-III, New Delhi, executed by Shri Vinod Kumar in respect of 1/4th undivided share in the said property.
- b) Sale Deed registered as Document No.7761, in additional Book No.1, Volume No.12556, on pages 1 to 14, on 20.12.2007, entered in the office of Sub-Registrar-III, New Delhi, executed by Smt. Kamla Rani, in respect of 3/4th undivided share in the said property.

AND WHEREAS after the purchase of said property said Mr. Manoj Jain, converted the said property from leasehold rights into freehold rights in the records of DDA, and the DDA executed a Conveyance Deed on dated 18.06.2010, in favour of said Mr. Manoj Jain, vide Conveyance Deed duly registered as Document No. 9538, in additional Book No.1, Volume No. 3722, on pages 100 to 102, dated 18.06.2010, entered in the office of Sub-Registrar-VII, New Delhi.

AND WHEREAS thereafter said Mr. Manoj Jain had transferred PORTION bearing Pvt. No.1, measuring about 229.5 Sq. Fts., (Super Area), PORTION bearing Pvt. No. 2, measuring about 133.79 Sq. Fts., (Super Area), PORTION bearing Pvt. No.3, measuring about 117.04 Sq. Fts., (Super Area), PORTION bearing Pvt. No.4, measuring about 117.04 Sq. Fts., (Super Area), PORTION bearing Pvt. No.5, measuring about 119.5 Sq. Fts., (Super Area), i.e. total measuring about 716.87 Sq. Fts., or say 66.67 Sq. Mtrs., (Super Area), all on the Third Floor without roof/terrace rights of freehold built-up Property bearing Municipal No. 2728, Ward No. XVI, built on Plot/Khasra No. 25, Gali No. 23-24, in Block-P, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi, in favour of Mrs. Sunita Bansal wife of Mr. Ram Kumar Bansal, (vendor herein) vide Sale Deed, duly registered as Document No.10793, in Book No.1, Volume No. 14,965, on pages 114 to 122, dated 21.12.2012, entered in the office of Sub-Registrar, Sub-Distt.III, Asaf Ali Road, New Delhi-110002.

Contd...4...

Sunita Bansal

[Signature]

Sunita Bansal



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The Vendor, in order to secure the credit facility of Rs.5.00 Crores, given by Bank of Maharashtra, 5/36, W.E.A. Karol Bagh Branch, New Delhi-110005, to M/s S.S. Ganpati Diamond & Jewels Pvt. Ltd., a company registered and incorporated under the provisions of Indian Companies Act, 1956 having office at 305, 3rd Floor, Gali No. 7 & 8, Beadonpura, Karol Bagh, New Delhi-110005, had equitably mortgaged the property in favour of Bank of Maharashtra. The Vendor, during the subsistence of equitable mortgage over the property, had sought permission from Bank of Maharashtra for Transfer of Title from Mrs. Sunita Bansal to M/s S.S. Ganpati Diamond & Jewels Pvt. Ltd., and Bank of Maharashtra vide its Letter No. AS5/IEGAL/2014-15, dated 26.04.2014, has given No Objection for Transfer of Title subject to the condition that after the Transfer of Title, the original title deed must be deposited with Bank of Maharashtra and its equitable mortgage over the property shall remain intact till the credit facilities are paid off.

AND WHEREAS on the strength of said facts and documents, the above said VENDOR has become the absolute and exclusive lawful owner of said portions of the said property, and she is fully competent to sell, dispose off and transfer the same in whole or in part in favour of any body else without any hitch or hindrance or objection of any one from any side.

AND WHEREAS the above said VENDOR for her bonafide needs and requirements agreed to sell said **PORTION bearing Pvt.No.1, measuring about 229.5 Sq. Fts., (Super Area), Portion bearing Pvt. No. 2, measuring about 133.79 Sq. Fts., (Super Area), PORTION bearing Pvt. No.3, measuring about 117.04 Sq. Fts., (Super Area), PORTION bearing Pvt. No.4, measuring about 117.04 Sq. Fts., (Super Area), PORTION bearing Pvt. No.5, measuring about 119.5 Sq. Fts., (Super Area), i.e. total measuring about 716.87 Sq. Fts., or say 66.67 Sq. Mtrs., (Super Area), all on the Third Floor without roof/terrace rights of freehold built-up Property bearing Municipal No. 2728, Ward No. XVI, built on Plot/Khasra No. 25, Gali No. 23-24, in Block-P, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi-110005, with right to use Entrance, Staircases and Passage with all common facilities, alongwith the proportionate right land underneath, structure built thereon, with electric connection and all fixtures and fitting and other amenities provided therein, (hereinafter called the said PROPERTY) (sold portion shown in Red Colour and Common Portion Shown in Yellow Colour in site plan attached herewith) unto the Vendee for sum of **Rs.53,00,000/- (Rupees Fifty Three Lacs Only)** to the VENDEE and the above said VENDEE also agreed to purchase the said property from the VENDOR in the said consideration.**

Contd...5...

Sunita Bansal

[Signature]



NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the above said agreement and in total sale consideration of **Rs.53,00,000/- (Rupees Fifty Three Lacs Only)** paid in the following manners :-

- Cheque No. 825882 for Rs.28,00,000/- on dt. 06.08.2014,
- Cheque No. 825883 for Rs.25,00,000/- on dt. 06.08.2014, both drawn on Bank of Maharashtra, Karol Bagh Branch, New Delhi-110005

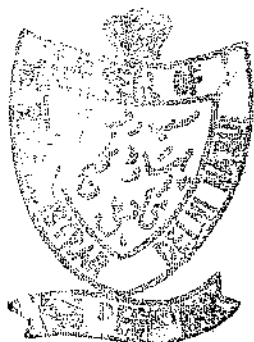
to the VENDOR, which the VENDOR have been received, from the Vendee, and the VENDOR hereby admits, accepts, confirms and acknowledges to have received all the sale consideration for the sale of above said property and nothing remains due in balance out of the total and agreed sale consideration amount.

2. That the aforesaid VENDOR do hereby, as owner of the said property, sells, grants, convey, transfer, assigns and assures that the VENDOR's rights, title and interest in the said property alongwith proportionate right land underneath, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said property, belonging or usually held herewith including all electric, water, sanitary fittings, fixtures fittings, doors and all the estate right, title and interest in the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD THE SAME UNTO THE VENDEE, absolutely and forever.
3. That the aforesaid VENDOR do hereby assure to the VENDEE that the said property hereunder sale is free from all sorts of registered and un-registered encumbrances such as prior sale, gift, mortgage, litigations liens, charges, stay orders, notifications, acquisitions, damages, losses and demolition and there is no legal defect in the said property and its ownership title of the VENDOR. It is proved otherwise and/or any part or whole of the said property goes out from the possession of the VENDEE due to legal defect in the title of the VENDOR, then the VENDOR and his/her property both moveable and immoveable shall be liable to indemnify the VENDEE in full or part to the extent of losses sustained by the VENDEE at the prevalent market value of the said property at that time with all costs, expenses and damages etc., and the VENDEE shall have full right to recover the same along with the costs and expenses of additions, alteration, renovations, modifications etc., through the court of law, thus suffered by the VENDEE or its nominees.

Contd...6...

Sunil Bansal

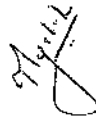
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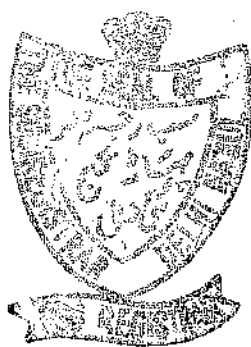


4. That now the VENDOR admit that she has been left with no rights, title and interest in the said property hereunder sale after execution of this Sale Deed and the VENDEE will become absolute owner of the said property and the VENDEE can use, enjoy the said property or transfer or alienate the same to any one in the manner they like, without any further claim demand and objection by the VENDOR's heirs and successors in future.
5. That the VENDEE have become the sole and absolute owner, occupiers and in actual physical possession of the said property fully detailed & described hereinbefore & shall be fully entitled, empowered, authorized, to use, occupy, enjoy, hold, sale, mortgage, gift, exchange or lease out or to transfer or to dispose off the same in any manner as the VENDEE may deem fit and proper to do so as its/their own property without any claim, demand, objection, interference of the VENDOR, any of her legal heirs or any other person claiming under the VENDOR who so ever on the basis of this Sale Deed.
6. That the VENDEE can get the said property transfer/mutate in their own name as owner in the records of MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy and the VENDOR shall fully assist the VENDEE to complete these formalities.
7. That on the cost and request of the VENDEE, the VENDOR will do and execute all such acts, deeds and things which will necessary for further to make the above said property more perfectly to the VENDEE, its/their legal heirs or assigns without demanding or charging any consideration amount in future.
8. That all the dues, demands and arrears such as electricity bills, water bills, house tax etc., payable in respect of the said property to the authority concerned, upto the date of handing over the possession of the said property to the VENDEE, will be paid by the VENDOR and thereafter the same will be paid and borne by the VENDEE.
9. That if desired the VENDEE is fully empowered to transfer/get fresh electric and water connection in respect of the above said property under sale in their own name from the DVB/BS&S/Rajdhani Power Ltd. and MCD or any other concerned authority after registration of this Sale Deed.

Contd...7...

Sunila Bansal





10. That the vendee shall be entitled to use and enjoy the common facilities i.e main entrance, stairs, lift, passage and other common facilities in the building and the vendee shall pay the proportionately maintenance charges, if any.
11. That in the event the building being damaged or not remain in existence on any account whatsoever then the vendee shall have the proportionate right in the land along with other owners of the building and shall have the right to raise construction in proportion to the one as now being sold conveyed and being transferred under this Sale Deed.
12. That the above said VENDOR has handed over peaceful vacant possession of the above said Property to the VENDEE on the spot.
13. This Sale Deed is executed and signed by both the party voluntarily and without any pressure of any kind of any person but due to their hearty wishes and desires.
14. That above said VENDOR delivers Original previous sale deed and Photocopy of all the original documents or relevant documents and papers to the VENDEE at the time of presentation of this Sale deed before the Sub-Registrar.
15. That both the parties are Indian Nationals.
16. That all expenses such as stamp duty, registration fees regarding this Sale Deed will be paid and borne by the VENDEE.
17. That the property under sale has never been declared and booked by MCD as unauthorized construction till date. If the same is found to be unauthorized construction at any stage, vendor shall be liable for this act.

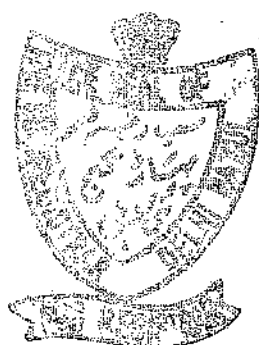
VALUE OF THE PROPERTY AS PER CIRCLE RATE OF MCD

1. CATEGORY OF LOCALITY	:	D
2. TOTAL PLOT AREA	:	139.61 SQ. MTRS.
3. TOTAL PLINTH AREA	:	698.06 SQ. MTRS.
4. PLINTH AREA FOR SALE	:	66.67 SQ. MTRS
5. PROPORTIONATE PLINT AREA FOR SALE	:	13.334 SQ. MTRS
6. STRUCTURE TYPE	:	PUCCA
7. YEAR OF CONSTRUCTION	:	AFTER 2000
8. STATUS	:	COMMERCIAL
9. MINIMUM RATE OF LAND	:	1,06,400/-
10. COST OF CONSTRUCTION	:	10,700/-

Contd...8...

Sunil Bansal

[Signature]

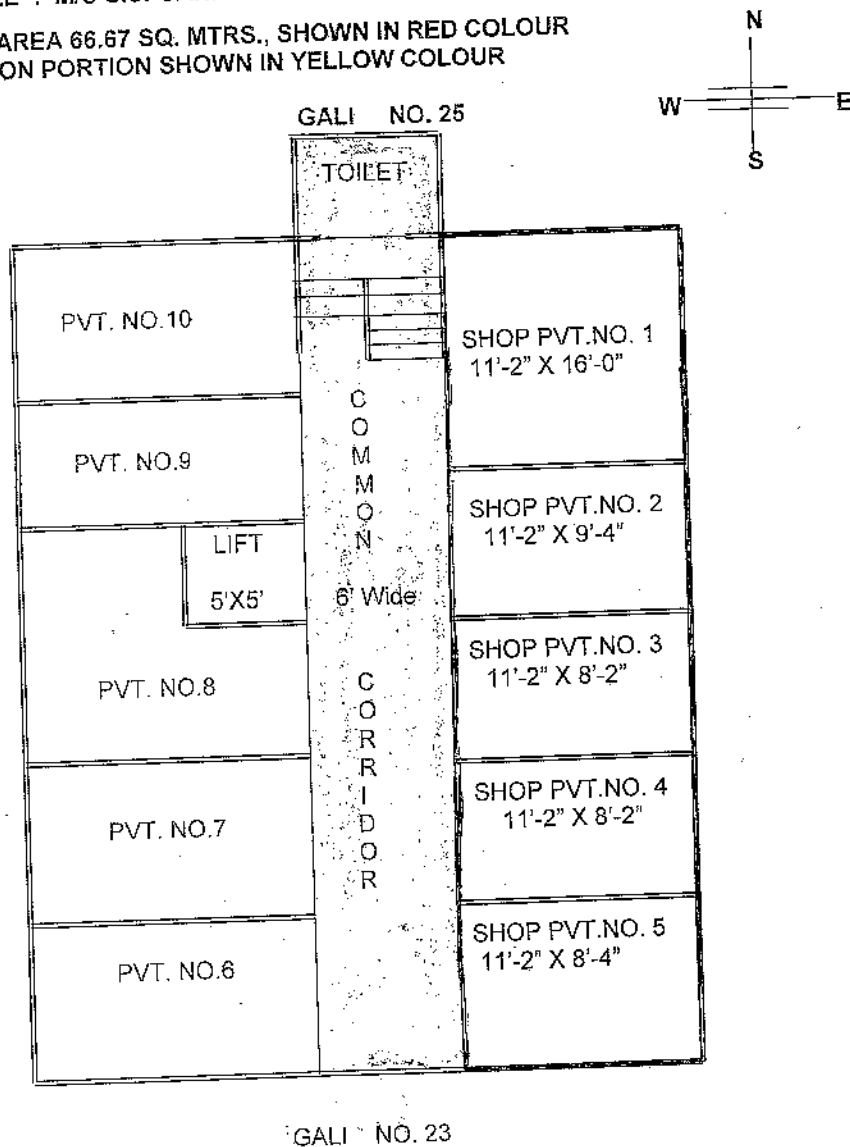


SITE PLAN PORTION bearing Pvt. No.1, measuring about 229.5 Sq. Fts., (Super Area), Portion bearing Pvt. No. 2, measuring about 133.79 Sq. Fts., (Super Area), PORTION bearing Pvt. No.3, measuring about 117.04 Sq. Fts., (Super Area), PORTION bearing Pvt. No.4, measuring about 117.04 Sq. Fts., (Super Area), PORTION bearing Pvt. No.5, measuring about 119.5 Sq. Fts., (Super Area), i.e. total measuring about 716.87 Sq. Fts., or say 66.67 Sq. Mtrs., (Super Area), all on the Third Floor without rooftop/terrace rights of freehold built-up Property bearing Municipal No. 2728, Ward No. XVI, built on Plot/Khasra No. 25, Gali No. 23-24, in Block-P, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi

VENDOR : MRS. SUNITA BANSAL wife of MR. RAM KUMAR BANSAL

VENDEE : M/S S.S. GANPATI DIAMONDS & JEWELS PVT. LTD.,

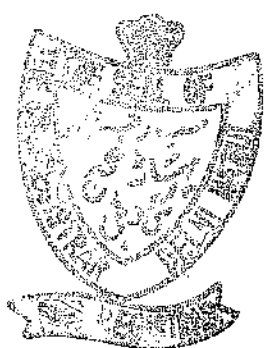
SOLD AREA 66.67 SQ. MTRS., SHOWN IN RED COLOUR
COMMON PORTION SHOWN IN YELLOW COLOUR



THIRD FLOOR PLAN

Sunita Bansal

[Signature]



FORM-A

(SEE RULE 5 OF THE DELHI STAMP RULES, 2007)
(PREVENTION OF UNDERVALUATION OF INSTRUMENTS)

1. NAME OF OFFICE OF SUB-REGISTRAR : S.R.III, NEW DELHI

2. NAME, FATHER'S NAME & ADDRESS OF THE TRANSFEROR

MRS. SUNITA BANSAL wife of MR. RAM KUMAR BANSAL, resident
of A-218, Shastri Nagar, Delhi-110052

3. NAME, FATHER'S NAME & ADDRESS OF THE TRANSFEREE

M/S S.S. GANPATI DIAMONDS & JEWELS PVT. LTD., having its
Office at 2502, Third Floor, Gurudwara Road, Karol Bagh, New
Delhi-110005, through its Director **MR. MYWISH YOGESH SHAH**
son of **MR. YOGESH SHAH**, resident of S.N. Bungalow, S.L. Road,
Mulund West Mumbai-400080

4. IF THE PROPERTY WAS TRANSFERRED : YES
EARLIER (YES/NO)

5. AMOUNT OF CONSIDERATION OF : RS. 53,00,000/-
PRESENT TRANSFER

6. NONE AGRICULTURAL LAND

i) LOCATION OF THE COLONY/LOCALITY : KAROL BAGH

A) St. No. of the Colony/Locality :

B) Category of Colony/Locality :

C) Land Use (Residential-1/Commercial-3) :

D) Total area of the Plot :

E) Total Plinth area of the property (in Sq.Mtrs. :

F) Plinth area under transfer (in Sq. Mtrs.) :

G) Year of Construction :

H) Nature of Construction :

D

COMMERCIAL

139.61 SQ. MTRS.

698.06 SQ. MTRS.

13.334 SQ. MTRS.

AFTER 2000

PUCCA

VERIFICATION

I/We do hereby solemnly declare that what is stated above is true to the best of my/our
knowledge and belief.


TRANSFEREE/VENDEE


TRANSFEROR/VENDOR



A. MINIMUM COST OF LAND	:	$106400 \times 13.334 \times 3 = 42,56,213/-$
B. COST OF CONSTRUCTION	:	$10700 \times 68.67 \times 1 = 7,13,369/-$
C. TOTAL MINIMUM (A+B)	:	$42,56,213 + 7,13,369 = 49,69,582/-$

IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

1.

GAURAV BANSAL
S/O MR. RAM KUMAR BANSAL,
resident of A-218, Shastri Nagar, Delhi-110052
PAN NO. AMLPB4636Q

Sunita Bansal
VENDOR
MRS. SUNITA BANSAL

2.

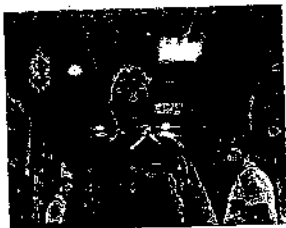
YASH PAL
S/O SHRI POLO RAM
R/O 658, R.K. PURAM, SECTOR-1
SOUTH WEST DELHI, DELHI-110022
ADHAR NO. 4125 2870 4435

Mywish
VENDEE
S S.S. GANPATI DIAMONDS
& JEWELS PVT. LTD.,
Director MR. MYWISH YOGESH SHAH

Reg. No. 6851 Reg. Year 2014-2015 Book No. 1



Ist Party



IInd Party



Witness

Ist Party SUNITA BANSAL

IInd Party S S GANPATI DIAMONDS AND JEWELS PVT LTD THR MYWISH YOGESH SHAH

Witness G Bansal, Yash Pal

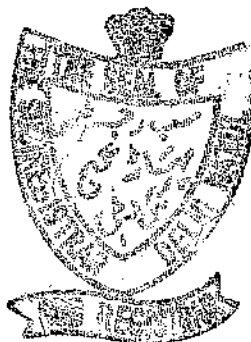
Certificate (Section 60)

Registration No.6,851 in Book No.1 Vol No 15,710
on page 163 to 172 on this date 14/08/2014 2:29:28PM
and left thumb impressions has/have been taken in my presence.

day Thursday

Sub Registrar
Sub Registrar III
New Delhi/Delhi

Date 14/08/2014 14:59:18



149289116851

Revenue Department NCT of Delhi

DORIS

NIC-DSU