

323/2431

पावती

Original/Duplicate

Monday, March 30, 2015

नोंदणी क्र.: 39म

4:30 PM

Regn.: 39M

पावती क्र.: 3010

दिनांक: 30/03/2015

वाचे नाव: कोसेकरणाण

स्तऐवजाचा अनुक्रमांक: वदर4-2431-2015

स्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

वदर करणाऱ्याचे नाव: मे. जेम्स जॉर्ज भाबिदार श्री. कल्पेश डी. वाघानी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 900.00

पुठायी संख्या: 45

एकूण: रु. 30900.00

पणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाज ४:४३ PM ह्या वेळेस
केल.

मुख्य निवेदक, जे.पी.सी.,

वदर जलनगर जिल्हा.

वार मुल्य: रु. 50952000/-

भाबदला: रु. 52115000/-

लेले मुद्रांक शुल्क :

2606000/-

देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

धनादेश/पे ऑर्डर क्रमांक: MH006738936201415S दिनांक: 27/03/2015

चे नाव व पत्ता: IDBI

देयकाचा प्रकार: By Cash रक्कम: रु. 900/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON

देय नोंदणी फी

रु. 30,000/-

निर्वाक:

सह दु

2



महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१५

१. दस्ताचा प्रकार : कॉमिशनर १२०१ अनुच्छेद क्रमांक : २५
२. सादरकर्त्याचे नाव : (मे. काशिब उद्यम इस्स) कपू जेम्स
३. तालुका : अंधेरी
४. गावाचे नाव : कोल्हेकर ०५/०१
५. नगरमुमापन क्रमांक/सर्व्हे क्र./अंतिममुखंड क्रमांक : ४२०७
६. मुख्य दरविभाग (झोन) : २९ उपविभाग : १०९
७. मिळकतीचा प्रकार : खुली जमिन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ. मी. दर : ३६८२००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफल : १३८.३८ चौ. मि. वि. ए. ए. ए.
९. कारपार्किंग : गच्ची : पोटमाळा :
१०. मजला क्रमांक : मि. ए. उद्वाहन सुविधा : आहे
११. बांधकाम वर्ष : २००२ बांधकामाचा प्रकार : आरसीसी/डॉक्ट्रिन/अर्थ/अर्थ/अर्थ
१२. बाजारमुल्य तक्त्यातील मार्गदर्शक सुचना क्र. १३८.३८ x ३६८२०० = ५०२५,९५९६
= ५०,२५,९५९६/-
१३. निर्धारित केलेले बाजारमुल्य : र. ५०,२५,९५९६/- ५०९ ५२,०००/-
१४. दस्तामध्ये दर्शविलेला मोबदला : र. ५२,९९,५०००/-
२६०५,७५०/-
१५. देय मुद्रांक शुल्क : र. २६,०५,७५०/- भरलेले मुद्रांक शुल्क र. २६,०५,७५०/-
१६. देय नोंदणी फी : र. ३०,०००/-

लिपिकः



सह दुय्यम निबंधक - ४		
२०२९	२	३
२०२५		



2024	
2029	07/11
2024	

Data of ESBTR for GRN MH006738936201415S

Bank - IDBI BANK

Branch : IBKL - 6910502/DADAR (WEST)
Station Id : 60140101 Stationary No : 14054021895227
Print Time : 27/03/2015 09:44:13 Print DtTime : 27/03/2015 12:55:26
GRN No : 69103332015032750267 GRAS GRN : MH006738936201415S
Office Name : IGR187 / BDR4_JT SUB REGISTRAR ANDHERI 2
Schm : 0030045501-75/ Stamp Duty(Bank Portal)
Amt : Rs 26,06,000.00/- (Rs Twenty Six Lakh Six Thousand Rupees Only)
Schm : 0030063301-70 / Registration Fee
Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)
A25 : A25
Property : Immovable Consideration : 5,21,15,000.00/-
Plot : EC3032 , E TOWER CENTRAL
Floor : WING 3RD FLOOR
Floor : 400051
Dist : PAN-AADFK3266D MESSERS KAPU GEMS
Dist : PAN-AAFA2838E MESSERS ASHISH DIAMONDS
S.No : 100
Date : 30/03/2015
Date : -
Number : 919930030080

Only for verification-not to be printed and used



बदर - ४		
२०३९	९	१५
२०१५		



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14054021895227

Bank/Branch: IBKL - 6910502/DADAR (WEST)
Pmt Txn id : 60140101
Pmt DtTime : 27-MAR-2015@09:44:13
ChallanIdNo: 69103332015032750267
District : 7101-MUMBAI

Stationery No: 14054021895227
Print DtTime : 27-Mar-2015@12:55:26
GRAS GRN : MH0067389362014158
Office Name : IGR187-BDR4_JT SUB REG

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 26,06,000/- (Rs Two Six, Zero Six, Zero Zero Zero only)

RegFee Schm: 0030063301-70/Registration Fees
RegFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25-Conveyance/Sale/Transfer/Assignment Deed
Prop Mvblty: Immovable Consideration: R 5,21,15,000/-
Prop Descr : EC3032,E TOWER CENTRAL,WING 3RD FLOOR,BDB,BKC ROAD,BANDRA EAST,MUMB
A, Maharashtra,400051

Duty Payer: PAN-AADFK3266D,MESSERS KAPU GEMS
Other Party: PAN-AAAF2838E,MESSERS ASHISH DIAMONDS

Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write here

SALE DEED CUM TRANSFER

BETWEEN

"Vendor/Transferor :- M/S. ASHISH DIAMONDS

AND

Purchaser/Transferee:- M/S. KAPU GEMS

पंदा - ४

2829	Y	M
२०१५		



2084	Q	my
2084		




बदल - ४		
२३९	६	३

SALE DEED CUM TRANSFER

THIS SALE DEED CUM-TRANSFER made at Mumbai this 21st day of March, 2015.

BETWEEN

 Ashish Malhotra

M/S. ASHISH DIAMONDS, a Partnership Firm, incorporated under Indian Partnership Act, 1932, having its office at C-3/B, Hermes House, 33/35 M. P. Marg, Opera House, Mumbai - 400 004, hereinafter referred to as the "**Vendor/Transferor**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivors or survivor of them, the respective heirs, executors and administrators of such last surviving partner, his/her/their assigns) of the **ONE PART**;

M/S. ASHISH DIAMONDS



M/S. KAPU GEMS



AND

M/S. KAPU GEMS, a partnership firm, having its office at EC3021 & EC3022, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051, hereinafter referred to as the "**Purchaser/Transferee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivors or survivor of them, the respective heirs, executors and administrators of such last surviving partner, his/her/their assigns) of the **OTHER PART**

WHEREAS:

(a) BHARAT DIAMOND BOURSE, is a Company registered under provisions of Section 25 of the Companies Act, 1956 (hereinafter referred to as the "**Said BDB**"), 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 its Memorandum and Articles of Association acquired the **Said Plot** for the construction of the Bourse comprising of buildings thereof to be used and occupied in accordance with the provisions of the 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 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 Kurla, 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

M/S. ASHISH DIAMONDS

M/S. KAPU GEMS

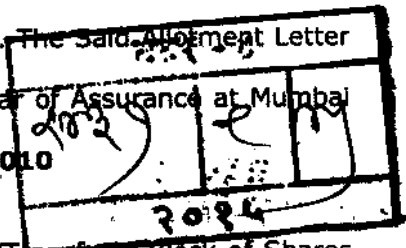
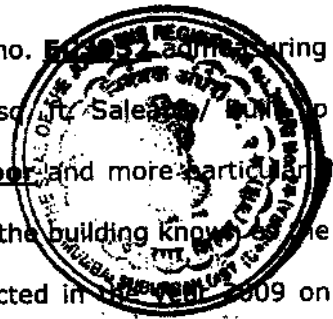
Ashish Mehta

(2)

agreements, said BDB has executed and registered the Lease Deed dated 31st March, 2010, with MMRDA in respect of the said Plot, under Registration No. BDR9-03277-2010 on 31st March, 2010.

(c) The Said BDB has constructed a commercial office complex comprising of eight towers known as "Bharat Diamond Bourse Complex" on the said Plot, having several offices and premises therein to be occupied and used in terms of the objects, articles, rules and regulations of the said BDB and MMRDA and has obtained Occupancy Certificate ("OC") in respect of the buildings constructed by them.

(d) Vide an Allotment Letter dated **23.07.2010**, (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 One Office Premises bearing no. **E/1304** measuring **1042** sq. ft. Carpet Area equivalent to **1489** sq. ft. Saleable Area in **E Tower, Central Wing**, on the **3rd Floor** and more particular described in the Second Schedule hereunder, in the building known as the "**Bharat Diamond Bourse Complex**" constructed in **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 (herein after referred to as the "**Said Office**"). The Said Allotment Letter has been duly registered with the Sub-Registrar of Assurance at Mumbai under Serial No. **BDR9-7536-2010** on **23.07.2010**



(e) The Said BDB has also allotted to the Vendor/Transferor Block of Shares comprising of **1489** Equity Shares having face value of Rs. 1,000/- each bearing Distinctive Nos. **0787873 to 0789361** (both inclusive) held under Share Certificate No. **E/1304** in respect of the said Office premises (hereinafter the Block of Shares for the said Office premises referred to as

M/S. ASHISH DIAMONDS

M/S. KAPU GEMS

"the Said Shares") and more particularly described in the Third Schedule hereunder written. The Said Office and the Said Shares are hereinafter collectively referred to as the "said premises".

- (f) By virtue of the Said Allotment Letter and the allotment of the Said Shares, the Vendor/Transferor has been granted right to use and occupy the Said office. The Said BDB has delivered and handed over to the Vendor/Transferor vacant, quiet and peaceful possession of the Said office. The Vendor/Transferor thus became owner of and are seized and possessed of or otherwise well and sufficiently entitled to the Said premises 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.

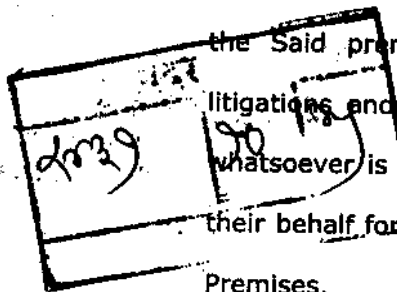
- (g) The Vendor/Transferor declares that:

- (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.



The Vendor/Transferor agrees to sell and transfer Said Premises.

- (iii) The Said Office together with the Said Shares and all other incidental share, right, title and interest of the Vendor/Transferor in the Said premises is free from all encumbrances, mortgages, litigations and attachment and that no agreement of any nature whatsoever is entered into by them or any person or persons on their behalf for sale/assignment or otherwise in respect of the Said Premises.



- (iv) The Vendor/Transferor is in exclusive use, occupation and uninterrupted possession of the Said office and paying all the taxes

M/S. ASHISH DIAMONDS

Ashish Malta

M/S. KAPU GEMS

Kapu

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

(v) The Said Premises are free from all encumbrances, mortgages, litigations and secured or unsecured liabilities and the Said Premises are having a marketable title.

(vi) The Vendor/Transferor have neither created any tenancy, sub-tenancy, leave and license, lien, charge, sub-lease, mortgage or encumbrance of any nature whatsoever in respect of the Said premises nor they have received any token or earnest or any other amount in any manner whatsoever nor they have entered into any agreement or arrangement with any person on behalf of or assignment of the Said Premises or any part thereof.

(vii) There is no suit or any litigation pending in any court of law and nor has any decree or judgment or attachment been passed in respect of the Said premises or any part thereof.

(viii) The Vendor/Transferor has agreed to sell and transfer the Said Premises together with the right to occupy, own, possess and use the Said premises and the Purchaser/Transferee has agreed to purchase the Said Premises together with the occupancy rights, free from all encumbrances, litigations, mortgages and with marketable title for the lump sum consideration of Rs. **5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only)** and upon the terms and conditions hereinafter appearing.

M/S. ASHISH DIAMONDS

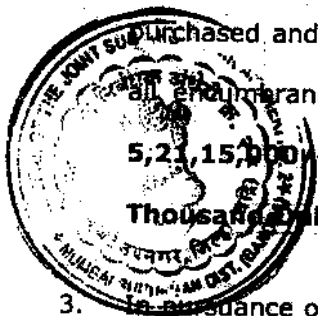
M/S. KAPU GEMS

(ix) At the specific request of the Said BDB (Name of the Lessee) vide its letter dated **30.09.2014** addressed to the MMRDA, the MMRDA vide its letter No. **LC/BKC(G)/BDB(C-28)/Succession(2011)/397/2015** dated **13.03.2015** annexed hereto as annexure has granted permission to Sale Deed Cum Transfer (Mode of assignment) the premises as stated herein above on the terms and conditions as contained therein.

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

1. The recitals contained above form an integral part of this Sale Deed-Cum Transfer as if the same were set out and incorporated in the operative part.
2. The Vendor/Transferor doth hereby confirms to sell and transfer the Said Shares and their present and future interest in the capital pertaining to the Said premises in the Said BDB and right of occupancy and use thereof to the Purchaser/Transferee and the Purchaser/Transferee hereby has purchased and acquired the same from the Vendor/Transferor; free from all encumbrances at or for the lumpsum consideration amount of **Rs. 5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only)**.

3. In pursuance of the Said Sale Deed Cum Transfer and in consideration of the sum of **Rs. 5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only)** paid by the Purchaser/Transferee on or before the execution of these presents (the payment and receipt whereof the Vendor/Transferor doth hereby admit and acknowledge of and from the same and every part thereof doth forever acquit, release and discharge the Purchaser/Transferee) being the full and final consideration amount as herein mentioned, the Vendor/Transferor hereby doth grant, assign,



2029
2029
2029

M/S. ASHISH DIAMONDS

① Ashish Maita

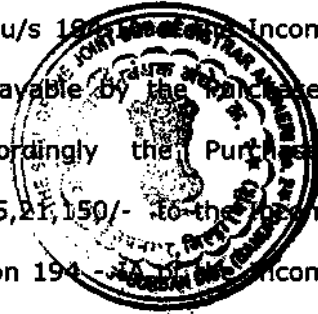
M/S. KAPU GEMS

② Kapu Gems

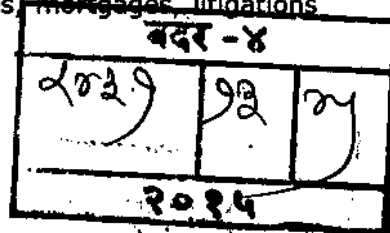
convey, transfer and assure unto the Purchaser/Transferee forever the Said Shares, together with the rights in the Said Office, together with all the benefits, advantages and burden granted by the Said Allotment Letter and being member of the Said BDB, free from all encumbrances, litigations, mortgages and with marketable title.

4. As the Vendor/Transferor is an Indian Company, the Purchaser/Transferee are liable to deduct tax @1% on the total consideration for the transfer of the Said Premises and pay the same to the Income Tax Department as per the provisions of Section 194 - IA of the Income Tax Act 1961. The Purchaser/Transferee shall provide the certificate of deduction of tax at source in Form No.16 B to the Vendor/Transferor.

5. The Vendor/Transferor hereby declares to give its consent to the Purchaser/Transferee to deduct the tax @ 1% u/s 194 - IA of the Income Tax Act, 1961 from the total consideration payable by the Purchaser/Transferee to the Vendor/Transferor. Accordingly the Purchaser/Transferee have paid the TDS @ 1 % i.e. Rs. 5,21,150/- to the Income Tax Department as per the provisions of Section 194 - IA of the Income Tax Act 1961 on behalf of the Vendor/Transferor.



6. Further on execution hereof, the Vendor/Transferor has handed over the vacant and peaceful possession of the Said Office to the Purchaser/Transferee, free from all encumbrances, mortgages, litigations and with marketable title.



7. The Vendor/Transferor further confirms that :

- (i) The Vendor/Transferor shall hand over to the Purchaser/Transferee, the transfer forms duly signed by them as regards the transfer of the Said Shares together with the original share certificate and all other papers, letters, declarations, undertakings and documents

M/S. ASHISH DIAMONDS

M/S. KAPU GEMS

Adish Malta

Kapu Gems

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 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 Purchaser/Transferee as the shareholders of the Said BDB in the place and the stead of the Vendor/Transferor.

8. On execution of these presents and as incidental to the transfer of the Said Shares the Vendor/Transferor shall also transfer to the Purchaser/Transferee the Said Office and their rights to hold, use, occupy, possess and enjoy the Said Office and other incidental rights, benefits and burden in respect thereof.

9. On execution of these presents, the Purchaser/Transferee will have an absolute right to hold, use, occupy, possess and enjoy the Said Premises and other rights and benefits in respect thereof.

10. The Vendor/Transferor declares and covenants that all the rents, taxes and outgoings in respect of the Said Premises are paid by them till the date hereof and hereinafter the same shall be borne and paid by the Purchaser/Transferee.

11. On execution hereof, the Purchaser/Transferee will be entitled to get the electricity bill transferred in respect of the electric meter and the deposits if any, for the supply of electricity for lighting purpose to the Said Office to their name in the record of Electricity Authorities or from any other concerned authority or authorities.

12. That the right, title and interest of the Vendor/Transferor in the Said Premises or any of them is not the subject matter of any pending

M/S. ASHISH DIAMONDS

Ashish Malhotra

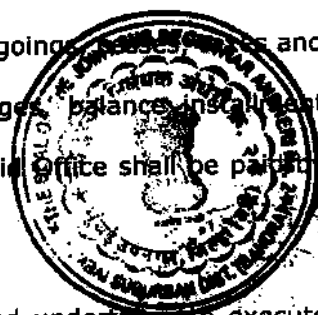
M/S. KAPU GEMS

[Signature]

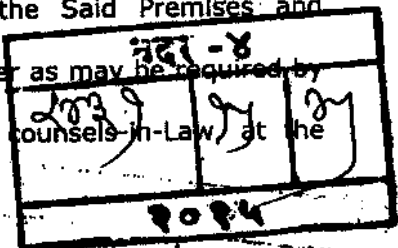
litigation or any attachment either before or after judgment, nor the same is subject to any attachment or prohibitory order issued by the department of the state or central government, other authorities, courts of law, Tribunal or Arbitrators where by the Vendor/Transferor is prevented or restrained from assigning or transferring all his rights in the said premises to The Purchaser/Transferee as envisaged under this agreement.

13. 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.

14. The Vendor/Transferor declare that all dues payable by the Vendor/Transferor to the said BDB by way of outgoing and other charges including the major repair charges, balances installment charges, electricity charges, etc. towards the Said Office shall be paid by them till the date of execution of these presents.



15. The Vendor/Transferor doth hereby confirms and undertakes to execute all deeds, documents, writing and assurances as maybe required to be executed in favour of the Purchaser/Transferee for perfecting the title of the Purchaser/Transferee as the owners of the Said Premises and absolutely from time to time at all times hereafter as may be required by the Purchaser/Transferee or their counsels or counsels-in-Law at the request and cost of the Purchaser/Transferee.



16. The Vendor/Transferor declare and confirms that on execution of these presents the Purchaser/Transferee shall be entitled to hold, enjoy and possess and own the Said Premises without any lawful interruption, claim, demand and dispute by the Vendor/Transferor or any person or party claiming through their in any manner whatsoever.

M/S. ASHISH DIAMONDS

M/S. KAPU GEMS

Ashish Melt

Kapu Gems

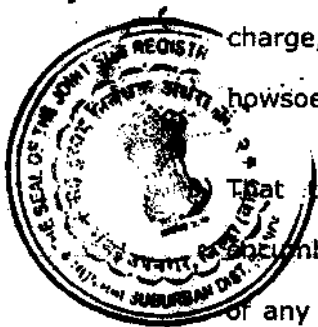
17. The Vendor/Transferor hereby confirms that on execution of these presents the right, title and interest of the Vendor/Transferor in the Said Premises as well as in the interest of the capital of Said BDB shall automatically stand transferred to and vested in the name of the Purchaser/Transferee who as the absolute owners of the Said Premises, shall be entitled to hold, occupy 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:

a) That the Said Premises pertaining thereto stand in the name of the Vendor/Transferor and no other person or persons has/have any right, title or interest, property, claim or demand of whatsoever nature into or upon or in the same either by way of sale, mortgage, charge, lien, gift, trust, inheritance, lease, easement or otherwise howsoever;

That the said premises pertaining thereto are free from all encumbrances of whatsoever nature and are not the subject matter of any litigation nor are the same or any of them attached either before or after judgment or in the execution of any decree nor any lis-pendens has been registered in respect thereof;

That the Said premises is 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;



278-18	
2739	94
20	

M/S. ASHISH DIAMONDS

Adish Malta

M/S. KAPU GEMS

Kapu

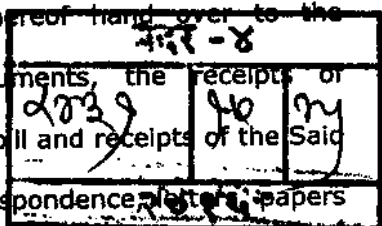
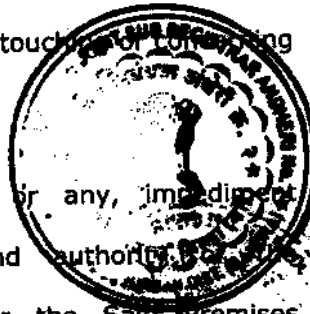
d) The Vendor/Transferor has not let out or given on leave and license or any other basis or parted with possession of the Said Office or any part thereof and are in a position to deliver vacant and peaceful possession thereof to the Purchaser/Transferee;

e) The Vendor/Transferor has good right, full power and absolute authority to enter into this SALE DEED CUM-TRANSFER of the Said Premises pertaining thereto and there is no impediment or restraint or injunction against the Vendor/Transferor being able to do so;

f) There is not and there have not been any litigation, legal or other proceedings before any court or authority touching or concerning the Said Premises pertaining thereto and there is no notice of lis-pendens, order, decree, attachment or action of any court or authority including the Income Tax authority touching or concerning the Said Office;

g) There is no circumstance, fact or act or any, impediment prejudicially affected the full right and authority of the Vendor/Transferor to sell and/or transfer the Said Premises pertaining thereto to the Vendor/Transferor and the delivery and transfer of the Said Premises to the Purchaser/Transferee;

19. The Vendor/Transferor shall on execution hereof hand over to the Purchaser/Transferee the original title documents, the receipts or payments, share certificate, the latest paid up bill and receipts of the Said BDB in respect of the said premises and correspondence, letters, papers in respect of the Said Premises and the Vendor/Transferor will also sign and deliver to the Purchaser/Transferee, all necessary application, consents for transfer in the name of the Purchaser/Transferee of the deposits made with the said BDB or any authority or authorities.

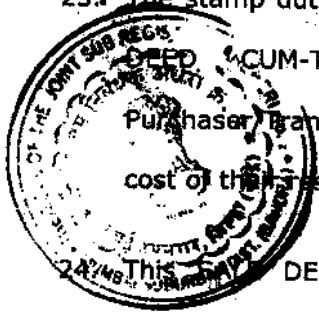


20. The Purchaser/Transferee hereby covenants with the Vendor/Transferor that they shall become the member of the Said BDB and shall abide by the rules and regulations and bye-laws of BDB and shall pay all dues payable to the said BDB by way of outgoings, cesses, taxes and electricity charges towards the Said Premises from the date of execution of these presents.

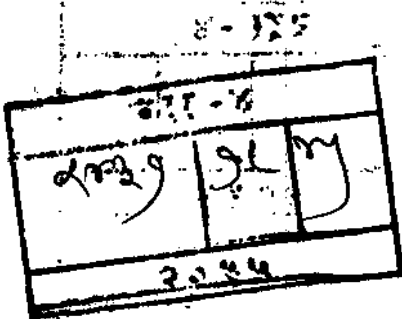
21. It is further confirmed by and between the parties hereto that the transfer premium/fee and/or donation or any other amounts payable to the Said BDB / MMRDA, for the transfer of the Said Premises from the name of the Vendor/Transferor to the name of the Purchaser/Transferee shall be borne and paid by both the parties in equal shares.

22. NOTWITHSTANDING anything contained herein, this SALE DEED-CUM-TRANSFER shall be enforceable subject to the conditions, covenants and stipulations contained in the Agreement to Lease executed between MMRDA and the Said BDB on 31.03.2010.

23. The stamp duty and registration charges payable in respect of this SALE DEED-CUM-TRANSFER shall be borne and paid by the Purchaser/Transferee alone. Each party shall bear and pay professional cost of their respective Advocates and Solicitors.



This DEED CUM TRANSFER shall be subject to the exclusive jurisdiction of the courts in Mumbai.



M/S. ASHISH DIAMONDS

Ashish Melt

M/S. KAPU GEMS

Kapu

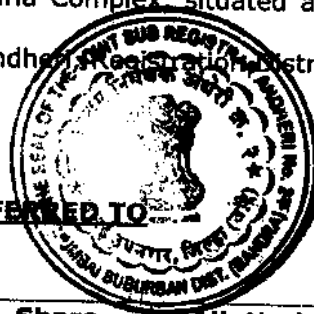
THE FIRST SCHEDULE ABOVE REFERRED TO

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, containing by admeasurements 80941.62 sq. mtrs. or thereabout.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that Office Premises Bearing No.**EC3032**, admeasuring **1042**sq. ft. Carpet Area equivalent to **1489**sq. ft. Saleable / Built up Area in **E Tower, Central Wing**, on the **3rdFloor**, 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 THIRD SCHEDULE ABOVE REFERRED TO



No. of Equity Shares	Face Value of Shares	Distinctive Nos.	Share Certificate No.	Allotted Office No.
1489	1000	0787873 to 0789361	E/1304	EC3032

नंदा - ४		
2029	2029	2029
२०१५		

M/S. ASHISH DIAMONDS

Ashish Malhotra

M/S. KAPU GEMS

Kapu Gems

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

SIGNED, SEALED AND DELIVERED)

By Within named **Vendor/Transferor**)

M/S. ASHISH DIAMONDS

with rubber stamp

PAN No. AAFA2838E

FOR ASHISH DIAMONDS

Through its Partner

Ashish M. Mehta

PARTNER

MR. ASHISH M. MEHTA

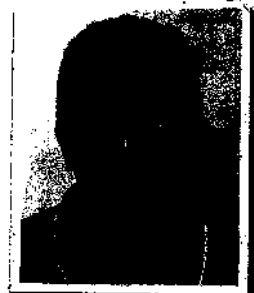
PAN No. AFAPM4304C

L.H.T.I

In the presence of.....

1. *[Signature]*

2. *[Signature]*



SIGNED, SEALED AND DELIVERED)

By Within named **Purchaser/Transferee**)



For KAPU GEMS,

[Signature]

Partner

Through its Partner

MR. KALPESH D. VAGHANI

PAN No. ABUPP 5623 R

L.H.T.I

In the presence of.....

1. *[Signature]*

2. *[Signature]*



2029		
20	my	

SCHEDULE OF PAYMENT CUM RECEIPT

RECEIVED from within named Purchaser/Transferee a sum of Rs. **5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only)** being the full and final consideration received towards the transfer of shares and right, title and interest in the Said Office Premises No. **EC3032** measuring **1042** sq. ft. Carpet Area equivalent to **1489** sq. ft. Saleable / Built up Area in **E Tower, Central Wing**, on the **3rd Floor**, in the building known as the "**Bharat Diamond Bourse Complex**" details of payment of Rs. **5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only)**

We Say Received Rs. **5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only)**

FOR M/S. ASHISH DIAMONDS


(MR. ASHISH M. MEHTA)



Partner
Vendor / Transferor

बदर-४		
१०३९	०९	१५
२०२५		



बदल - ४	
१०३९	१२ म
२०२५	



30TH September, 2014

BDB/CS/KJ/757/2014/16551

To,

ASHISH DIAMONDS.
C-3/B, HERMES HOUSE,
33/35 M.P. MARG, OPERA HOUSE,
MUMBAI - 400004.

Dear Sir,

Sub: Provisional NOC for creating Transfer

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

Sr. No.	Share Certificate No.	Block of Shares	Premises No.
1	E/1304	1489	E03032

This provisional NOC is subject to the following condition:-

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

BDB shall obtain NOC/ approval from MMRDA for creating Transfer in favour of KAPU GEMS.

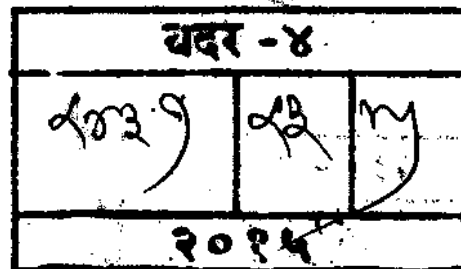
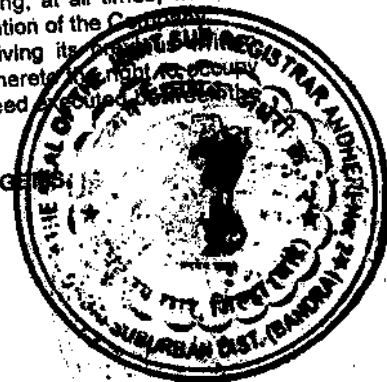
Thanking you,

Yours truly,

For BHARAT DIAMOND BOURSE

Rujuta Kulkarni
Head - Legal

CC: KAPU GEMS
14, THE JEWEL,
ROXY BUILDING, M.P. MARG,
OPERA HOUSE, MUMBAI - 400 004



Correspondence Address : Administrative Office (Basement), Near Gate No.4, 'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.
Registered Address : Tower-A, G - Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.

CIN : U51398MH1984NPL033787

22 3392 1700 / 3392 1500 | Fax : 022 2652 2205 | support@bdbindia.org | www.bdbindia.org



JUL 1965	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. LC/BKC(G)/BDB(C-28)/Succession(2011)/397/2015

Date : 13-03-2015

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

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

Ref. : (i) Our letter No.LC/BKC(G)/BDB(C-28)/Succession(2011)/396/2015,
 dated 13/03/2015.
 (ii) Your letter dated 20/10/2014.

Sir,

In continuation to our letter under reference & with reference to your letter referred at Sr. No.(ii) above on the subject mentioned above. I am directed to inform you that the Additional Metropolitan Commissioner-1 is pleased to grant his consent to assign the demised premises as stated below constructed on the Plot No.C-28 in 'G' Block of Bandra Kurla Complex :-

Sr. No.	Premises Unit No.	Share Certificate No.	Name of the Member (Assignor)	Name of the Assignee	Trade Membership No.	Area (Sq.Ft.)
1.	EC 3031	E/1303	Mr. Ashish M. Mehra	Kapu Gems	M1120	As per approved plan
		E/1304	Ashish Diamonds	Kapu Gems	M1120	As per approved plan

2. The consent is granted on the following terms and conditions :-

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

(a) **Recital Clause :-**

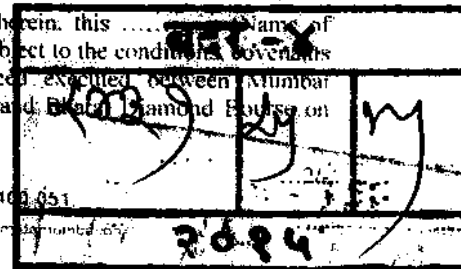
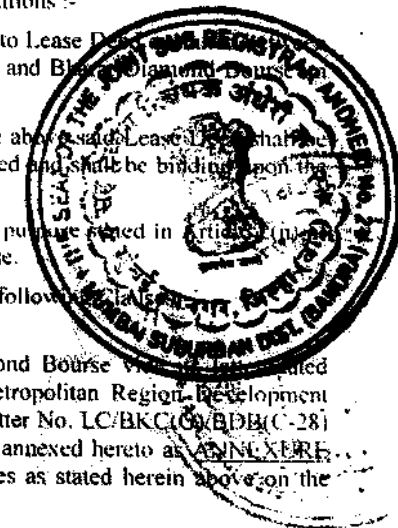
"At the specific request of the Bharat Diamond Bourse, the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No. LC/BKC(G)/BDB(C-28)/Succession(2011)/.../15, dated ..., annexed hereto as ANNEXURE, have granted permission to assign the premises as stated herein above on the terms and conditions as contained therein."

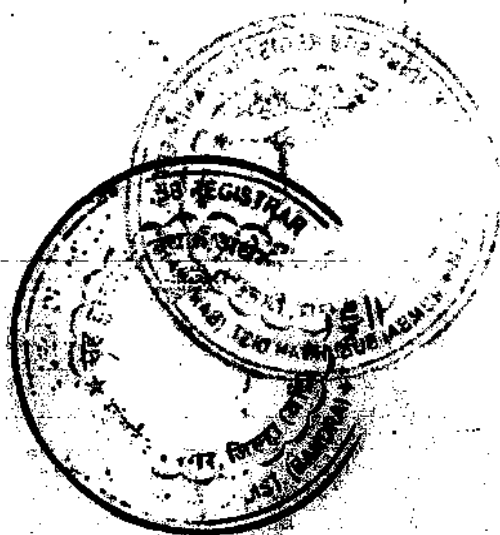
(b) **Article Clause :-**

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

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

EPABX : 2659 4027 • FAX : 2659 1260 • WEB SITE : www.mmrda.gov.in • Mumbai-400 051





X-776	
1	2
3	4
5	6
7	8
9	10

BHARAT DIAMOND BOURSE

DIAMOND CENTRE OF THE WORLD

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

Registered Office: 191, Dr. Dadasaheb Bhadkamkar Marg, Swastik Cinema Building, Mumbai - 400 004.

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

SHARE CERTIFICATE

That the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned share(s) of the 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

Registered Folio No. 0120
Name(s) of Holder(s) : ASHISH DIAMONDS

No. of Share(s) held : 1489

Distinctive No.(s) of Share(s) From : 0787873 To 0789361

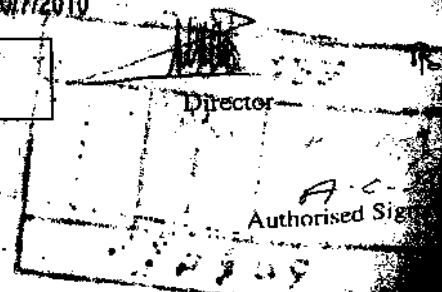
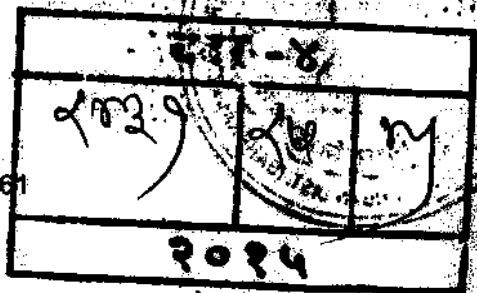
Under the Common Seal of the Company on this

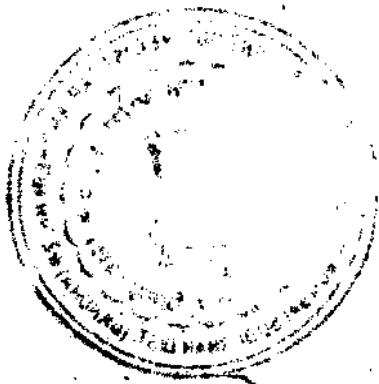
Consolidated Stamp Duty paid vide mudrank no. CSD 2010/Case No. 33274-1 dt 20/7/2010

The holder of this share certificate is entitled to the occupancy rights over the Office premises situated on the 3rd floor of Tower E of the "Bharat Diamond Bourse" Complex at Bandra Kurla Complex, Mumbai.



Certificate No. E/1304





मालमत्ता पत्रक

विभाग/मौजे -- कोलेकल्याण

तालुका/न.पु.मा.का. -- न.पु.अ.बांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

मा.पु.नं.
क्रमांक/च.पं.नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र
चौ.मी.

धारणाधिकार

शासनाद्वारे किंवा अधिकाऱ्यांच्या किंवा भाड्याच्या
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

४२०७

४३०७

Sq yds
[६३७४८ ८/९]
चौ.मि.
[५३३०२.४]
१८८२२९०.००
- ९७७८.९

१८७२५११.१
- २८७८.३० न.पु.क्र.
४२०७/२ नवीन मिळकत
पत्रिका उघडलेने क्षेत्र कमी
केले.

१८६९६३२.८

धारणाधिकार

धारणाधारक
वर्ष

Agri

पट्टा

पट्टाधार

पट्टाधारी

पट्टाधारी

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.

०३/१२/१९९०

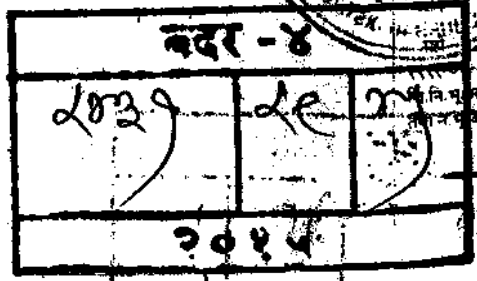
मुंबई महानगर प्रदेश
विकास प्राधिकरण यांचा
२१/३/८५चा अर्ज व
नोदपावती दि. १३/३/८६
प्रमाणे व न.पु.अ.
क्र. ३ यांचा आदेश
दि. ३/१२/९०

SI

भा]
मुंबई महानगर प्रदेश विकास प्राधिकरण

०२/०५/१९९१

अर्ज, असि. लॅण्ड
ऑफिसर बी.एम.आर.
डी.ए. यांचे कडील
ताबे पावती दि. २/२/८८
व भा.न.पु.अ.क्र. ३
मुंबई यांचे
आदेशान्वये ९७७८.९
चौ.मी. क्षेत्र
म.टेलीफोन निगमच्या
नाखाने वग करून
४२०७/१ असो नवीन
मिळकत पत्रिका उघडली.



मालमत्ता पत्रक

विभाग/मौजे -- कोलेकल्याण

तालुका/न.भू.मा.का. -- न.भू.अ.बांदा

जिल्हा -- मुंबई उपनगर जिल्हा

नगर कुम्हान	शिट नंबर	प्लेट नंबर
क्रमांक / पत्र. पत्ती. न.		

क्षेत्र
चौ.मी.

शास्त्रालया दिलेल्या आकबरणीचा किंवा शास्त्राचा
तपशील आणि त्याच्या फेर तपासणीची निमत वेळ

५२०७

۴۳۵۹

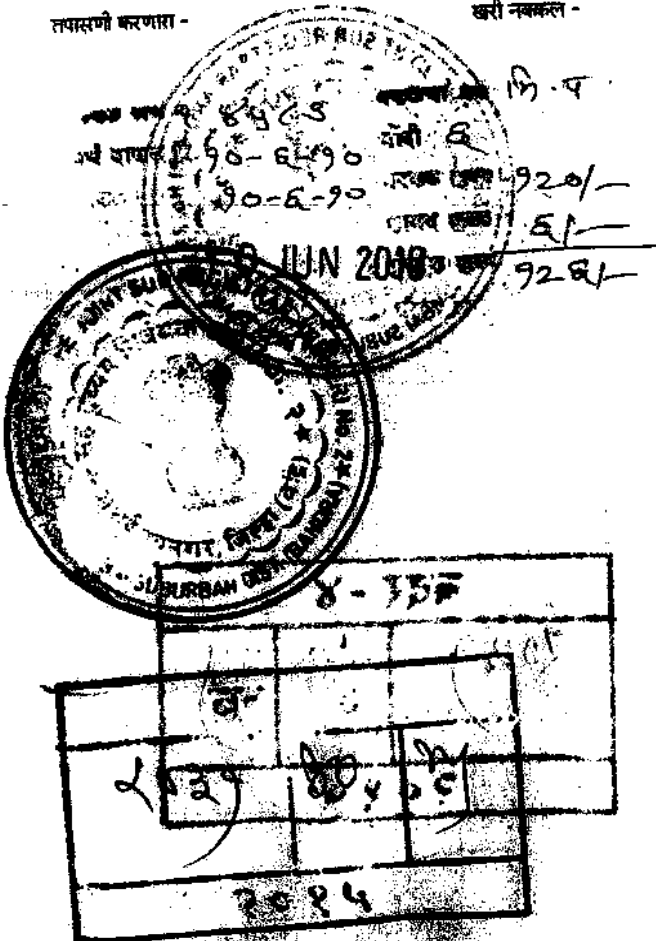
दिनांक	व्यवहार	खंड क्रमांक	नविन धास्क (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१८/०६/१९९९	मा. जिल्हाधिकारी मुंबई उपनगर यांचे कडील आदेश क्र No.C /Desk -VII -A LND /NAP /SR -A - ०५१ दि. २४/११/९८ अनुसार " सुदरची जमिन अकृषिकांकडे वर्ग झालेली असून त्याची योजना करून घेण्यात आलेली नाही. अशी नोंद मा.ज. आ. आणि संमू.अ. (म.रा) पुणे यांचे कडील परिपत्रक क्रमांक एस्. व्ही. सी. आर - १६४ /न.पू. ५/९८ दि. ४/२/९९ अन्वये घेण्यात आली.			म्हमी - २८/०६/१९९९ न.पू.अ.वांदा.
२९/०८/२००३	अजं मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील विनशेती आदेश क्र.सी/डेस्क -III/C/एन एन डी/एन ए पी/एस आर ए ३८२ दिनांक ७/९/२००३ व त्यासोबतचा मंजूर आराखडा इकडील मो.र.नं.०५/२००३ दिनांक २१/२/२००३ व इकडील दिनांक २९/८/२००३ चे उद्देशान्वये विनशेतीकडे वर्ग होणार २८७८.३० चौ.मी.क्षेत्राची न.पू.क्र.४२०७/२ अशी नविन स्वतंत्र भिळकत पत्रिका उघडली व न.पू.क्र.४२०७ चे क्षेत्र १८७२५११ चौ.मी.मधून न.पू.क्र.४२०७/२ कडे वर्ग होणारे क्षेत्र २८७८.३० चौ.मी.कमी केले.			न.पू.अ.वांदा. २९/८/२००३ न.पू.अ.वांदा.

तपासणी करणारा -

खरी नवमल -

न.पू.अ.बांद्रा

मुंबई ठपनगर जिल्हा

[illegible]



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No TCP(P-2)/BKC-27(CC)/C-28/VT-7&7B/1010/2009

Date:

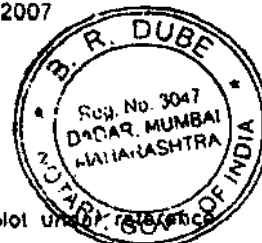
6 SEP 2009

OCCUPANCY CERTIFICATE

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

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

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



Sr

The total built up area of Tower nos. 1 to 7 & 7B built on the plot under reference measuring 168973.43 sq.m is within the total permissible built up area as per the Agreement to Lease which is of 1,61,883.24 sq.m. for the Commercial Buildings of 'Bharat Diamond Bourse' on plot no'C-28' in 'G' Block of Bandra-Kurla Complex being completed

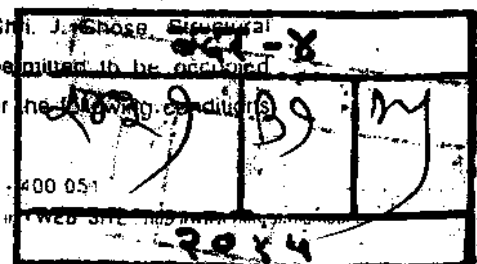
Tower No.	NOC for OC is Issued on	Built-Up Area As per NOC to OC (sq.m.)	Built-Up Area as per the amended as-built drawings (sqm)	Total Built-Up Area (sqm)	Remarks
Tower no. 1 (Basement + Gr + 7 floors)	15/01/2008	9,325.54	8,372.89	8,372.89	This built up area is within the 'as built' drawings enclosed along this letter.
Tower no. 2 (Basement + Gr + 9 floors)	3/10/2007	16,730.71	16,616.56	16,616.56	This built up area is within the 'as built' drawings enclosed along this letter.
Tower no. 3 (Basement + Gr + 9 floors)	3/10/2007	25,146.06	23,038.85	23,038.85	This built up area is within the 'as built' drawings enclosed along this letter.
Tower no. 4 (Basement + Gr + 9 floors)	13/02/2008	29,784.95	27,682.33	27,682.33	This built up area is within the 'as built' drawings enclosed along this letter.
Tower no. 5 (Basement + Gr + 9 floors)	1/04/2008	23,185.44	No change	23,185.44	NOC for OC is issued.
Tower no. 6 (Basement + Gr + 9 floors)	6/05/2008	22,462.27	No change	22,462.37	NOC for OC is issued.
Tower no. 7 (Basement + Gr + 9 floors)	-----	-----	-----	24,841.88	This built up area is within the 'as built' drawings enclosed along this letter.
Tower no. 7B (Basement + Gr + 9 floors)	-----	-----	-----	15,310.54	This built up area is within the 'as built' drawings enclosed along this letter.
Total BUA				1,61,676.88	
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. Chhore, 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

Phone: 2655 0011 - 24 - 2659 4000 - FAX: 2659 1264 - E-MAIL: mmrda@mmrda.gov.in

WEB SITE: www.mmrda.gov.in



As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 the applicant (BDB) shall pay the premium for the area covered by staircase, lift & lift in taken free of ESI 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 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 the applicant (BDB) shall pay the additional premium for grant of extension of period of completion of building to MMRDA not later than the period of 60 days from the receipt of demand note from MMRDA.

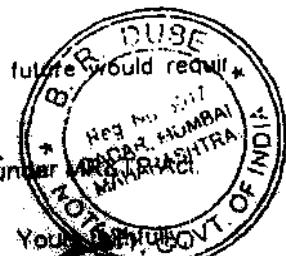
(4) That the applicant (BDB) shall submit the certificates under section 270-A of BMC issued by Hydraulic Engineer, MCGM.

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

(6) This permission is issued without prejudice to action, if any, under the provisions of the Act.

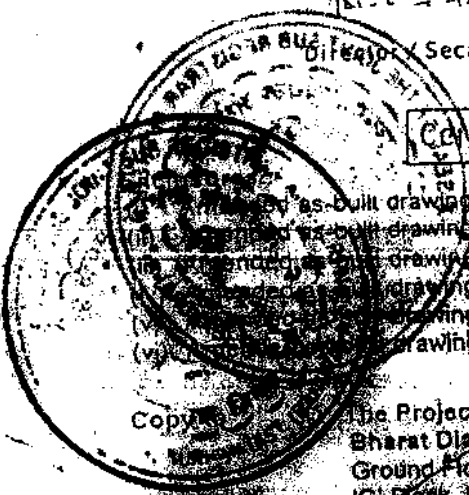
For BHARAT DIAMOND BOURSE

Director/Secretary



Metro Region Commissioner
MMRDA

Certified True Copy



Copy

बंद
२७/८/०९
०१०

as-built drawing nos. ARK/BDB/M/T7/01 to 25 (25 drawings) for Tower 1
as-built drawing nos. ARK/BDB/M/T7B/01 to 24 (24 drawings) for Tower 1B
as-built drawing nos. ARK/BDB/M/T1/01 to 17 (17 drawings) for Tower 1A
as-built drawing nos. ARK/BDB/M/T2/01 to 21 (21 drawings) for Tower 2
as-built drawing nos. ARK/BDB/M/T3/01 to 21 (21 drawings) for Tower 3
as-built drawing nos. ARK/BDB/M/T4/01 to 21 (21 drawings) for Tower 4

The Project Director, (without enclosure)
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. Parker Marg, Bandra (West), Mumbai - 400 050.
(Total 128 drawings as proposed herewith).



BHARAT
DIAMOND BOURSE
MUMBAI



दस्ताक्रमांक व वर्ष: 7536/2010

Friday, July 23, 2010

2:13:04 PM

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

27:

नॉदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

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.मा. रु. 1,553,500.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटीएस क्र.: 4207 वर्णन: प्रिमायसेस नं. 1489 चौ फुट बांधीव, सोबत एक कारपार्किंग, 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) क्षेत्रफल

(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, प्रतिवादीचा नाव व संपूर्ण पत्ता

(1) प्रकाश सी शाह - -; घर/प्लॉट नं: -; गल्ली/रस्ता: भारत डायमंड बोर्स कॉम्प बी के सी बांद्रा पू 51
ईमारती नं: -; परत नं: -; पेट/वस्ता: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAACE

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचा नाव व संपूर्ण पत्ता

(1) घर/प्लॉट नं: सी 3/8, हर्मा हाऊस, 35, एम मार्ग, ऑपेन मुं 4 गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वस्ता: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: A

- (7) दिनांक

करून दिनांक 23/07/2010

- (8)

नॉदणीचा

- (9) अनुक्रमांक, खंड व पृष्ठ

7536/2010

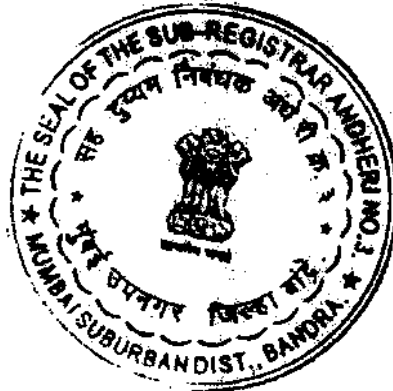
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु. 15600.00

- (11) बाजारभावाप्रमाणे नॉदणी

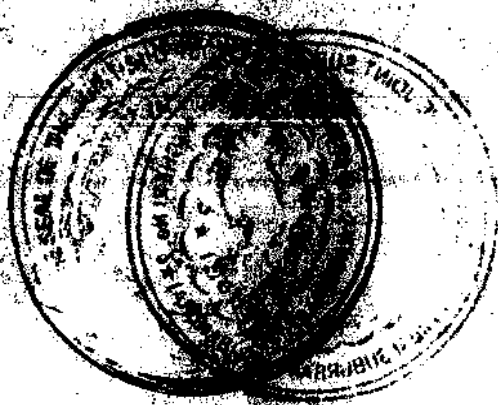
रु. 15600.00

- (12) शेरा



सरी प्रत

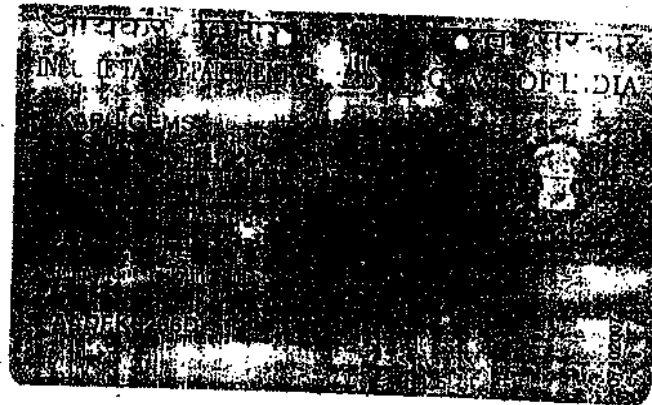
सदर - 8	
2009	03
03	03



4-1-84			
4-1-84	4-1-84	4-1-84	4-1-84
4-1-84	4-1-84	4-1-84	4-1-84
4-1-84	4-1-84	4-1-84	4-1-84



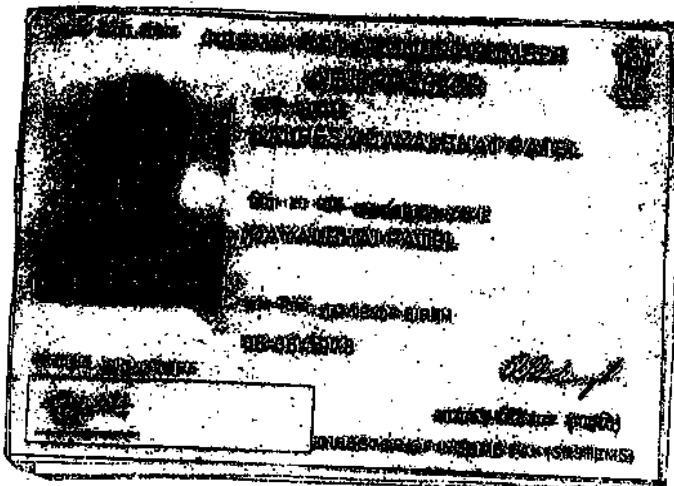
155	
365-2	
4025	104
2 94	



ROKARU GEMS,

[Handwritten signature]

Partner



नदर - ४		
५०३९	६५	म
२०२५		



पत्र - ४		
२०३९	६६	१५
२०३५		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAFA2838E



नाम /NAME
ASHISH DIAMONDS

निगमन/बनाने की तिथि /DATE OF INCORPORATION/FORMATION
18-03-1976

R. Singh

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFAPM4304C



नाम /NAME
ASHISH MEHTA

पिता का नाम /FATHER'S NAME
MAHENDRABHAI MEHTA

जन्म तिथि /DATE OF BIRTH
20-05-1963

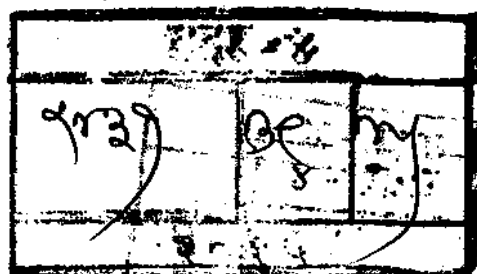
हस्ताक्षर /SIGNATURE

Ashish Mehta

आयकर अधिकारी, प.ब.-II
COMMISSIONER OF INCOME-TAX, W.B.-II



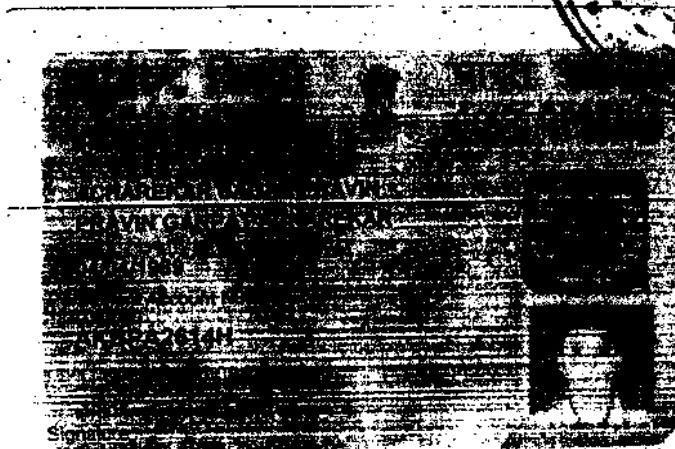
FOR ASHISH DIAMONDS
Ashish Mehta
PARTNER





RECEIVED

2024-8		
2024	100	M
2024		



बदर - ४		
२०३९	१९	१९
२-१५		



207			
202	102	ny	202
202			

323/2431

सोमवार, 30 मार्च 2015 4:30 म.नं.

दस्त गोश्वारा भाग-1

वदर4

दस्त क्रमांक: 2431/2015

दस्त क्रमांक: वदर4 /2431/2015

बाजार मुल्य: रु.
5,09,52,000/-

मोबदला: रु. 5,21,15,000/-

भरलेले मुद्रांक शुल्क: रु.26,06,000/-

वदर - ४		
२०३१	१३	३५
२०१५		

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात

पावती:3010

पावती दिनांक:

30/03/2015

अ. क्र. 2431 वर दि.30-03-2015

रोजी 4:22 म.नं. वा. हजर केला.

सादरकरणाऱ्याचे नाव: मे. कपू जेम्स तर्फे भागिदार श्री.
कल्पेश डी. बाधानी

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

दस्त हजर करणाऱ्याची सही:

एकुण: 30900.00

सह. दय्यम निबंधक, अधरी-२
हजर उपनगर जिल्हा.



सह. दय्यम निबंधक, अधरी-२
हजर उपनगर जिल्हा.

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्र. 1 30 / 03 / 2015 04 : 21 : 12 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 30 / 03 / 2015 04 : 23 : 16 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
दाखल केलेला आहे दस्तातील संपूर्ण मातृकर निव्वळ, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची संपूर्ण प्रत नोंदणीकृत झाल्याने, दस्त
कायदेशीर प्रामोसाती दस्त निव्वळ, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची संपूर्ण प्रत नोंदणीकृत झाल्याने, दस्त

लिहून घेणार

लिहून घेणार



30/03/2015 4 33:33 PM







दस्त गोषवारा भाग-2

वदर4

दस्त क्रमांक:2431/2015

दस्त क्रमांक :वदर4/2431/2015

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. कपू जेम्स तर्फे भागिदार श्री. कल्पेश डी. वाघानी पत्ता:ई सी ३०३१/ ई सी ३०३२, -, भारत झयमंड बोर्स कॉम्प्लेक्स, -, बांद्रा कुर्ली कॉम्प्लेक्स, बांद्रा पूर्व, बी.एन. भवन, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AADFK3266D	लिहून घेणार वय :-36 स्वाक्षरी:- 		
2	नाव:मे. आशिष झयमंडस तर्फे भागिदार श्री. आशिष एम. मेहता पत्ता:प्लॉट नं: सी-३/बी, माळा नं: -, इमारतीचे नाव: हर्मेस हाऊस, ब्लॉक नं: -, रोड नं: ३३/३५ एम. पी. मार्ग, ऑपेरा हाऊस, पॅन नंबर:AAAF2838E	लिहून देणार वय :-51 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित अभिहस्तांतरणपत्र चा दस्त ऐवज करून देणारासह घ्यात.
शिक्का क्र.3 ची वेळ:30 / 03 / 2015 04 : 24 : 24 PM

ओळख:-

खालील इसम जसे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशी ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.

पक्षकाराचे नाव व पत्ता

1

नाव:सागर - आचरेकर

वय:24

पत्ता:२/३७,कंधारिया मेन्शन, दादर पश्चिम, मुंबई
पिन कोड:400028

स्वाक्षरी

2

नाव:सुरज एस म्हस्कर

वय:34

पत्ता:२/३७,कंधारिया मेन्शन, दादर पश्चिम, मुंबई
पिन कोड:400028

स्वाक्षरी

शिका क्र.4 ची वेळ:30 / 03 / 2015 04 : 26 : 17 PM

शिका क्र.5 ची वेळ:30 / 03 / 2015 04 : 26 : 24 PM नोंदणी पुस्तक 1 मध्ये

सह. दफ्तरी/निवांक अंशरी-२,
सह. दफ्तरी/निवांक, अंशरी-2,
सह. उपनगर विभाग.

EPayment Details.

रंदर - ४		
2039	ny	ny
२०१५		

sr. Epayment Number
1 M506780 00042815S

Defacement Number २०१५
0004281567201415

2431 /2015

Know Your Rights as Registrants

1. Get print out of scanned document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print out of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.learners@iSarita.com



प्रमाणित करण्यात येतो की, या
दस्ताव्यात हस्ताक्षर.....
पुस्तक क्रमांक - २/बंदर-४/.....
वर नोंदणी विभागात.....



6 April, 2015

सूची क्र. 2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

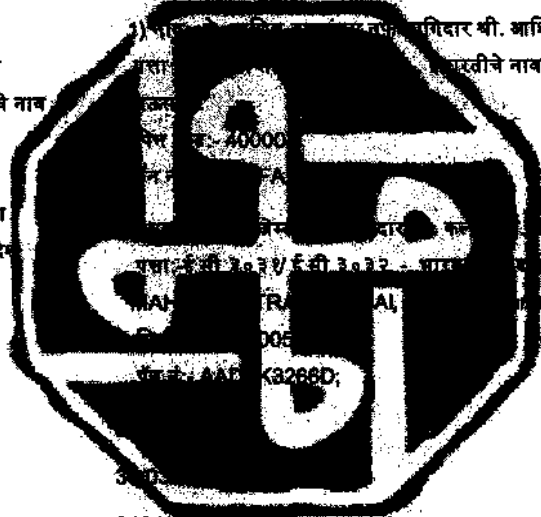
दस्त क्रमांक : 2431/2015

नोदणी 63

Regn. 63m

गावाचे नाव : कोलेकल्याण

- | | |
|---|---|
| (1) विलेखाचा प्रकार | अभिहस्तांतरणपत्र |
| (2) मोबदला | रु.52,115,000/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | रु.50,952,000/- |
| (4) भू-भाषण,पोटहिस्सा व घरक्रमांक(असल्यास) | 4207, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस प्रिमायसेस क्र. ई सी 3032,क्षेत्रफळ 1489 चौ. फुट बिल्डअप,3 रा मजला,ई टॉवर,सेंट्रल बिंग,भारत डायमंड बोर्स कॉम्प्लेक्स,बांद्रा - कुर्ला कॉम्प्लेक्स,बांद्रा(पूर्व),मुंबई 400051,फ्लॉट क्र. सी. 28,बी ब्लॉक,सी. टी. एस. क्र. 4207,कोले कल्याण विभाग,तालुका - अंधेरी. इतर माहिती दस्तात नमूद केल्याप्रमाणे. |
| (5) क्षेत्रफळ | 138.38 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस प्रिमायसेस क्र. ई सी 3032,क्षेत्रफळ 1489 चौ. फुट बिल्डअप,3 रा मजला,ई टॉवर,सेंट्रल बिंग,भारत डायमंड बोर्स कॉम्प्लेक्स,बांद्रा - कुर्ला कॉम्प्लेक्स,बांद्रा(पूर्व),मुंबई 400051,फ्लॉट क्र. सी. 28,बी ब्लॉक,सी. टी. एस. क्र. 4207,कोले कल्याण विभाग,तालुका - अंधेरी. इतर माहिती दस्तात नमूद केल्याप्रमाणे. |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 2) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस प्रिमायसेस क्र. ई सी 3032,क्षेत्रफळ 1489 चौ. फुट बिल्डअप,3 रा मजला,ई टॉवर,सेंट्रल बिंग,भारत डायमंड बोर्स कॉम्प्लेक्स,बांद्रा - कुर्ला कॉम्प्लेक्स,बांद्रा(पूर्व),मुंबई 400051,फ्लॉट क्र. सी. 28,बी ब्लॉक,सी. टी. एस. क्र. 4207,कोले कल्याण विभाग,तालुका - अंधेरी. इतर माहिती दस्तात नमूद केल्याप्रमाणे. |
| (9) दस्तऐवज करून दिल्याचा दिनांक | |
| (10) दस्त नोंदणी केल्याचा दिनांक | |
| (11) अनुक्रमांक,खंड व पृष्ठ | 2431/2015 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.2,606,000/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेर | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

agreements; said BDB has executed and registered the Lease Deed dated 31st March, 2010, with MHADA in respect of the said Plot, under Registration No. BOR-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 MHADA and has obtained Occupancy Certificate ("OC") in respect of the buildings constructed by them.

- (d) Vide an Allotment Letter dated 23.07.2010, (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 One Office Premises bearing no. 1352 sq. ft. Carpet Area equivalent to 1352 sq. ft. in the said Block, Central Wing, on the 3rd Floor of the said complex described in the Second Schedule hereunder-in the said Block, "Bharat Diamond Bourse Complex" constructed on the said plot on all that piece and parcel of Land bearing Plot No. C-28 at G-Block, Sanderkurt Complex, situated and lying in CTS No. 4207, Village, Kulkarni, Taluka Anand, Registration District of Mumbai Suburban (herein after referred to as the "Said Office"). The Said Allotment Letter has been duly registered with the Sub-Registrar of Mumbai under Serial No. BOR-7536-2010 on 23.07.2010.

- (e) The Said BDB has also allotted to the Vendor/Transferor Block of Shares comprising of 1352 Equity Shares having face value of Rs. 1,000/- each bearing Distinctive Nos. 0752672 to 0752673 (both inclusive) held under Share Certificate No. 5/1352 in respect of the said Office premises (hereinafter the Block of Shares for the said Office premises referred to as

R/S. ASHISH DIAMONDS
② Anil Malt
R/S. KAU GEM
② 8

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

- (v) The Said Premises are free from all encumbrances, mortgages, litigations and secured or unsecured liabilities and the Said Premises are having a marketable title.

- (vi) The Vendor/Transferor have neither created any tenancy, sub-tenancy, leave and license, lien, charge, sub-lease, mortgage or encumbrance of any nature whatsoever in respect of the Said premises nor they have received any token or earnest or any other amount in any manner whatsoever nor they have entered into any agreement or arrangement with any person or persons for the assignment of the Said Premises or any part thereof.

- (vii) There is no suit or any litigation pending in any court of law nor has any decree or judgment or attachment been passed in respect of the Said premises or any part thereof.

- (viii) The Vendor/Transferor has agreed to sell and transfer the Said Premises together with the right to occupy, own, possess and use the Said premises and the Purchaser/Transferee has agreed to purchase the Said Premises together with the occupancy rights free from all encumbrances, litigations, mortgages, etc. and marketable title for the lump sum consideration of Rs. 5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only) and upon the terms and conditions hereinafter appearing.

R/S. ASHISH DIAMONDS
② Anil Malt
R/S. KAU GEM
② 8

"the Said Shares") and more particularly described in the Third Schedule hereunder written. The Said Office and the Said Shares are hereinafter collectively referred to as the "Said premises".

- (f) By virtue of the Said Allotment Letter and the allotment of the Said Shares, the Vendor/Transferor has been granted right to use and occupy the Said office. The Said BDB has delivered and handed over to the Vendor/Transferor vacant, quiet and peaceful possession of the Said office. The Vendor/Transferor thus became owner of and is seized and possessed of or otherwise well and sufficiently entitled to the Said premises 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 neither revoked nor cancelled in any manner whatsoever by any person or persons and no intimation thereof has been received by the Vendor/Transferor till the date hereof.

(ii) The Vendor/Transferor agrees to sell and transfer Said Premises.

(iii) This Said Office together with the Said Shares and all other incidental share, right, title and interest of the Vendor/Transferor in the Said premises is free from all encumbrances, mortgages, litigations and attachment and that no agreement of any nature whatsoever is entered into by them or any person or persons on their behalf for sale/assignment or otherwise in respect of the Said Premises.

- (iv) The Vendor/Transferor is in exclusive use, occupation and uninterrupted possession of the Said office and paying all the taxes

R/S. ASHISH DIAMONDS
② Anil Malt
R/S. KAU GEM
② 8

- (ix) At the specific request of the Said BDB (Name of the Lessee) vide its letter dated 28.09.2014 addressed to the MHADA, the MHADA vide its letter No. LC/BKC(0)/BDB(C-28)/Succession(2011)/287/2015 dated 13.09.2015 annexed hereto as annexure has granted permission to Sale Deed Cum Transfer (Mode of assignment) the premises as stated herein above on the terms and conditions as contained therein.

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

- The recitals contained above form an integral part of this Sale Deed-Cum Transfer as if the same were set out and incorporated in the operative part.
- The Vendor/Transferor doth hereby confirm to sell and transfer the Said Shares and their present and future interest in the capital pertaining to the Said premises in the Said BDB and right of occupancy and use thereof to the Purchaser/Transferee and the Purchaser/Transferee hereby has purchased and acquired the same from the Vendor/Transferor; free from all encumbrances at or for the lumpsum consideration amount of Rs. 5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only).
- In witness whereof the Said Sale Deed Cum Transfer and in consideration of the sum of Rs. 5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only) paid by the Purchaser/Transferee on or before the execution of these presents (the payment and receipt whereof the Vendor/Transferor doth hereby admit and acknowledge of and from the time and every part thereof doth forever acquit, release and discharge the Vendor/Transferor) being the full and final consideration amount as herein mentioned, the Vendor/Transferor hereby doth grant, assign,

R/S. ASHISH DIAMONDS
② Anil Malt
R/S. KAU GEM
② 8

convey, transfer and secure unto the Purchaser/Transferee forever the Said Shares, together with the rights in the Said Office, together with all the benefits, advantages and burden granted by the Said Allotment Letter and being member of the Said BDB, free from all encumbrances, litigations, mortgages and with marketable title.

4. As the Vendor/Transferor is an Indian Company, the Purchaser/Transferee are liable to deduct tax @ 1% on the total consideration for the transfer of the Said Premises and pay the same to the Income Tax Department as per the provisions of Section 194 - IA of the Income Tax Act 1961. The Purchaser/Transferee shall provide the certificate of deduction of tax at source in Form No.16 B to the Vendor/Transferor.

5. The Vendor/Transferor hereby declares to give its consent to the Purchaser/Transferee to deduct the tax @ 1% u/s 194-IA of the Income Tax Act, 1961 from the total consideration payable by the Purchaser/Transferee to the Vendor/Transferor. Accordingly the Vendor/Transferor have paid the TDS @ 1% i.e. Rs. 5,00,000/- to the Income Tax Department as per the provisions of Section 194-IA of the Income Tax Act 1961 on behalf of the Vendor/Transferor.

6. Further on execution hereof, the Vendor/Transferor has handed over the vacant and peaceful possession of the Said Office to the Purchaser/Transferee, free from all encumbrances, litigations, mortgages and with marketable title.

7. The Vendor/Transferor further confirms that:

- (i) The Vendor/Transferor shall hand over to the Purchaser/Transferee, the transfer forms duly signed by them as-regards the transfer of the Said Shares together with the original share certificate and all other papers, letters, declarations, undertakings and documents

N/S. ASHOK DEBBARWAR
N/S. KANU DEBBARWAR

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 his rights in the said premises to the Purchaser/Transferee as envisaged under this agreement.

13. 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.

14. The Vendor/Transferor declares that all dues payable by the Vendor/Transferor to the said BDB by way of outgoing charges and other charges including the stamp, paper charges, registration charges, electricity charges, etc. towards the Said Office shall be paid by them till the date of execution of these presents.

15. The Vendor/Transferor doth hereby confirm and undertake to execute all deeds, documents, writing and assurances as may be required to be executed in favour of the Purchaser/Transferee for perfecting the title of the Purchaser/Transferee as the owner of the Said Premises and absolutely from time to time at all times hereafter and shall indemnify the Purchaser/Transferee or their counsel or agents in law for the request and cost of the Purchaser/Transferee.

16. The Vendor/Transferor declare and confirm that possession of these presents, the Purchaser/Transferee shall have and shall hold, enjoy and possess and own the Said Premises without any hindrance, interruption, claim, demand and dispute by the Vendor/Transferor or any person or party claiming through their in any manner whatsoever.

N/S. ASHOK DEBBARWAR
N/S. KANU DEBBARWAR

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 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 Purchaser/Transferee as the shareholders of the Said BDB in the place and the stead of the Vendor/Transferor.

8. On execution of these presents and as incidental to the transfer of the Said Shares the Vendor/Transferor shall also transfer to the Purchaser/Transferee the Said Office and their rights to hold, use, occupy, possess and enjoy the Said Office and other incidental rights, benefits and burden in respect thereof.

9. On execution of these presents, the Purchaser/Transferee will have an absolute right to hold, use, occupy, possess and enjoy the Said Premises and other rights and benefits in respect thereof.

10. The Vendor/Transferor declares and covenants that all the rents, taxes and charges in respect of the Said Premises are paid by them till the date of execution of these presents and hereinafter the same shall be borne and paid by the Purchaser/Transferee.

11. On execution of these presents, the Purchaser/Transferee will be entitled to get the electricity bill transferred in respect of the electric meter and the deposits made for the supply of electricity for lighting purpose to the Said Office to themselves in the record of Electricity Authorities or from any other competent authority or authorities.

12. That the right, title and interest of the Vendor/Transferor in the Said Premises or any of them is not the subject matter of any pending

N/S. ASHOK DEBBARWAR
N/S. KANU DEBBARWAR

17. The Vendor/Transferor hereby confirms that on execution of these presents 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, occupy 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:

- a) That the Said Premises pertaining thereto stand in the name of the Vendor/Transferor and no other person or persons having any right, title or interest, property, claim or demand of whatsoever nature into or upon or in the same either by way of sale, gift, mortgage, charge, lien, gift, trust, inheritance, lease, easement or otherwise.

b) That the said premises pertaining thereto are free from all encumbrances of whatsoever nature and amount and from all claims, demands or litigations nor are the same or any part thereof subject to any litigation nor are the same or any part thereof subject to any litigation before or after judgment or in the execution of any decree or order of any court of law or any tribunal or any authority or any person or party claiming through their in any manner whatsoever.

c) That the said premises pertaining thereto are free from all claims, demands or litigations nor are the same or any part thereof subject to any litigation before or after judgment or in the execution of any decree or order of any court of law or any tribunal or any authority or any person or party claiming through their in any manner whatsoever.

d) That the said premises is in the name of the Vendor/Transferor and no other person or persons having any right, title or interest, property, claim or demand of whatsoever nature into or upon or in the same either by way of sale, gift, mortgage, charge, lien, gift, trust, inheritance, lease, easement or otherwise.

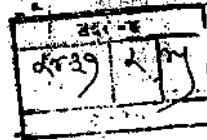
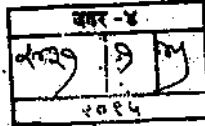
N/S. ASHOK DEBBARWAR
N/S. KANU DEBBARWAR

Date of ESBTR for GRN MH0067389362014158

Bank - IOBI BANK

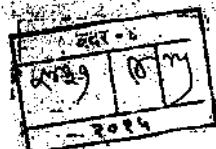
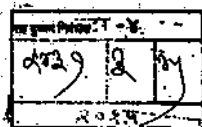
Branch: BKL - 0010502/DADAR (WEST)
 Post. The M: 00148101
 Post. D/T: 27/03/2015 06:46:13
 Checkable: 08163332018032756287
 District: 7101 / MUMBAI
 Stationary No: 1485482188327
 Print. D/T: 27/03/2015 12:56:28
 GRAS. OF: 14/08/200800014108
 Office Name: KOB 187 / BOM, JT SUB REGISTRAR ANDERSON
 B/L: 0030040001-75/ Stamp Duty(Bank Part)
 B/L: Rs 28,00,000.00/- Pk Tuang Sh Lakh Sh Thousand Rupee Only
 Reg. Fee: 0030083301-70 / Registration Fee
 Reg. Fee: Rs 20,000.00/- Pk Tuang Sh Thousand Rupee Only
 Article: A25
 Prep. Model: Immovable
 Prep. Model: 003007, F TOWER CENTRAL
 Prep. Model: 10000 3RD FLOOR
 Prep. Model: 40001
 Duty Paper: PAN-AADPK3280 MESSERS KAPU GEMS
 Other Party: PAN-AADFA3836 MESSERS ASHISH DIAMONDS
 Bank Serial No: 100
 Bank Serial Date: 30/03/2015
 N/A Credit Date:
 Mobile Number: 91980003000

Only for verification-not to be printed and used



महाराष्ट्र राज्य कंपनी व प्रमाणन विभाग
 मुंबई नगरपालिका क्षेत्र

१. दाखलकर्ता: महाराष्ट्र राज्य
 २. दाखलकर्तेचे नाव: महाराष्ट्र राज्य
 ३. पत्ता: महाराष्ट्र राज्य
 ४. पत्तेचे पत्ता: महाराष्ट्र राज्य
 ५. नगरपालिका क्षेत्र/जिल्हा/जिल्हापालिका क्षेत्र: महाराष्ट्र
 ६. जिल्हा/जिल्हा (जिल्हा): महाराष्ट्र
 ७. जिल्हापालिका क्षेत्र: महाराष्ट्र
 ८. जिल्हा/जिल्हा (जिल्हा): महाराष्ट्र
 ९. जिल्हापालिका क्षेत्र: महाराष्ट्र
 १०. जिल्हा/जिल्हा (जिल्हा): महाराष्ट्र
 ११. जिल्हापालिका क्षेत्र: महाराष्ट्र
 १२. जिल्हा/जिल्हा (जिल्हा): महाराष्ट्र
 १३. जिल्हापालिका क्षेत्र: महाराष्ट्र
 १४. जिल्हा/जिल्हा (जिल्हा): महाराष्ट्र
 १५. जिल्हापालिका क्षेत्र: महाराष्ट्र
 १६. जिल्हा/जिल्हा (जिल्हा): महाराष्ट्र
 १७. जिल्हापालिका क्षेत्र: महाराष्ट्र
 १८. जिल्हा/जिल्हा (जिल्हा): महाराष्ट्र
 १९. जिल्हापालिका क्षेत्र: महाराष्ट्र
 २०. जिल्हा/जिल्हा (जिल्हा): महाराष्ट्र





(b) The Said BDS had by two Agreements a Lease dated 1st day of March, 1993 and 18th day of May, 1993 with Mumbai Metropolitan Region Development Authority (MMRDA) acquired lease of two pieces of the land which were amalgamated into Plot No. C-28 at G - Block Sakinaka Complex, situated and lying in CTS No. 4267, Village Khar, Ward No. 10, 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

Mr. Albert Diamond

Analysis Made

(1) (S)

THIS SALE DEED CUM-TRANSFER made at Mumbai this 24th day of March, 2015.

BETWEEN

M/S. ASHISH DIAMONDS, a Partnership Firm, Incorporated under Indian Partnership Act, 1932, having its office at C-3/B, Hermes House, 33/35 M. Marg, Opera House, Mumbai - 400 004; hereinafter referred to as the "Vendor/Transferor" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivors or survivor of them, the respective heirs, executors and administrators of such last surviving partner, his/her/their assigns) of the **ONE PART**:

P/S. ASHLEY DIAMONDS
 P/S. KAPLAN'S

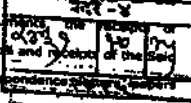
Vendor/Transferor has not let out or given on lease and license to any person or party with possession of the Said Office or thereof and are in a position to deliver vacant and peaceful possession thereof to the Purchaser/Transferee;



Vendor/Transferor has good right, full power and absolute authority to enter into this SALE DEED CUM-TRANSFER of the Said Premises pertaining thereto and there is no impediment or restraint of action against the Vendor/Transferor being able to do so;

There is not and there have not been any litigation, legal or other proceedings before any court or authority touching or concerning the Said Premises pertaining thereto and there is no notice of its appeal, order, decree, attachment or action of any court or authority including the Income Tax authority touching or concerning the Said Office;

There is no circumstance, fact or act, in any, manner, which has prejudicially affected the full right and authority of the Vendor/Transferor to sell and/or transfer the Said Premises pertaining thereto to the Vendor/Transferor and the delivery and transfer of the Said Premises to the Purchaser/Transferee;

The Vendor/Transferor shall on execution hereof hand over to the Purchaser/Transferee the original title documents, the original share certificate, the latest paid up bill and receipt of the Said BDB in respect of the said premises and correspondence in respect of the Said Premises and the Vendor/Transferor will also sign and deliver to the Purchaser/Transferee, all necessary application, permits for transfer in the name of the Purchaser/Transferee of the deposits made with the said BDB or any authority or authorities.



For Vendor/Transferor:  For Purchaser/Transferee: 

THE FIRST SCHEDULE ABOVE REFERRED TO

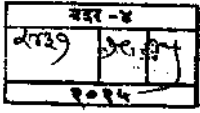
All that piece and parcel of land bearing Plot No. C-28 at G - Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kulkarni, Taluka Andheri, Registration District of Mumbai Suburban, containing by admeasurements 80941.52 sq. mtrs. or thereabout.



THE SECOND SCHEDULE ABOVE REFERRED TO

All that Office Premises Bearing No. EC3032, admeasuring 1062sq. ft. Carpet Area equivalent to 1452sq. ft. Saleable / Built up Area in E Tower, Central Wing, on the 3rd Floor, in the building known as the "Shree Diamond 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 Kulkarni, Taluka Andheri, Registration District of Mumbai Suburban.

THE THIRD SCHEDULE ABOVE REFERRED TO

No. of Shares	Value of Shares	Distinctive Nos.	Share Certificate No.	Plotted Office No.
1000	1000	0787873 to 0789361	E/1304	EC3032



For Vendor/Transferor:  For Purchaser/Transferee: 

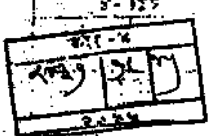
Purchaser/Transferee hereby covenants with Vendor/Transferor that he/she shall become the member of the Said BDB and shall comply with the rules and regulations and bye-laws of BDB and shall pay the dues and charges towards the Said Premises from the date of possession of the same.

It is further confirmed by and between the parties hereto that the Vendor/Transferor has not paid any stamp duty and/or donation or any other amount to the said BDB for the transfer of the Said Premises to the name of the Purchaser/Transferee and paid by both the parties in equal shares.

22. NOTWITHSTANDING anything contained herein, this SALE DEED CUM-TRANSFER shall be enforceable subject to the conditions, stipulations, contained in the Agreement to Lease executed between the Vendor/Transferor and the Said BDB on 31.03.2010.

23. The stamp duty and registration charges payable in respect of this SALE DEED CUM-TRANSFER shall be borne and paid by the Purchaser/Transferee alone. Each party shall bear and pay the cost of their respective Advocates and Solicitors.

24. This SALE DEED CUM TRANSFER shall be subject to the jurisdiction of the courts in Mumbai.

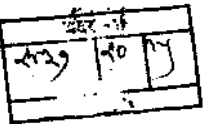


For Vendor/Transferor:  For Purchaser/Transferee: 

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

SIGNED, SEALED AND DELIVERED
By Within named Vendor/Transferor
M/S. ASHISH DIAMONDS
PAN No. AAAP2838E
Through its Partner
MR. ASHISH M. MENTA
PAN No. APAPM4304C
In the presence of.....

SIGNED, SEALED AND DELIVERED
By Within named Purchaser/Transferee)
MR. ASHISH M. MENTA
PAN No. APAPM4304C
Through its Partner
MR. ASHISH M. MENTA
PAN No. APAPM4304C
In the presence of.....



For Vendor/Transferor:  For Purchaser/Transferee: 

SCHEDULE OF PAYMENT CUM RECEIPT

RECEIVED from within named Purchaser/Transferee a sum of Rs. 5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only) being the full and final consideration received towards the transfer of shares and right, title and interest in the Said Office Premises No. 521032 admeasuring 1042 sq. ft. Carpet Area equivalent to 1488 sq. ft. Saleable / Built up Area in 8 Tower, Central Wing, on the 7th Floor, in the building known as the "Starat Diamond Source Complex" details of payment of Rs. 5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only)

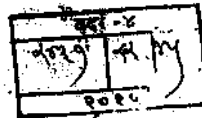
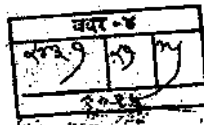
We Say Received Rs. 5,21,15,000/- (Rupees Five Crore Twenty One Lakhs Fifteen Thousand Only)

FOR M/S. ASHISH DIAMONDS



(MR. ASHISH M. MEHTA)
Partner
Vendor / Transferor

Handwritten initials



15



808/35/4/787/2014 (16SS1)

20th September, 2014

TO
ASHISH DIAMONDS,
C-38, THREE HOUSE,
8215 S.A. ROAD, OPERA HOUSE,
MUMBAI - 400004

Dear Sir,

Sub: Drafting of HOD for transfer of shares.

We hereby inform you that we have NO OBJECTION for issuance of Transfer of Stock of Shares with Documentary Rights for the Office Premises at Starat Diamond Source, C-38, Three House Complex, S.A. Road, Mumbai - 400004.

Sr. No.	Share Certificate No.	Block of Shares	Transfer No.
1	21134	139	12345

This proposed HOD is subject to the following condition:

- i) We have reservations in the proposed transfer by you "subject to issuance from STARAT to the proposed transferee" of the said KAPU SHARES of the Block of Shares held by you and incidental matters the right of priority and any the proposed transfer subject to the following:
- ii) You & your partner, KAPU SHARE, holding, comprising the holding, at all times, and the interest therein, comprising the holding as stated in the details of reservation of the said KAPU SHARES, transfer Development Authority (the "STARAT") shall be
- iii) KAPU SHARE shall be the proposed transferee of the Block of Shares and incidental matters and shall be the proposed transferee in order to share 2/3rd of the Lease Deed, STARAT and the Deed.

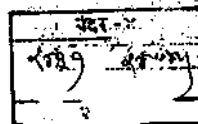
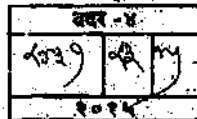
808 your share (HOD) referred from STARAT in writing Transfer of Shares of KAPU SHARE.

Thanking you,

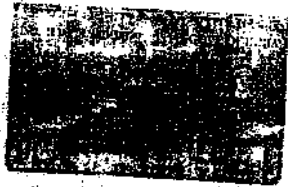
Yours faithfully,
M/S. STARAT DIAMOND SOURCE


Name (Partner)
Role - Legal

CO
KAPU SHARE
15 THE JEWEL,
8001 BUNGALOW, S.A. ROAD,
OPERA HOUSE, MUMBAI - 400 004

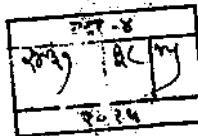
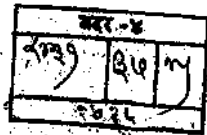


[illegible][illegible]



GENERAL DUES

Payable



PERMANENT ACCOUNT NUMBER
AAAFAS238C

FOR ARSHI DIAMONDS

2005-2006

2005-2006

4

PERMANENT ACCOUNT NUMBER
AFAPB4304C

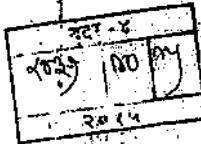
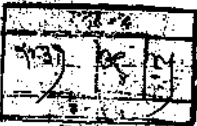
FOR ARSHI DIAMONDS

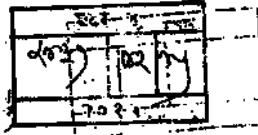
2005-2006

2005-2006



FOR ARSHI DIAMONDS





Summary I (GoshwaraBhop-1)

323/2431

संख्या: 30 मार्च 2015 4:30 म.म.

दस्तावेज संख्या: 323

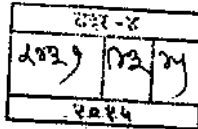
दस्तावेज संख्या: 2431/2015

दस्तावेज संख्या: 323/2431/2015

मूल्य: रु. 5,00,00,000/-

मोल्यता: रु. 5,21,15,000/-

आवेदन शुल्क: रु. 26,00,000/-



ड. वि. सं. २, वि. सं. २४३१ वी. सं. २४३१

मार्च: 3010

मार्च: 3010

अ. सं. 2431 का दि. 30-03-2015

उपरोक्त संख्या: 323/2431/2015

वेळी 4:22 म.म. व. २४३१

२४३१

दस्तावेज संख्या: 323/2431/2015

मूल्य: 50000.00

दस्तावेज संख्या: 323/2431/2015

मूल्य: 50000.00

मूल्य: 50000.00

२४३१



२४३१

दस्तावेज संख्या: 323/2431/2015

मूल्य: 50000.00

दस्तावेज संख्या: 323/2431/2015

मूल्य: 50000.00

प्रतिज्ञापन

ISarita v1.3.0

Summary-2 (दस्तावेज संख्या - 2)

30/03/2015 4:30:25 PM

दस्तावेज संख्या: 323

दस्तावेज संख्या: 2431/2015

दस्तावेज संख्या: 323/2431/2015

मूल्य: 50000.00

१. मूल्य: 50000.00

मूल्य: 50000.00

मूल्य: 50000.00

मूल्य: 50000.00

२. मूल्य: 50000.00

मूल्य: 50000.00

मूल्य: 50000.00

मूल्य: 50000.00

३०/०३/२०१५ ०४:२४:२५

२४३१

२४३१

२४३१

२४३१

२४३१

२४३१

ISarita v1.3.0



विषय सं.4 की तिथि: 30 / 03 / 2015 04 : 26 : 17 PM

विषय सं.5 की तिथि: 30 / 03 / 2015 04 : 26 : 24 PM मीटिंग बुलाव 1 मिनट

सं. 1/2015/15/03/02
सं. 1/2015/15/03/02
सं. 1/2015/15/03/02

EPayment Details.

शहर - ४		
२५३९	७५	७५
२०१५		

सं. Epayment Number
3 MH0067386362014155

Defectwork Number
0004261967201415

2431 /2015

1. Verify Document Contents for correctness through document (4 pages on a total) review after scanning.
2. On pass and date-CD of scanned document along with original document, immediately after explanation.

For feedback, please write to us at feedback.ignr@ignr.com



महाराष्ट्र सरकार, पुणे
सर्वसाधारण
सं. १/२०१५/१५/०३/०२/०२
सं. १/२०१५/१५/०३/०२/०२

सं. १/२०१५/१५/०३/०२/०२
सं. १/२०१५/१५/०३/०२/०२

iSarita v1.3.0