

Flat 101

Flat no 101

SALE DEED

FOR

FLAT NO. 101 ON THE I FLOOR

IN

“JEWEL TOWER”

C.T.S. Road, Opp. Vidya Nagri University,
Manipada Road, Santacruz (East)
Mumbai - 400 098.

-: TRANSFERORS :-

M/s. Dhanera Diamonds

-: TRANSFEREES:-

M/s. Hari Krishna Exports Pvt. Ltd.



Thursday, May 24, 2012
4:27:54 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती



कोलेकल्याण

पावती क्र. : 4317

दिनांक 24/05/2012

दस्तावेजाचा अनुक्रमांक बदर 9 - 04317 - 2012

दस्तावेजाचा प्रकार अमिहस्तांतरणपत्र

सादर करणाराचे नाव: मे/- हरीकृष्ण एक्सपोर्ट्स प्रा लि तर्फे संचालक हसमुख टी ढोलकिया
तर्फे मुखत्यार श्री कुरवई बालकृष्णन राजगोपालन - -

नोंदणी फी	-	30000.00
नक्का (अ. 11(1)), मुद्रांक वी नक्का (अ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)	-	720.00
एकूण	रु.	30720.00

आपणास हा दस्त अंदाजे 4:42PM ह्या वेळेस मिळेल

[Signature]
दुयेंद्र निबंधक
अंधेरी 3 (अंधेरी)

बाजार मूल्य: 8077544 रु. मोबदला: 0775000 रु सह दुयेंद्र निबंधक, मुंबई उपनगर जिल्हा
भरलेले मुद्रांक शुल्क: 438750 रु.
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व प्रत्ता: बँक ऑफ इंडिया मुं 04;
डीडी/धनाकर्ष क्रमांक: 188823; रक्कम: 30000 रु.; दिनांक: 21/05/2012

R. Gopalaw
REGISTERED DOCUMENT
R. Gopalaw
30/5/12

मुल्यांकनाचे वर्ष 2012 टिनांक 5/24/2012
जिल्हा मुंबई(उपनगर)
प्रमुख मुख्य विभाग - 31-कोळेकल्याण (अंधेरी)
उपमुख्य विभाग - 31/172 -भुभाग: उत्तरेकडे जवाहरलाल नेहरु मार्ग, पूर्वस गाव सीमा, दक्षिणेस सी.एस.टी. मार्ग व पश्चिमेस गावाची सीमा.
मिळकतीचा क्रमांक सि.टी.एस. नंबर - 4919
नागरी क्षेत्राचे नांव मुंबई(उपनगर)
मिळकतीचे वर्गीकरण बांधीव

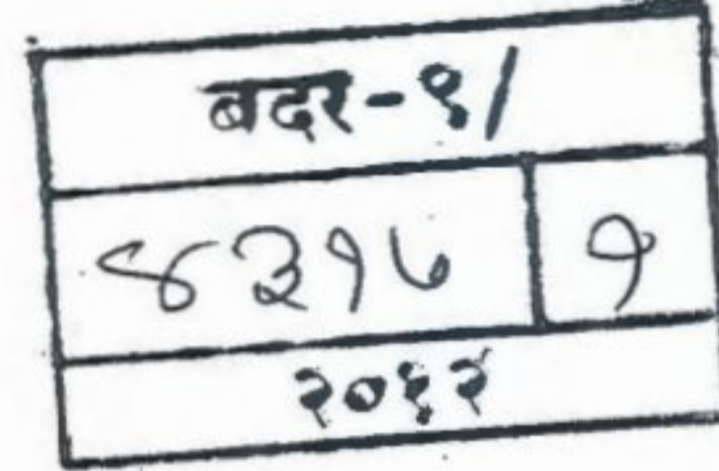
बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
64,400	107,300	134,100	168,000	107,300
मिळकतीचे क्षेत्र	75.28	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्दवाहन सविधा	आहे
मिळकतीचे पय	0 TO 2	(Rule 5)	मजला	1

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 8)
= 107,300.00 * 100.00 / 100
= 107,300.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ (Rule 19 or 20)
= 107,300.00 * 75.28 * 100.00 / 100
= 8,077,544.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +
बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 8,077,544.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
= 8,077,544.00





सत्यमेव जयते

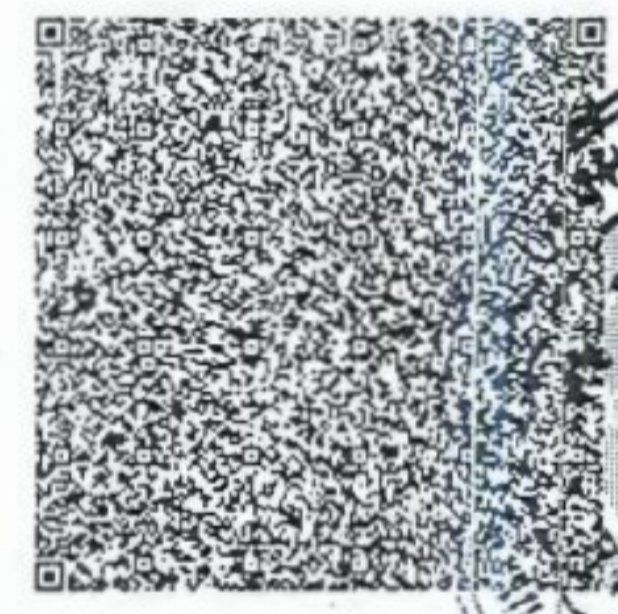
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by: V.N.D. D
 Stock Holding Corporation of India Ltd.
 Location: SRO-CUSTOM
 Signature:
 Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH08737904648624K
 Certificate Issued Date : 21-May-2012 04:14 PM
 Account Reference : SHCIL (FI) / mhshcil01 / SRO-CUSTOM / MH-MUM
 Unique Doc. Reference : SUBIN-MHMHSHCIL0109392372484293K
 Purchased by : Messers Hari Krishna Exports Pvt Ltd
 Description of Document : Article 25(b) to (d) Conveyance
 Property Description : Flat No. 101, 1st Floor, Jewel Tower, C.T.S Rd, Opp Vidya Nagri University, Manipada Rd, Santacruz(E), M-98
 Consideration Price (Rs.) : 87,75,000
 (Eighty Seven Lakh Seventy Five Thousand only)
 First Party : Messers Dhanera Diamonds
 Second Party : Messers Hari Krishna Exports Pvt Ltd
 Stamp Duty Paid By : Messers Hari Krishna Exports Pvt Ltd
 Stamp Duty Amount (Rs.) : 4,38,750
 (Four Lakh Thirty Eight Thousand Seven Hundred And Fifty only)



बदर-९/

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Please write or type below this line

S.S.S. H.

0000898843

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

SHCIL-MAHARASHTRA

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

Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mshscil03
Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSKCIL0108366800398272K
Receipt Date 21-MAY-2012

Received From Messers Hari Krishna Exports Pvt Ltd	Pay To
Instrument Type RTGS	Instrument Date 21-MAY-2012
Instrument Number BKIDH12142309951	Instrument Amount 438750 (Four Lakh Thirty Eight Thousand Seven Hundred And Fifty only)
Drawn Bank Details	
Bank Name Bank of India	Branch Name Mumbai
Out of Pocket Expenses 0.0 ()	



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<https://www.shcilestamp.com/eStampIndia/submission/SubmissionServlet?rDo...> 21-05-2012



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S.S.D
D
1st Rajpalaw

SALE DEED

THIS SALE DEED made and entered in at Mumbai on this 24th day of May 2012 between **M/S. DHANERA DIAMONDS** a registered Partnership firm having its Office at 115-Shreeji Chambers, Opera House, Mumbai-400 004, through its Partner Shri Shailesh J. Shah hereinafter referred to as the "**VENDORS**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners for the time being and from time to time and their respective heirs, executors and administrators) of the **ONE PART; AND M/S. HARI KRISHNA EXPORTS PRIVATE**

D.S.S.D

1st Rajpalaw

LIMITED a Company incorporated and registered under the provisions of Companies Act, 1956 having its Registered Office at 315-Prasad Chambers, Opera House, Mumbai-400 004 hereinafter referred to as the "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **OTHER PART**;

WHEREAS pursuant to Agreement for Sale dated 1st August, 2006, M/s. Jogani & Sachdev Development (therein referred to as the "Promoters") sold, conveyed and transferred to **M/S. DHANERA DIAMONDS** (therein referred to as the "Buyers"), Flat No. 101 measuring about 67.50 sq. ft. Carpet Area on the 1st floor in the Building known as "Jewel Tower" situate at Kalina C.T.S. Road, Opp. Vidya Nagar University, Manpada Road, Santacruz (East), Mumbai-400 098, hereinafter referred to as the said "**Flat**" (more particularly described in the Schedule annexed hereto) on the terms, conditions and for the consideration as recorded in the said Agreement for Sale dated 01/08/2006.

WHEREAS said Agreement for Sale dated 01/08/2006 has been duly registered with the Sub Registrar of Assurances at Mumbai vide Serial No. BDR15/07140/2006 on 25/09/2006.

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WHEREAS the Vendors have received possession of the said Flat from the Promoters and they are in use and occupation of the said Flat.

WHEREAS the Vendors have further represented to the Purchasers that:-

- a) they have paid full consideration for purchase of said Flat, and they are use and occupation of the said Flat.
- b) the Vendors are absolutely entitled to the said Flat and the said Flat is free from all or any encumbrances; that no person or persons have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Flat by way of Sale, Lien, charge, gift, lease, trust, succession or otherwise howsoever and that the Vendors have full power and absolute authority to deal with and sell the said Flat and rights incidental thereto.
- c) the Vendors as one of the Purchasers of Flats in Jewel Towers as such they are entitled to become a member of Co-operative Housing Society as and when formed and subscribe the shares of society.
- d) the said Flat and the rights incidental thereto are not a subject matter of any litigation, nor are the same attached in execution of any decree and that no




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acquisition proceedings are pending before any authority whatsoever;

- e) there is no attachment or prohibitory order issued by the Competent Authority or any court or Tax authorities or by any other authority prohibiting the Vendors from dealing with or selling or transferring the said Flat.
- f) that the Vendors have not entered into any arrangement, agreement or commitment in respect of the said Flat nor created any third party rights in the said Flat or any part thereof.
- g) that the Vendors have received permission/N.O.C. from the Promoters, to transfer the said Flat to the Purchasers.
- h) that the Partners of Dhanera Diamonds have authorized  Shailesh Shah to negotiate and finalize terms and conditions for sale of said Flat and sign and execute all documents necessary for transfer of said Flat and admit execution thereof before the Sub-Registrar of Assurances, which is valid and subsisting.

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AND WHEREAS relying upon above representations which being the essence of this agreement, the Purchasers herein have agreed to purchase, acquire and takeover from the Vendors all the beneficial rights, title and interest of the

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4 *Rajpalaw*

Vendors in the said Flat, free of any encumbrances, on what is popularly known as ownership basis, for the consideration and subject to the terms and conditions as set out in these presents.

NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendors hereby sell, transfer and assign to the Purchasers and the Purchasers hereby purchase and acquire from the Vendors the said Flat, i.e. Flat No. 101 measuring about 675 sq. ft. Carpet Area on the 1st floor, in the Building known as "Jewel Tower" situate at Kalina C.T.S. Road, Opp. Veda Vagri University, Manipada Road, Santacruz (East) Mumbai - 400 098 on what is popularly known as Ownership basis, for a total consideration of Rs. 87,75,000/- (Rupees Eightyseven lacs seventyfive thousand only) free from any claims or encumbrances;



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2. On or before execution of this Sale Deed, the Vendors acknowledge receipt of a sum of Rs. 87,75,000/- (Rupees Eightyseven lacs seventyfive thousand only): from the Purchasers being full consideration for sale, receipt whereof the Vendors doth hereby acknowledge.

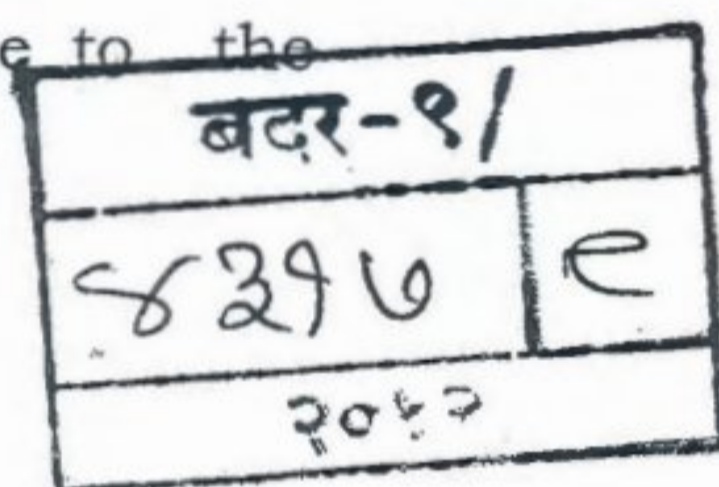
D. [Signature] *R. [Signature]*

In consideration of the sum received as stated hereinabove, the Vendors hereby acquit and discharge the Purchasers from payment thereof. Hereafter the Purchasers shall enjoy and possess the said Flat without any let or hindrance from Vendors and/or anybody claiming through or under the Vendors.

3. The Vendors have handed over vacant and peaceful possession of the said Flat, Original Purchase Agreement, all receipts for payments made to the Promoters. Hereafter Purchasers are absolutely entitled to become member of the Society as and when formed, subscribers of the society and the Purchasers acknowledge receipt thereof.

4. The Vendors hereby covenant with the Purchasers as follows:

- a) no other person has any claim or demand of any nature whatsoever unto or upon the said Flat either by way of sale, charge, lien, gift, succession, trust, lease, license, easement or otherwise howsoever and the Vendors have absolute right, power and authority to sell and transfer the same to the Purchasers.



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H. R. Gopalaw

b) the Vendors have paid all the taxes. Charges in respect of the said Flat raised upto date and that there are no claims or disputes pending with the said builders, municipal corporation, electricity department, of any nature whatsoever.

c) the Vendors have not created any charge or encumbrances of whatsoever nature in respect of the said Flat. The said Flat are not a subject matter of any litigation nor are they or any of them attached in execution of any decree nor they have created any tenancy or lease or any right in favour of anyone in respect of the said Flat.

d) the Vendors have duly observed and performed all the rules and regulations as applicable to the flat owner in the said Jewel Tower, and they shall pay upto the date of this Sale Deed, their contribution towards municipal taxes, water, electricity, maintenance and other charges and outgoings payable in respect of the said Flat.

e) the Vendors shall, whenever required to do so, from time to time and at all times hereafter execute and sign or cause to be executed and/or



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[Handwritten signature]

[Handwritten signature: R. Gopalaw]

signed all such letters, forms, applications, deeds, documents, writings and papers if any for more perfectly securing, assuring and effectually transferring the said Flat unto and to the use of the Purchasers forever but at the cost and expenses of the Purchasers.

- f) the Vendors shall indemnify and keep indemnified to the Purchasers from and against all actions, claims, demands, costs, charges and expenses including any liability on account of electricity, telephone, society charges, for the period upto the date of handing over possession and delivery of the said Flat for that the vendors have executed a separate Indemnity bond in favour of the Purchasers.



5. The Purchasers hereby covenant with the vendors as follows:

- a) the Purchasers shall hereafter regularly pay their proportionate contribution towards municipal taxes, electricity, maintenance and other charges and outgoings payable in respect of the said Flat.

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[Handwritten signature]

H. R. Gopalaw

b) that the Purchasers shall observe and perform and abide by all the rules and regulations as applicable to the owners of flat in the "Jewel Tower" and the society as and when formed.

c) that the Purchasers shall abide with all the terms and conditions and covenants as contained in Agreement dated 01/08/2006.

6. The transfer fee payable to the said M/s. Jogani & Sachdev Development for transfer of said Flat in favour of the Purchasers, if any sum is payable to the Promoters then it shall be borne and paid by the Vendors and Purchasers in equal proportion.



7. Stamp duty, registration charges and expenses incidental thereto if any payable in respect of this agreement or any further agreement or conveyance relating to the said Flat shall be entirely borne and paid by the Purchasers only.

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8. The deposits standing to the credit of the Vendors in the books of the said M/s. Jogani & Sachdev Development, if any, shall stand transferred to the credit of the Purchasers and that the Vendors shall not claim any refund or compensation for the same.

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11 Rajpalani

9. The Vendors hereby agrees to admit execution of this Sale Deed before the Sub-Registrar of Assurances at Mumbai.

10. It is specifically agreed between the Vendors and Purchaser that, any and all disputes arising out of this indenture shall be subject to Mumbai Jurisdiction only.

11. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation, promotion, construction, sale, management and transfer) Act, 1963 and the Rules made thereunder.

12. The Vendors and Purchasers are assessed to Income Tax under following PAN Nos.

**M/S. DHANERA DIAMONDS
AAAFD0634K**

M/S. HARI KRISHNA EXPORTS P. LTD. AAACH8430N



Handwritten signatures and initials:
S.S.S
D
H. Rajalaw

SCHEDULE REFERRED TO HEREINABOVE

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the 1st floor	

Flat No. 101 measuring about 675 sq. ft. Carpet Area on the 1st floor in the Building known as "Jewel Tower" situate at Kalina C.T.S. Road, Opp. Vidya Nagri University, Manipada Road, Santacruz (East), Mumbai-400 098 Plot bearing C.T.S No. 4919,

Handwritten signatures and initials:
10
H. Rajalaw

Village Kole Kalyan, Taluka Andheri, Registration District
Andheri

IN WITNESS WHEREOF the parties hereto have executed these
presents at Mumbai the day and the year first hereinabove
written.

SIGNED AND DELIVERED by the
withinnamed -- "VENDORS"
M/S. DHANERA DIAMONDS
through its Partner
SHRI SHAILESH J. SHAH
in the presence of.....

For DHANERA DIAMONDS

[Signature]
PARTNER.



① *[Signature]*

② *[Signature]*

SIGNED AND DELIVERED by the
the withinnamed -- "PURCHASERS"
M/S. HARI KRISHNA EXPORTS PVT. LTD.,
through its Authorized Signatory
SHRI KURAVAI BALAKRISHNAN RAJAGOPALAN,
in the presence of... SENIOR EXECUTIVE

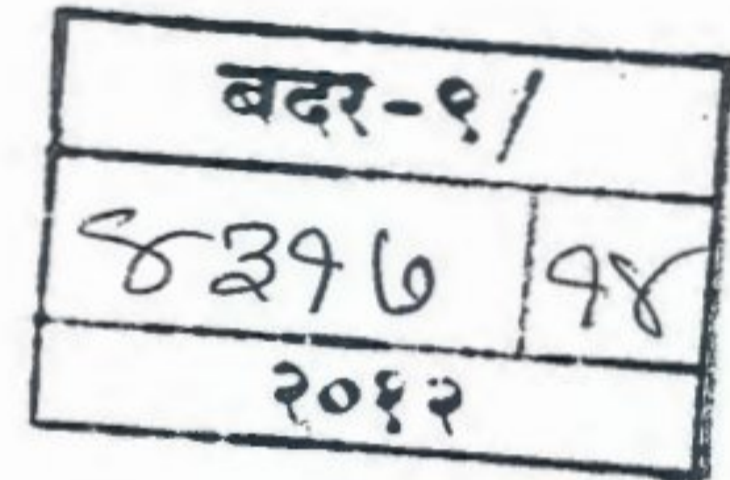
For Hari Krishna Exports Pvt. Ltd.

[Signature]
Authorized Signatory
SENIOR EXECUTIVE



① *[Signature]*

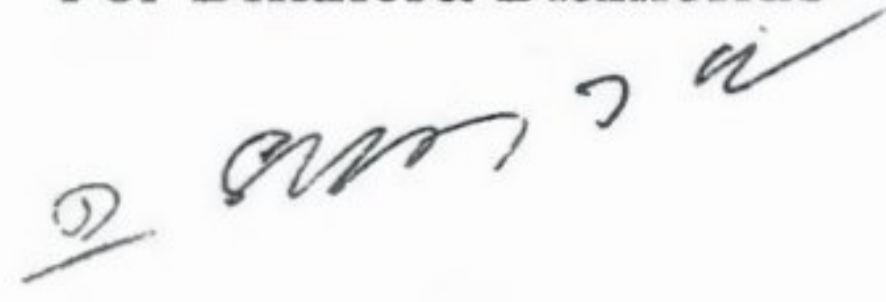
② *[Signature]*



RECEIPT

RECEIVED the day and the year first hereinabove written from the withinnamed Purchasers a sum of Rs. 87,75,000/- (Rupees Eightyseven lacs seventyfive thousand only) received vide Cheque No. 552575 dated 23/05/2012 drawn on State Bank of Bikaner, Nariman Point, Mumbai-400 022, being full consideration for sale.

We say received,
For Dhanera Diamonds



Partner

Mumbai

Date:



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Jogani & Sachdev Developments

BUILDERS & DEVELOPERS

20, Rajabhadur Mansion, Ambalal Doshi Marg, (Hamam Street), Fort, Mumbai - 400 023.
Phone : 6636 5576 / 6636 5577 / 4002 5575 • Fax : 6636 5575

Date:-16th May 2012.

To,
Mr. Dhanera Diamonds,
Flat No. 101, 1st Floor, "A" Wing, Jewel Tower,
Manipada Roac, Kalina, Santacruz (E),
Mumbai - 400 098.



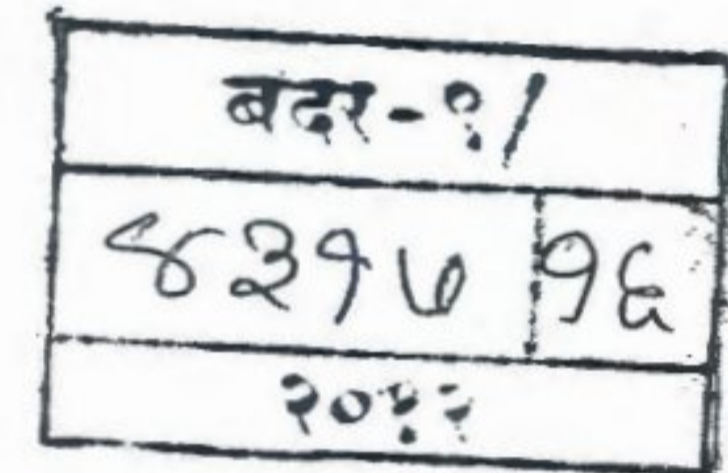
Dear Sir / Madam,

Ref:- Flat No.101 on 1st Floor of the Building known as Jewel Tower situated at
Manipada Road, Off. CST Road, Kalina, Santacruz (E), Mumbai - 400 098

With reference to your letter dated 15/05/2012, we would like to inform you that we
have no objection for sale of your above referred flat to M/s. Hari Krishna Exports
Private Limited.

As required by you we are giving details as under.

- | | |
|-------------------------------------|---------------------------------------|
| 1. Name of owner:- | M/s. Dhanera Diamonds |
| 2. Built-up area of Flat No. 101 :- | 675 Sq. ft. Carpet. |
| 3. Year of construction:- | 2007. |
| 4. Total No. of Floors:- | Stilt plus 10. |
| 5. No. of Lifts:- | 2 |
| 6. CTS No.:- | 4919 to 4945, 5597 (pt.) & 5598 (pt.) |



Yours truly,

For Jogani & Sachdev Developments

S. H. Jogani
(Partner)





महाराष्ट्र MAHARASHTRA

सी. अरूण अरूण वाशिर्डे
 ★ परवाना धारक मुद्रांक विक्रेता क्र. ५९★
 १४ बी, खोताची बाजी, खोताच विरिंग,
 वलमजला, रवड नं. ७, विरंग, पुणे-४.
 क.
 सर्व प्रीती/कीर्तनी 15 MAY 2012
 घानास वा मुद्रांक विकला.

3933 FU 959023

General Stamp Office, Mumbai
 L.S.V. No. 59
 - 7 MAY 2012
 Proper Officer

Hari Krishna Exports Pvt. Ltd.
 315, Prasad Chambers,
 3rd Floor, Opera House,
 Mumbai - 400004.

HRI. L. S. RAMBLE



बदर-९/	
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TO ALL TO WHOM THESE PRESENTS shall come:

We, **M/S. HARI KRISHNA EXPORTS PVT. LTD.** a Company registered under Companies Act, having its registered Office at 315-Prasad Chambers, Opera House, Mumbai-400 004 (hereinafter referred to as the "Company") **SEND GREETINGS:**

Whereas the company agreed to purchase Flat No. 101 on the 1 floor and Flat No. 508 on the 5th floor of Jewel Tower Building, situated at Village Koli Kalyan, Kalir.a, Santacruz (East), Mumbai-400 098 (hereinafter Flat

-1-

MT *[Signature]*

7833 30A 61 21/12
 NOTARY Kalyan





महाराष्ट्र MAHARASHTRA

Office, Mumbai
7 MAY 2012
Officer

सौ. अरूणा अरूण वाशिडे
 * परवाना धारक मुद्रांक विक्रेता क्र. ५९ * 3934 FU 959024
 १४ बी, खोतकी वाडी, खोतकी बिल्डिंग,
 तळमजला, रस्ता नं. ७, सिवडी, पुणे-४.
 क. ...
 सर्व प्रमाण प्रामाणिकी... 15 MAY 2012
 थाना रू. ...



R.L.E. RAMBLE

No. 101 and 508 collectively referred to as the said "Premises") from
 M/s. Dhanera Diamonds.

बदर-९/	
४३९०	९८
२०१२	

Whereas the Company's director have passed necessary resolution in
 this regard and authorized **SHRI KURAVAI BALAKRISHNAN
 RAJAGOPALAN**, Senior Executive of the Company.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that the
 Company do hereby constitute, nominate and appoint **SHRI KURAVAI
 BALAKRISHNAN RAJAGOPALAN**, Senior Executive of the Company
 and conferred upon him, the following powers :

-2-

783 30A 61 21/12
 NOTARY

1. To Sign and execute Sale Deed for purchase of above referred Premises, and admit the same before the Sub-Registrar of Assurances.
2. To receive vacant and peaceful possession of the Premises.
3. To received original title documents in respect of said Premises from the Vendors..

AND we, hereby agree to ratify all lawful acts, deeds and things done by the said Attorney in pursuance of this power of Attorney.

Signatures AND Photograph of our Attorney **SHRI KURAVAI BALAKRISHNAN RAJAGOPALAN** are as under:



Signature
SHRI KURAVAI BALAKRISHNAN RAJAGOPALAN

Photograph

Thumb Impression of
SHRI KURAVAI BALAKRISHNAN RAJAGOPALAN



Left thumb

IN WITNESS WHEREOF we signed and delivered on this 21 day of May 2012 at Mumbai

बदर-९/	
४३९६	२०

Signed and Delivered by the withinnamed

M/S. HARI KRISHNA EXPORTS PVT. LTD.,

Through its Director

Shri Hasmukh T. Dholakia

in the presence of

for Hari Krishna Exports Pvt. Ltd.
Hasmukh T. Dholakia
Director



BEFORE ME

S. M. N. Nagvi
21-5-12



Left thumb

Before me *S. M. N. Nagvi*

S. M. N. Nagvi
NOTARY
Government of India
Mumbai & Thane Dis.



7833
NOTARY Register 30A 61 21/5/12

City: कोल्हापूर Tal. Amheri Dist. Bombay Suburban Dist.

City Survey Number	Area Sq. Mts.	Tenure	Particulars of Assessment for rent paid to Government and when due for revision
4919	28.7	C	3248-50

Assessments

Holder in 19...
Origin of title (so far as traced)

LESSEE

Other encumbrances

Other remarks

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
63	As per application dt. 16-5-63 and agreement dt. 23-1-61 name of Shri. S.K. Mann, S.K. Kulkarni is removed		included C.T.S. Nos. 4920 & 4944	sd/... C.T.S. No.
4-10
11-10

3000
4919
बदर-१/६३



बदर-१/६३
१६८५
२१
२०१२

EXTRACT FROM THE PROPERTY REGISTER CARD

City: कोल्हापूर Tal. Amheri Dist. Bombay Suburban Dist.

City Survey Number	Area Sq. Mts.	Tenure	Particulars of Assessment for rent paid to Government and when due for revision
4920	28.7	C	3248-50

Assessments

Holder in 19...
Origin of title (so far as traced)

LESSEE

Other encumbrances

Other remarks

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
5-5-63	As per C.T.S. No. 4919			sd/... C.T.S. No.
11-10

बदर-१/६३
१६८५
२१
२०१२

TAC/459

Attn: Ineshkhar

Engr. Engineer Bldg. Proposal (W. S.)
H. and - K Wards,
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai-400 050

This C. C. is issued subject to the
provision of Urban Land Celling and
Regulation Act, 1978.

TRUE COPY

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/ 9137 / BSII/WSIAH/AKI of dt 30/5/94

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act
Maharashtra Cll. No. XXVII of 1966.)

APPLICANT: M/s Jogani & Sachdev Development
C.T.S. No. 4919 to 4945
Chhatreshkh Gaffoor & Shakh Kussam

Development work of Residential building Village Holedevy

premises at street Champade Road

Plot No. Plot No. 1
Containing East

CERTIFIED TRUE COPY

FOR
RESEARCH ARCHITECT & CONSULTANTS PVT. LTD.
J-14 1st Fl Stone Castle
C. Colony, Borlvi (W)



the following condition :-

This certificate is liable to be revoked by the Municipal Commissioner for Brihanmumbai if the development works
in respect of which permission is granted under this certificate is not carried out in accordance with the sanction plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed
by the Municipal Commissioner for Brihanmumbai is contravened or not complied with, (c) the Municipal Commis
sioner for Brihanmumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation
and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried
out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act
1966, the Municipal Commissioner has appointed Shri S. M. SANI
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

बदर-९/	
४३१७	२२
२००६	

This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed
thereafter

The Commencement Certificate is renewable every year but such extended period shall in no case exceed three
years, provided further that such lapse shall not bar any subsequent application for fresh permission under section
44 of the Maharashtra Regional and Town Planning Act, 1966.

The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors,
administrators and assignees and every person deriving title through or under him

The Commencement Certificate is valid for carrying out the work up to

बदर-९/
४३१७/८८
२००६

For and on behalf of the Local Authority
The Brihanmumbai Municipal Corporation

Sd/- 30/5
Executive Engineer Building Proposals,
(Western Suburbs) H. & K West, K/E, P Wards.

FOR
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

9137 / BSII / WSIAH / AKI
TRUE COPY
4 FEB 2002

Attn: Ineshkhar
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai-400 050

The Municipal Commissioner has appointed Shri. J. S. Kulkarni, Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto.....

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay

9137/BSH/AH

Executive Eng./Assistant Eng. Building Proposal
(Western Subs.) H.S. 41st W/East 24/Wards

Further C.C. is now extended
to 4th Floor Phase 2

FOR A E 3 H-Ward

MUNICIPAL CORPORATION OF GREATER BOMBAY

A.E.B.P. (WS) H.W.



Valid up to 29/05/97
21/14/01/97

9137 BS H/W/SAH of 4th Floor of Bldg 'A' (K.P. 41st W/East 24/Wards)
C.C. is now extended up to (Full height)

4 FEB 2002

9137 BS H/W/SAH/AH
SERIFIED TRUE COPY
PLAN, I.C.D. / C.C. / G.O.B. / H.W.

21-10/197
A.E.B.P. WS. H/WARD

बदर-९/	
४३९७	२२
२०१२	

Valid up to 29/05/97

9137 BS H/W/SAH of 4th Floor of Bldg 'A' (K.P. 41st W/East 24/Wards)
C.C. is now extended up to (Full height) i.e. still +6 upper floor part + 1st

4 FEB 2002

approved plan 21-10/197

A.E.B.P. WS. H/WARD

Valid up to 29/05/97

9137 BS H/W/SAH of 4th Floor of Bldg 'A' (K.P. 41st W/East 24/Wards)
C.C. is now extended up to (Full height) i.e. still +6 upper floor part + 1st

21 OCT 2005

For the C.C. part of wing A & B and Centre wing at part of 9th floor of Bldg 'A' on East Side as per amended approved plan 21-10/197

बदर-९/	
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२००६	

Engr. B.P. (WS) AH

Valid up to 29/05/2006

21 JAN 2006

9137 BS H/W/SAH of Full C.C. - Part 5th, 8th & 9th floor of Bldg 'A' of 4th upper floors
Further C.C. is now extended up to (Full height) i.e. still +6 upper floor part + 1st

As per approved plan 21-10/197
As amended by P. 21-10/197 i.e. ht. of 04.05 mms AGL for wing B

A.E.B.P. (WS) AH

Valid up to 29/5/2007

17 MAR 2006

CE/ 9/37 /BSII/WS/AH of
Further C.C. is now extended
For height

Full c.c. for bldg. No. 101 as per amended A.P.
dt. 19/9/05 upto top of LMR + OHT

Ex. Asstt. Engr. B.P. (WS): AH

Valid up to 29/5/2007

29 MAY 2006

CE/ 9/37 /BSII/WS/AH of
Further C.C. is now extended
For height

Full c.c. upto LMR + OHT
as per approved plan dt. 18/5/2006

Ex. Asstt. Engr. B.P. (WS): AH & K/E

CERTIFIED TRUE COPY

FOR
TEARACH ARCHITECT & CONSULTANTS PVT. LTD.
J/14 1st Fl. Stone Centre,
I. C. Colony, Borivli (W),
Mumbai-400 103.



बदर-९/	
६३१७	२४
२००६	

१०९९९	१८
२००६	



घोषणापत्र

मी श्री कुवर्ष बागडुवन राजगोपापन याद्वारे घोषित करतो की,
दुय्यम निबंधक ~~अंधेरी-३~~ यांचे कार्यालयात ~~आमिहस्तांतरणपत्र~~
या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ~~दस्तावेज~~ ही
~~दोपकिया~~ व इतर यांनी दि. 21/05/2012 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे
/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी
कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती
करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी
अधिनियम १९०८ चे कलम ११०/१११ मधील तरतुदींनुसार मी पात्र राहीन याची मला जाणीव
आहे.



बदर-९/
४३१७२५
२०१२

दिनांक: 21/05/2012

Rafalew

कुलमुखत्यारपत्रधारकाचे नावे

व सही



|| faith is in the name ||

EXTRACT FROM THE RESOLUTION PASSED BY DIRECTORS OF THE COMPANY. ON 17/05/2012 AT 10.30 A.M.

The Chairman informed the Board that the Company intend to purchase Premises being Flat No. 101 on the 1 floor and Flat No. 508 on the 5th floor of Jewel Tower Building, situated at Village Kole Kalyan, Kalina, Santacruz (East), Mumbai-400 098 and need to authorize a Executive/Employee of the Company to take necessary action in the matter.

The Board after careful consideration, unanimously passed the following resolution:

"RESOLVED that Company do purchase Premises being Flat No. 101 on the 1 floor and Flat No. 508 on the 5th floor of Jewel Tower Building, situated at Village Kole Kalyan, Kalina, Santacruz (East), Mumbai-400 098 from M/s. Dhanera Diamonds and that Shri Kuravai Balakrishnan Rajagopalan, Senior Executive of the Company and is hereby authorized to sign and execute Agreement for purchase Sale Deed and all other documents, forms, indemnifies for purchase and transfer of above referred Premises, and admit thereof before the Sub-Registrar of Assurances, to represent the company before Jogani & Sachdev Development and to do all other acts, deeds and things incidental thereto.



"RESOLVED further that Company shall execute a specific power of attorney in favour of Shri Kuravai Balakrishnan Rajagopalan and grant powers necessary to acquire the within referred premises, to take all necessary steps to obtain approval that may be required for and on behalf of the Company in order to acquire the said Premises.

For HARI KRISHNA EXPORTS PVT. LTD.,

[Handwritten Signature]
DIRECTOR.

बदर-१/
४२१७ २६
२०१२

Hari Krishna Exports Pvt. Ltd.

315, Prasad Chambers, Opera House, Mumbai - 400 004.

Tel.: +91-22-23678111-12-13 • Fax: +91-22-23643266.

Email: info@diamondbyhk.com • Website : www.diamondbyhk.com

PERMANENT ACCOUNT NUMBER
AAAF00634K

PREMIERA DIAMONDS

DATE OF INCORPORATION INFORMATION
30-11-1994

Blatny
DIRECTOR OF INCOME TAX (SYSTEMS)



PREMIERA DIAMONDS
PARTNER / P.A. HOLDER



For PREMIERA DIAMONDS
Blatny
PARTNER.

For PREMIERA DIAMONDS
Blatny
PARTNER.

बकर-९/	
६३१७	२७
	२०१३

आयकर विभाग
INCOME TAX DEPARTMENT
HARI KRISHNA EXPORTS PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

भारत सरकार


16/02/2012

Permanent Account Number
AACCHE430N




बदर-९/
४३१७
२०१२

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABNPR5907M


 नाम /NAME
KURAVAS BALAKRISHNAN RAJGOPALAN

पिता का नाम /FATHER'S NAME
BALKRISHNAN SADAGOPAN RAJGOPALAN

जन्म तिथि /DATE OF BIRTH
04-12-1946

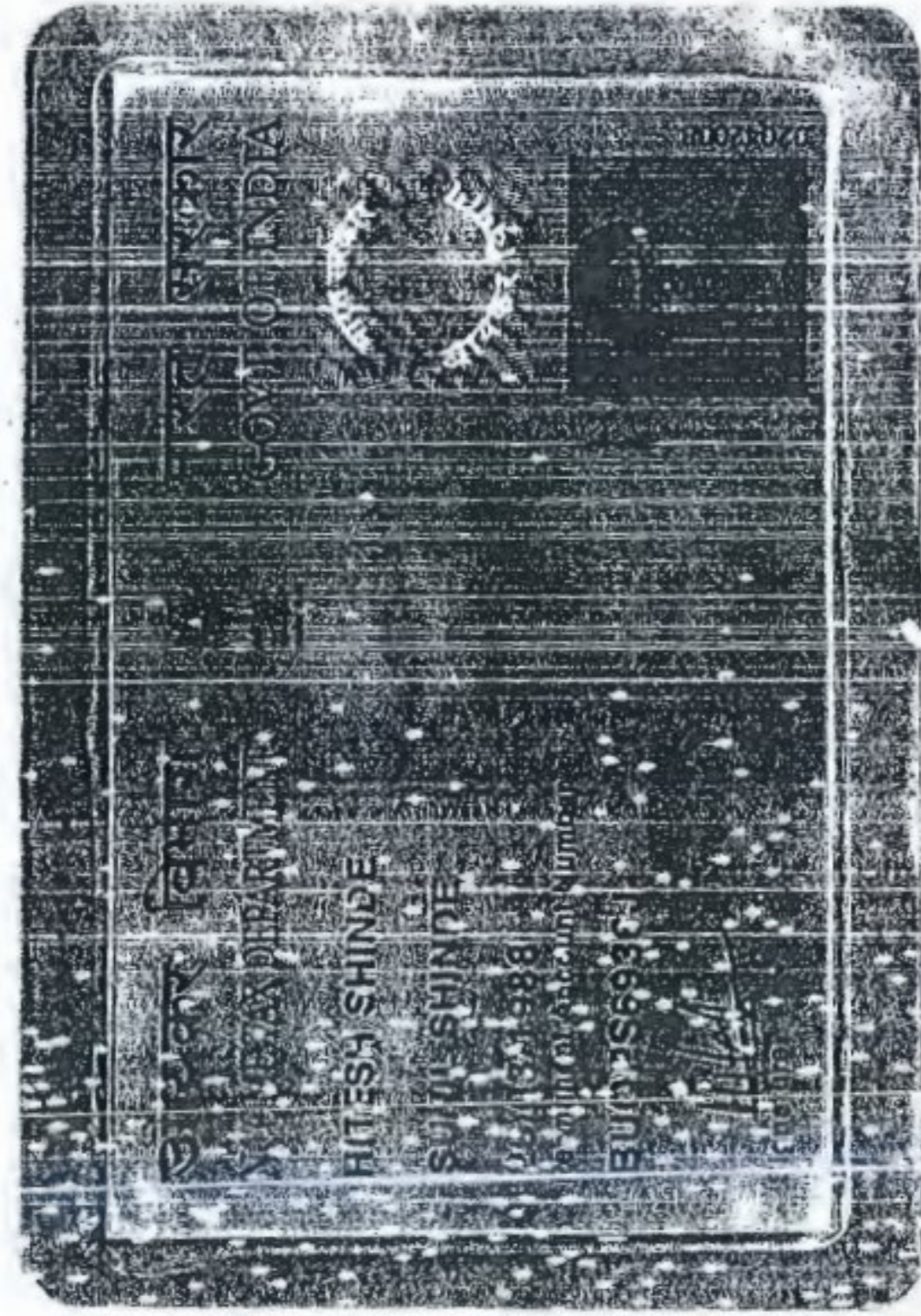
हस्ताक्षर /SIGNATURE


आयकर अधिकारी, बड़ोदा
 COMMISSIONER OF INCOME-TAX, BARODA

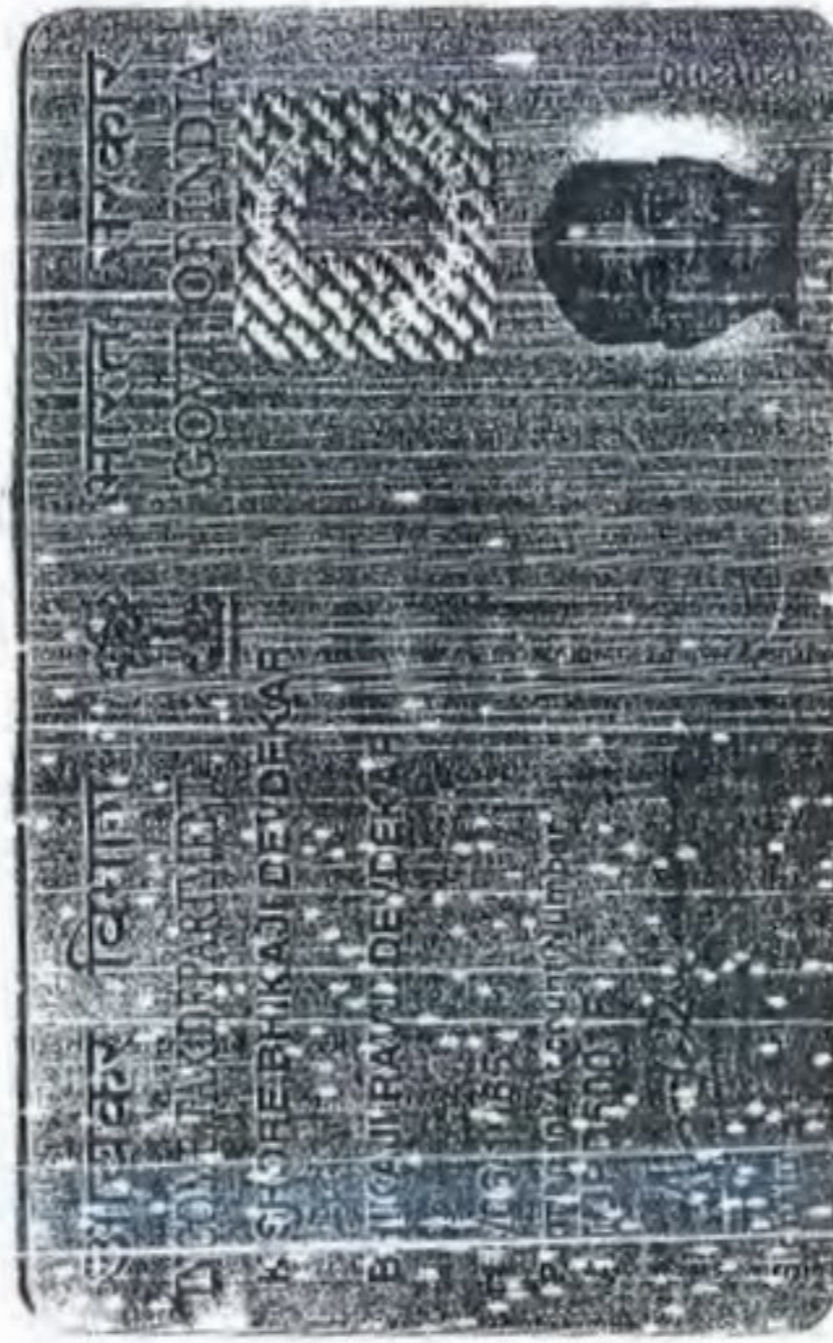


बदर-९/	
४३१७	२९
२०१२	

Witness



बदर-९/
४४९७
२०
२०१२



4:28:09 PM
अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 4317/2012
दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव: म/- हरकृष्ण एस्कार्टर्स प्रा लि तर्फे संवादाक
हस्तमुख टी डोलाकिया तर्फे मुखत्यार श्री बुरपई
बालकृष्णान राजमणीपालान - -

पत्ता: वट/फ्लॉट नं: 315, प्रसाद चॅम्बर्स, ऑपेरा हाऊस, मुं
04

गल्ली/स्ता:

Rajeshwar



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

2 मे/- वनेरा डायमंड्स तर्फे मागीदार शैलेश जे शाह - -



बदर-९/
8370
2012

दस्तऐवज करून देणार तथाकथीत [अभिहस्तांतरणपत्र] दस्तऐवज करून दिल्याने कबूल करतात.

1 OF 1

दस्त क्र. [बदर-9-4317-2012] चा पोषवारा
बाजार मूल्य : 8077544 मोबदला 8775000 भरलेले मुद्रांक शुल्क : 438750

दस्त हजर केल्याचा दिनांक : 24/05/2012 04:23 PM
निष्पादनाचा दिनांक : 24/05/2012
दस्त हजर करणा-याची सही :

Rajalaw

दस्ताचा प्रकार : 25) अभिहितारणपत्र
शिवका क्र. 1 ची वेळ : (सादरीकरण) 24/05/2012 04:23 PM
शिवका क्र. 2 ची वेळ : (फ्री) 24/05/2012 04:28 PM

पावती क्र.: 4317 दिनांक: 24/05/2012
पावतीचे वर्णन
नांव: मे/- हरीकृष्णा एक्सपोर्ट्स प्रा लि तर्फे
संचालक हसमुख टी डोलकिया तर्फे मुखत्यार श्री
कुरवई बालकृष्णन राजगोपालन - -

30000 : नोंदणी फी
720 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री

30720: एकूण

ओळख :

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

1) हितेश शिंदे - , घर/प्लॉट नं: -

गल्ली/रस्ता: 403, श्रीनाथ, माळाडामु -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) किशोर देवडेकर - , घर/प्लॉट नं: -

गल्ली/रस्ता: सदर-

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)



बदर-९/	
४३१०	३२
२०१२	

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)



1:36:56 pm 30/11/2012
अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 4317/2012
दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाक नं. 2/- फारस डायमंडसू तर्फे भागीदार शैलेश जे शाह लिहून देणार

पत्ता: घर/फ्लॅट नं: 115, श्रीलोक चॅम्बर्स, ऑपेरा हाऊस, वय

मुं 04

गल्ली/रस्ता: -

ईमारतीचे नाव: -

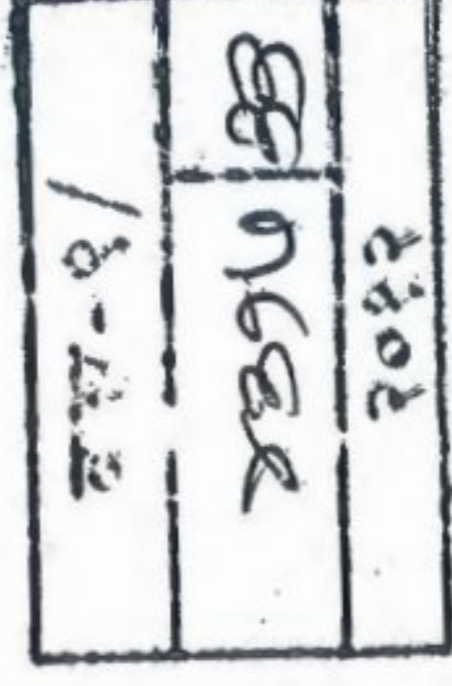
ईमारत नं: -

पेट/कसाहता -

शहर/गाव: -

ता.बुका:

सही 



दस्तावेज करून देणार तथाकथित [अभिहस्तांतरणपत्र] दस्तावेज करून दिल्याचे कबूल करतात.

1 OF 1

दस्त क्र. [बदर-9-4317-2012] चा गोपवारा
बाजार मुत्य : 3077544 मोबदला 8775000 भरलेले मुद्रांक शुल्क : 438750

पावती क्र.: 4317 दिनांक: 24/05/2012
पावतीचे वर्णन
नांव: मे/- हरीकृष्णा एक्सपोर्ट्स प्रा लि तर्फे
संचालक हसमुख टी डोलकिया तर्फे मुखत्यार श्री
कुरवई बालकृष्णन राजगोपालन - -

दस्त हजर केल्याचा दिनांक : 24/05/2012 04:23 PM
निष्पादनाचा दिनांक : 24/05/2012
दस्त हजर करणा-याची सही :

30000 : नोंदणी फी
720 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30720: एकूण

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

शिकका क्र. 1 ची वेळ : (सादरीकरण) 24/05/2012 04:23 PM
शिकका क्र. 2 ची वेळ : (फ्री) 24/05/2012 04:28 PM (कार्यवाही पूर्ण)
शिकका क्र. 3 ची वेळ : (कबुली) 28/05/2012 01:36 PM
शिकका क्र. 4 ची वेळ : (ओळख) 28/05/2012 01:36 PM

दस्त नोंद केल्याचा दिनांक : 28/05/2012 01:37 PM

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

ओळख :

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

1) हितेश शिंदे - - बर/प्लॉट नं: -

गल्ली/रस्ता: 403, श्रीनाथ, मालाड मुं-

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) किशोर दंवडेकर - - घर/प्लॉट नं: -

गल्ली/रस्ता: सदर-

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)



बदर-९/	
४३१७	३४
२०१२	

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

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

बदर-९/४३१७/२०१२
पुस्तक क्रमांक ?, क्रमांक.....वर
नोंदला. 28 MAY 2012
दिनांक :

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

गावाचे नाद : कोलेकल्याण

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभावा (गाडेपट्ट्याच्या बाबतीत पट्टादार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 8,775,000.00
बा.भा. रु. 8,077,544.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 4919 वर्णन: सदनिका क्रं 101, 1 ला मजला, ज्वेल टॉवर, कलिना, सी टी एस रोड, विधा नगरी, मनीपाडा रोड, सांताक्रुझ प मुं 98
- (3) क्षेत्रफळ (1) 75.28 चौ मि बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात अरोल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- धनेरा डायमंड्स तर्फे भागीदार शैलेश जे शाह - ; घर/फ्लॅट नं: 115, श्रीजी चॅम्बर्स, ऑपेरा हाऊस, मुं 04; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नंबर: AAAFD 0634 K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे/- हरीकृष्णा एक्सपोर्ट्स प्रा लि तर्फे संचालक हसमुख टी ढोलकिया तर्फे मुखत्यार श्री कुरवई बालकृष्णन राजगोपालन - ; घर/फ्लॅट नं: 315, प्रसाद चॅम्बर्स, ऑपेरा हाऊस, मुं 04 ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नंबर: AAACH 8430N.
- (7) दिनांक करून दिल्याचा 24/05/2012
- (8) नोंदणीचा 28/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4317 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 438750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



खरी प्रत

सह. दुय्यम निबंधक अंधेरी-३,
मुंबई - पनगर जिल्हा.