

SALE DEED OF OFFICE PREMISES

NO.436 BETWEEN

M/S.CHOICE DIAMOND

AND

M/S.ROYAL DIAM



Friday, January 13, 2017  
3:41 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: गिरगाव

पावती क्र.: 317 दिनांक: 13/01/2017

दस्तऐवजाचा अनुक्रमांक: बवई3 -280-2017

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: रॉयल दिआम तर्फे भागिदार मदनचंद दुगड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

DELIVERED

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:51 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-3

वाजार मूल्य: रु. 7039700/-

मोबदला रु. 7038000/-

भरलेले मुद्रांक शुल्क : रु. 352000/-

सह दुय्यम निबंधक  
मुंबई सहाय्य क्र. ३

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007556702201617S दिनांक: 13/01/2017

बँकेचे नाव व पत्ता: Panjab National Bank

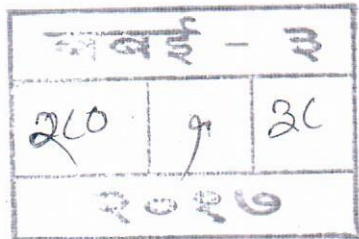
2) देयकाचा प्रकार: By Cash रक्कम: रु 760/-

DELIVERED

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID बबई:3	201701131969			13 January 2017,03:27:42 PM	
मूल्यांकनाचे वर्ष	2016				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	6-शिरगांव डिव्हिजन				
उप मूल्य विभाग	6/55 भूभाग पूर्वेस जगन्नाथ शंकरशेट मार्ग, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस सरदार वल्लभ भाई पटेल रोड (वरेरकर वीज), दक्षिणेस विभागाची हद्द				
सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#1/1487				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	119900	231900	385100	417400	231900
मोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	27.88चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	41 to 50वर्षे	मूल्यदर/बांधकामाचा दर-	Rs. 385100/-
उदववाहन स्विधा-	आहे	मजला -	Ground floor To 4th floor		
मजला निहाय घट/वाढ	= 100% apply to rate= Rs. 385100/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार नविन दर ) + खुल्या जमिनीचा दर ) = (( (385100-119900) * (50 / 100 ) ) + 119900 ) = Rs. 252500/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 252500 * 27.88 = Rs. 7039700/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 7039700 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 7039700/-				

Home

Print





२०२३ - २३		
२६०	२	२६
२०२३		

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

13013209049648

Bank/Branch: IBKL - 6910820/BANDRA KURLA COMPLEX, MUMBAI  
 Stationery No: 13013209049648  
 Pmt Txn id : 111124845  
 Print DtTime : 11-Jan-2017@14:44:38  
 Pmt DtTime : 11-JAN-2017@14:43:32  
 ChallanidNo: 69103332017011150473  
 GRAS GRN : MH007556702201617S  
 District : 7101-MUMBAI  
 Office Name : IGR550-BOM5\_JT SUB REGI

StDuty Schm: 0030045501-75/STAMP DUTY  
 StDuty Amt : R 3,52,000/- (Rs Three, Five Two, Zero Zero Zero only)

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

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable  
 Prop Descr : 436, PANCHRATNA CHS, OPERA HOUSE, CHARNI ROAD, MUMBAI, MUMBAI, Maharashtra,  
 ra,400004  
 Consideration: R 70,33,000/-

Duty Payer: PAN-AACFR2794N, ROYAL DIAM  
 Other Party: PAN-AAAF0677R, CHOICE DIAMOND

Bank official1 Name & Signature

*Handwritten signature*



Bank official2 Name & Signature

--- Space for customer/office use --- please write below this line ---



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2	2	20
2000		

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

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२१०	२	३६
२०००		



Proforma to pay Stamp Duty/  
Registration Fee

Web Token number	IBKLMH170110413315	Web Token Generated Date Time	10/01/2017 10:00:58
District	7101-MUMBAI	Office Name	IGR550-BOM5_JT SUB REGISTRAR MUMBAI 5
<b>Object</b>		<b>Amount</b>	
Stamp Duty	0030045501-75	Amount	352000.00
Registration Fees	0030063301-70	Amount	30000.00
<b>Total Amount</b>			382000.00
Web token to be produced to respective branch to initiate payment of Stamp duty and Registration Fees. <small>New!</small>			

**Duty Payer details**

Duty Payer Name	ROYAL DIAM	
Duty Payer ID	PAN-AACFR2794N	Duty Payer Mob No.
		+919821222135

**Property Details**

Particulars*	436 PANCHRATNA CHS OPERA HOUSE CHARNI ROAD MUMBAI MUMBAI		
State	Maharashtra	Pincode	400004
Article Code	B25-Agreement to sell/Transfer /Assignment	Movability	Immovable
Consideration Amount	7038000	Property Area	250.00 Sq.Feet

**Other Party details**

Other Party Name	CHOICE DIAMOND
Other Party ID	PAN-AA AFC0677R

**Branch details**

Branch Name	BANDRA KURLA COMPLEX, MUMBAI (1000)
Branch Address	G-Block , C7, BKC, Bandra (East ), Mumbai Mumbai

**Instrument details**

Type of Receipt	SM (Over The Counter - e-SBTR)	Type of Instrument	Cheque
Instrument Number	074727	Instrument Date	10-01-2017
Drawee Bank Name	IDBI BANK	Drawee Branch Name	BANDRA KURLA COMPLEX BANDRA EAST

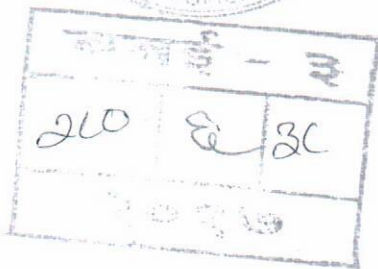
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Make payment at selected branch of IDBI Bank before 17/01/2017.  
**FOR ROYAL DIAM**

*Mohan Chandra*  
Partner

10/01/2017 10:02 AM

2







४३६ - ३		
२६०	०	३६
३०३६		

*Shabbarmal Dugar*  
*Shantilal H. Dugar*

*Madanchand H. Dugar*  
*11<sup>th</sup>*

**SALE DEED**

**THIS DEED OF SALE** made and entered into at Mumbai this 11<sup>th</sup> day of January-2017 between **M/S. CHOICE DIAMOND**, a registered partnership firm having office at CC - 4101 , Bharat Diamond Bourse, Bandra Kurla Complex, Mumbai-400 051, represented through their partners Shri. Jhabbarmal H. Dugar and Shri Shantilal H. Dugar hereinafter referred to as the party of the FIRST PART (which expression shall be deemed to include their heirs, successors, executors, administrators and assigns) referred to as "VENDOR" and **M/S. ROYAL DIAM**, a registered partnership firm having office at 324, Panchratna, Opera House Mumbai - 400 004 represented through their partner Shri. Madanchand H. Dugar hereinafter referred to as the party of the SECOND PART (which expression shall be deemed to include their heirs, successors, executors, administrators, and assigns) referred to as "PURCHASERS".

**WHEREAS** M/S. CHOICE DIAMOND, the vendor is the owner of Office No. 436, 4<sup>th</sup> Floor, Panchratna, Opera House Mumbai-400 004 more particularly described in the schedule hereunder written (hereinafter referred as the said Office Premises) having purchased the 50% undivided rights and interest vide their agreement dated 29<sup>th</sup> day of August, 2003 with M/S. EQUATOR EXPORTS which was registered with joint sub-register Mumbai I BBE1-07264-2003 dated 16.10.2003 and further 50% undivided rights and interest from M/S. SUNNY STARS on 14<sup>th</sup> day of August, 1997. Also, the VENDOR is the member of PANCHRATNA CO-OPERATIVE HOUSING SOCIETY LTD. Reg. No. BOM/HSG/S-9049 of 1981 Dated 16.11.1981 (hereinafter referred to as the 'said Society' ) and holding Ten shares of Rs. 50/- each vide share certificate no. 328 distinctive no. from 1636 to 1640 (Both inclusive) and share certificate no. 329 distinctive no. from 1641 to 1645 (Both inclusive), (hereinafter referred to as the 'said Shares').

*Shabbarmal Dugar*

*Madanchand H. Dugar*

*Shantilal H. Dugar*

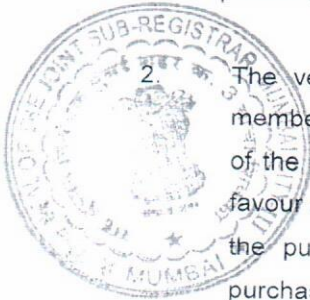
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**AND WHEREAS** the vendor has agreed to sell, transfer and assign to the purchasers the 10 (Ten) shares held by their in the said society and as incidental hereto to sell, transfer and assign all their beneficial rights, titles and interests in the said Office Premises together with the right to use and occupancy thereof free from all encumbrance, lien or charge, and the Purchasers have agreed to purchase the same from the vendors at or for the price of Rs. 70,38,000/- (Rupees Seventy Lakhs Thirty Eight Thousand only).

**AND WHEREAS** based upon the such assurances and representation by the vendor, the purchasers herein have agreed to purchase the said shares and all the rights of the vendor in the said Office Premises and the parties herein are desirous of recording the terms and conditions of this agreement in writing.

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

1. The Vendor has agreed to sell, transfer and assign and do hereby admit to have sold, transferred and assigned to the purchasers the 10 (Ten) shares bearing distinctive nos. 1636 to 1645 (both inclusive) and incidental thereto all the rights, title and interest of the vendors in the said Office Premises no. 436 admeasuring approx. area 250 sq. ft.(carpet) more particularly described in schedule on Fourth floor, Panchratna Co-operative Housing Society Ltd. CTS no. 1/1487 & 3/1487 at Girgaon Division in D Ward of Mumbai- 400 004 at or for the price of Rs. 70,38,000/- (Rupees Seventy Lakhs Thirty Eight Thousand only) has been paid in the manner specified hereafter.



2. The vendor has applied to get the purchasers admitted and enrolled as members of the Panchratna Co-operative Housing Society Ltd. and as owners of the said office premises in the record of the society and have executed in favour of the purchasers such documents for enrolment as may be required by the purchasers for vesting the said office premises in the name of the purchasers.

210	L	32

3. The Vendor shall handover possession of the said office premises to the purchasers upon the full price being received by the vendor in accordance with this Deed.

4. The Purchasers has paid to the vendor Rs. 70,38,000/- (Rupees Seventy Lakhs Thirty Eight Thousand only) in full consideration of the sale of the said shares and the said office premises in the following manner :-

i) An amount of Rs. 20,00,000 (Rupees Twenty Lakhs only) has been paid by cheque No.156578 dated 04<sup>th</sup> October, 2016 drawn on State Bank of

Shankarmal Singh  
Shankar

Maulana Singh

Bikaner and Jaipur, D. N. Road Branch before execution of this deed in favour of vendor.

- ii) An amount of Rs. 49,67,620/- (Rupees Forty Nine Lakhs Sixty Seven Thousand Six Hundred Twenty only) has been paid by cheque No.156582 dated 05<sup>th</sup> October, 2016 drawn on State Bank of Bikaner and Jaipur, D. N. Road Branch before execution of this deed in favour of vendor.
- iii) An amount of Rs.70,380/- being 1% of consideration of Rs. 70,38,000/- is deducted at source on property under section 194IA of Income Tax Act, 1961 and TDS Certificate to be issued in favour of M/s. Choice Diamond.

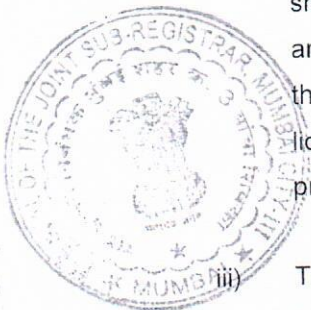
AND WHEREAS vacant and peaceful possession of the said Office Premises shall be handed over on realization of Rs. 70,38,000/- (Rupees Seventy Lakhs Thirty Eight Thousand only) in favour of vendor.

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

- i) That the Vendor is the sole and absolute owner of the said shares and the said office premises and no other person or persons has or have any right, title, interest, proper claim or demand of any nature whatsoever unto or upon the said office premises, either by way of sale, charge, lien, gift, inheritance, trust, lease, easement, tenancy or otherwise howsoever and vendors have good right, full power and absolute authority to sell and transfer the same to the purchasers and that they have not sold the said shares or the said office premises to any other person or party other than the purchasers herein and have not received any earnest money or any other money in respect thereof from any other party.

- ii) That the Vendor has not created any charge or encumbrance of whatsoever nature in respect of the said office premises nor are the said shares and the said office premises subject matter of any litigation nor are the same or any of them attached in execution of any decree nor is there in existence nor have the vendor created any tenancy or leave and license or any right in favour of anyone in respect of the said office premises.

That the Vendor has duly observed and performed the rules and regulations and bye-laws of the said Society and has paid upto date their contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable by them in respect of the said office premises.



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Shaharwal Singh  
Shankar Singh

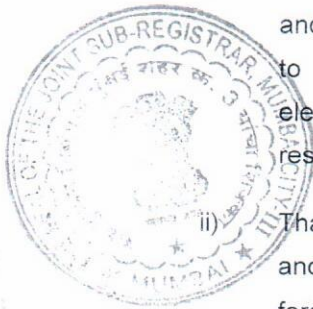
Maharaj Singh

- iv) That upon the completion of the sale on receiving the full consideration as mentioned herein, the purchasers would be put in quiet and peaceful physical possession of the said office premises, and thereafter they shall be entitled to use, occupy and enjoy the said office premises without any denial, demand, interruption or claim from any person or any other persons claiming by under or through the vendor.
- v) That the Vendor shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said shares and the said Office premises into the use of the purchasers forever.
- vi) That the Vendor shall indemnify and keep indemnified the purchasers from and against all actions, claims, demands, costs, charges and expenses etc. claimed as falling due prior to the date of handing over possession of the said shares and the said office premises.
- vii) That the vendors undertake to get transferred in the name of the purchasers the 10 (Ten) shares bearing distinctive nos. 1636 to 1645 (both inclusive) in the Panchratna Co-Operative Housing Society Ltd. standing in the name of the vendor.

वर्ग - 3		
260	90	36
6. 3. 3.		

6. The Purchasers hereby covenant with the vendor as follows:

- i) That the purchasers agree to become the members of the said society and shall on getting possession of the said office premises regularly pay to the said society their contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable in respect of the said office premises.
- ii) That the purchasers shall observe and perform and abide by all the rules and regulations and bye-laws of the said Society from time to time in force.



Shankar Mahajan

Mahajan

Shankar

7. The Vendor shall hand over to the purchasers all documents of title including all original Agreements and share certificates in respect of the said office premises.
8. The transfer fees, if any or other amount required to be paid to the society under any head for registering the transfer of the said shares and the said office premises in favour of the purchasers will be borne by the purchasers and vendor equally.
9. All other charges including stamp duty and other incidental costs, if any, payable on or in connection with this sale deed shall be borne and paid by the purchasers alone.
10. The Income Tax No. of the Vendor and the Purchasers are as follows:  
**A) Vendor:**  
M/S. CHOICE DIAMOND AAAFC 0677 R  
**B) Purchasers:**  
M/S. ROYAL DIAM AACFR 2794 N
11. This agreement has been executed in Mumbai, the property is situated in Mumbai and Payments are to be made in Mumbai and is subject to Mumbai jurisdiction.

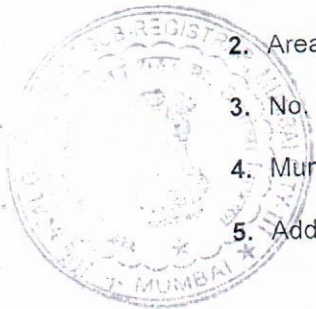
SCHEDULE OF THE PROPERTY ABOVENAMED

All that Office no. 436 on the 4<sup>TH</sup> floor of the R.C.C. Building of "PANCHRATNA CO- OPERATIVE HOUSING SOCIETY LIMITED" situated and Lying on the land situated at New-Charni Road bearing Cadastral Survey number 1/1487 & 3/1487 of Girgaon division and bounded as follows:

And further details of which are as under.

- |                             |   |
|-----------------------------|---|
| 1. Year of Construction     | : <u>1975</u>   |
| 2. Area of Flat             | : <u>250 Sq. FEET(carpet)</u>                           |
| 3. No. of Floor of Building | : Ground + <u>25</u> Floor, with/without lift.          |
| 4. Municipal ward No.       | : <u>D- Ward Mumbai</u>                                 |
| 5. Address of Flat          | : <u>436, PANCHRATNA, OPERA HOUSE, MUMBAI: 400 004.</u> |

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250			00	



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

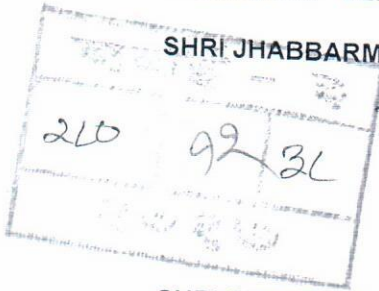
*Shankar...*  
*Shankar...*

*Mahar...*

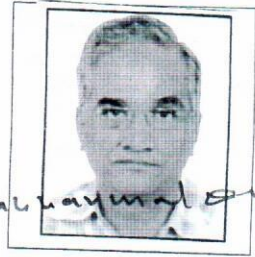
SIGNED AND DELIVERED by the

Within named VENDORS

SHRI JHABBARMAL HANUMANMAL DUGAR



*Jhannamal Dugar*



*Jhannamal Dugar*

SHRI SHANTILAL HANUMANMAL DUGAR

*Shantilal Dugar*



*Shan*

PARTNERS OF M/S. CHOICE DIAMOND

The party of the First Part

In the presence of

1. *Rajendra B. Shah* RAJENDRA B. SHAH
2. *Dalpat B. Purohit* DALPAT B. PUROHIT

SIGNED AND DELIVERED by the

Within named PURCHASERS

SHRI MADANCHAND HANUMANMAL DUGAR

*Madanchand Dugar*



*Madanchand Dugar*

PARTNER OF M/S. ROYAL DIAM



The Party of the Second Part


In the presence of

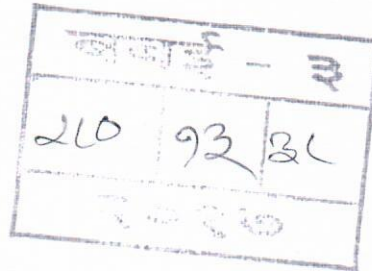
1. *Rajendra B. Shah* RAJENDRA B. SHAH
2. *Dalpat B. Purohit* DALPAT B. PUROHIT

RECEIPT

RECEIVED on the day and year first herein above written of and from the within named purchasers the sum of Rs. 70,38,000/- (Rupees Seventy Lakhs Thirty Eight Thousand Only) being the full consideration agreed as mentioned herein above has been paid by them to me. The details of the payments are as follows:-

Cheque No.	Date	Bank	Amount
156578	04 <sup>TH</sup> October,2016	S.B.B.J. Dr.D.N.Road, Fort Branch, Mumbai.	20,00,000/-
156582	05 <sup>TH</sup> October,2016	S.B.B.J. Dr.D.N.Road, Fort Branch, Mumbai.	49,67,620/-
		TDS on Property	70,380/-
<b>TOTAL</b>			<b>70,38,000/-</b>

**WE SAY RECEIVED**  
  
Shahinmal Dnyar  
Shahinmal  
M/S. CHOICE DIAMOND  
(PARTNER)

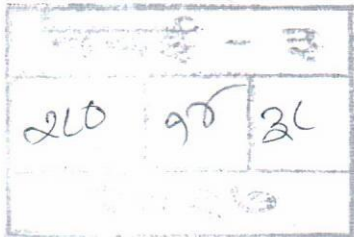


**Stamp Duty Calculation**

Land Rate	Rs.1,19,900
Const.Rate Rs.2,65,200/-	
50% of above	<u>Rs.1,32,600/-</u>
Total	Rs.2,52,500/-

Rate – Rs. 2,51,800/-  
Area 250 + 20% = 300 sq. ft / 10.764 = 27.87 sq. mtr.

Value for Stamp Duty purpose = 2,52,500 x 27.87 = 70,37,175/-  
Therefore, Consideration = Rs. 70,38,000/-  
Stamp Duty = Rs. 3,51,900/- (5% of Consideration)







# Panchratna Co-op. Hsg. Society Ltd.

(Registration No. BOM/HSG/S 9049 of 81 Dt. 16-11-81)

21, PANCHRATNA, Mama Parmanand Marg, Opera House, Mumbai - 400 004.  
E-mail : panchratnachs@yahoo.com.au

0-01/December/2016

29<sup>th</sup> December 2016

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that Unit No. **436** having its carpet area of **250 Sq. ft.** in **Panchratna** building & the construction of the building was completed in the year 1973.

The above unit is in the name of **Choice Diamond** a member of **Panchratna CHS Ltd.**

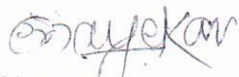
The said building consists of **Ground + 25 floors** and is having **12 lifts.**

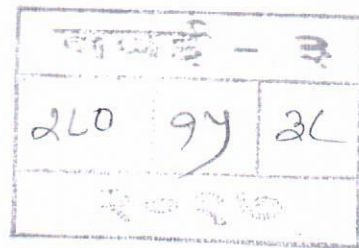
Bearing City Survey No. **1/1487** of Girgaum Division.

This certificate is issued for Stamp Duty Registration purpose only.

Thanking You,

Yours Faithfully,  
For **Panchratna CHS. Ltd.**

  
Manager





13 June 16  
19616

बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता कर देयक

16/6/16  
Ashokhan  
plspa

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

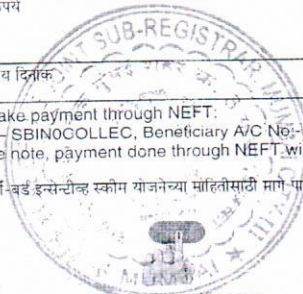
लेखा क्रमांक DX0700320020000	मालमत्ता करवर्ष 2016-2017	देयक क्रमांक 201610BIL05285292 201620BIL05285293	देयक दिनांक 23/04/2016
पक्षकाराचे नाव व पत्ता : THE CHAIRMAN PANCHARATNA PR E CO OP SOC LTD,3-3A S 11-13-15-17,MAMA PARMANAND MARGMUMBAI 400004		प्रेषक - सहा. क. व सं. / विभाग : "Assessment & Collection Department 4th floor, D Ward Municipal Offices Bldg., Jobanputra Compound, Nana Chowk, Grant Rd.(W.), Mumbai - 400 007."	
मालमत्ता क्रमांक,सवदिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांचो नाव 195-198-199/3-3A,5,11,13,MAMA PARMANAND MARG HOUSE WITH SHOPS.OFFICES AND CAR PARKS 'PANCHARATNA' THE SWADESHI MILLS CO LTD			
प्रथम करनिर्धारण दिनांक : 31/03/1961	जलजाडणी क्रमांक : 0	एकूण सोडवली मूल्य : 4542317625	
अक्षरी रुपये FourFifty Four Crore Twenty Three Lac Seventeen Thousand Six Hundred and Twenty Five Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 32536893		०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 8843995	
देयक कालावधी : 01/04/2016 ते 31/03/2017			

(सर्व रक्कम रुपयामध्ये)

कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सर्वसाधारण कर	2277345	2277345
जल कर	3169	3169
जल लाभ कर	1433789	1433789
मलनिःसारण कर	2045	2045
मलनिःसारण लाभ कर	885728	885728
म न पा शिक्षण उपकर	843110	843110
राज्य शिक्षण उपकर	675927	675927
रोजगार हमी उपकर	164785	164785
वृक्ष उपकर	42179	42179
पथकर	1095067	1095067
एकूण देयक रक्कम	7423144	7423144
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसूली	0	0
अली-बई च्या लाभाज्यातिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	7423144	7423144
* 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम	7292339	7161534
* 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम	7357741	7226936
* 31.07.2016 नंतर भरावयाची निव्वळ रक्कम	7423144	7423144
अक्षरी रुपये	Seventy Four Lac Twenty Three Thousand One Hundred and Forty Four Only	Seventy Four Lac Twenty Three Thousand One Hundred and Forty Four Only
अंतिम देय दिनांक	14/08/2016	31/12/2016

"To make payment through NEFT:  
IFSC - SBIN0COLLEC, Beneficiary A/C No- BMCPO DX0700320020000, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अली-बई इन्वेस्टींग स्कीम योजनेच्या माहितीसाठी मागे पाहावे.



"आपले मत, आपली ताकद"

अधिक माहितीसाठी: <http://coo.maharashtra.gov.in>



एक कदम स्वच्छता की ओर

210 98 21  
16/6/16  
Ashokhan  
plspa

श्री लजपत सु कुवर  
अध्यक्ष/मंडळ व संकलन (प)



E & OE



बृहन्मुंबई महानगरपालिका  
 न्याय विभाग व वट संरक्षण खाते  
 न्यायपालना खाते देवक तथा पार्वती  
 विधान कक्षायाची ही पार्वती मिळते

अविवाहाचा दिनांक कोणत्या दिवसात घाले जमी सब  
 400

देवक क्रमांक 202266

सर्व साधारण कर र / रकम रु. 30.008 1030889	जमीन कर र / रकम रु. 12.508R 0	मालमिर्साण कर र / रकम रु. 7.508R 0	मालमिर्साण कर र / रकम रु. 15.008NR 0	म.न.चा. शिवाण उपकर र / रकम रु. 12.008 412355	म.न.चा. शिवाण उपकर र / रकम रु. 68R 3409	म.न.चा. शिवाण उपकर र / रकम रु. 38 101384	म.न.चा. शिवाण उपकर र / रकम रु. 0.508 17181	म.न.चा. शिवाण उपकर र / रकम रु. 158 515444
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मासवला क्रमांक 01/10/2005-31/03/2006  
 195-198-199/3-3A,5,11,13,MAMA PARMANAND MARG HOUSE WITH SHOPS,OFFICES AN  
 D CAR PARKS 'PANCHARATNA THE SWADESHI MILLS CO LTD

20	92	32
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दिनांक पासून पर्यंत 01/10/2005-31/03/2006	एकूण करपाव मूल्य 6872590	करपाची विलंब मूल्य 0	निवासी करपाव मूल्य 113645	अनिवासी करपाव मूल्य 6758945
सर्व साधारण कर र / रकम रु. 30.008 1030889	जमीन कर र / रकम रु. 12.508R 0	मालमिर्साण कर र / रकम रु. 7.508R 0	मालमिर्साण कर र / रकम रु. 15.008NR 0	म.न.चा. शिवाण उपकर र / रकम रु. 12.008 412355
म.न.चा. शिवाण उपकर र / रकम रु. 68R 3409	म.न.चा. शिवाण उपकर र / रकम रु. 38 101384	म.न.चा. शिवाण उपकर र / रकम रु. 0.508 17181	म.न.चा. शिवाण उपकर र / रकम रु. 158 515444	

प्रथम क्रमिर्धारण दिनांक PRIOR TO 61-62	एकूण रकम 3849353	या काळातडासटी भरलेली रकम	देवक रकम 3849353
--	---------------------	-----------------------------	---------------------

अ. सर्वहती मुद्र 5/10 आकारणी व सर्वहतीमुळे 1/10 आकारणी रु. करमिर्साणमुळे 1/4  
 आकारणी याच काळातडासटी पूर्वीची देवके वट संरक्षणयात घालीत. सुदनेसाठी कृपया मागे पाहो.  
 पदब्याडीतद सर्व रक्कम भरणे आवश्यक आहे.  
 • पदब्याडीतद पदब्याडीत आकारण या बाबत संपादन विभागाचे सहायक कर्मिर्धारण व संरक्षण विभाग, कोणत्या व इतरथा पदब्याडीत संपादन विभागाच्या संपादन विभागा काळातडास उपकर आहे.

श्री निवासी करपाव मूल्यावर NR अनिवासी करपाव मूल्यावर  
 { या पारविलेले पदब्याडीत अंतर्भूत नाही. पदब्याडीत सटी मधील पारविलेले घातू.  
 1715,360/- 2007/09/24/1105  
 3849353  
 GTD0710033000200000011666453849353

PR D देवक 202



# Panchratna Co-op. Hsg. Society Ltd.

Phone : 2366 6548, 236

(Registration No. BOM/HSG/S 9049 of 81 Dt. 16-11-81)  
21, PANCHRATNA, Mama Parmanand Marg, Opera House,  
Mumbai-400 004.

Ref. No. 01.08.03

Date 19.08.03 200

TO WHOM SO EVER IT MAY CONCERN

THIS IS TO CERTIFY THAT THE BUILDING PANCHRATNA WAS  
CONSTRUCTED IN THE YEAR 1975, PREMISES SITUATED ON  
GROUND TO 6<sup>TH</sup> FLOOR WAS COMMERCIAL PREMISES ONLY. AS  
PER LETTER RECEIVED FROM M/S CHOICE DIAMOND & EQUATOR  
EXPORTS, UNIT NO.436, CARPET AREA 250 SQ.FT. C-7 Survey NO.  
11487, 3/11487.

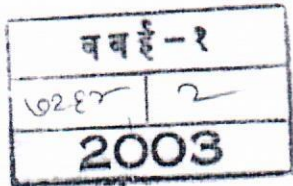
THIS CERTIFICATE ISSUED FOR STAMP DUTY PURPOSE ONLY.

FOR PANCHRATNA CO-OP.HSG.SOC.LTD.

MANAGER

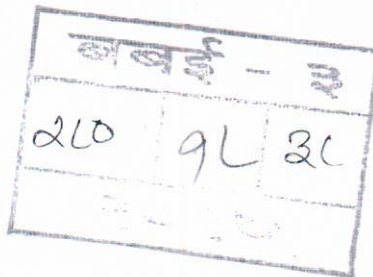


Shankar Lal Singh



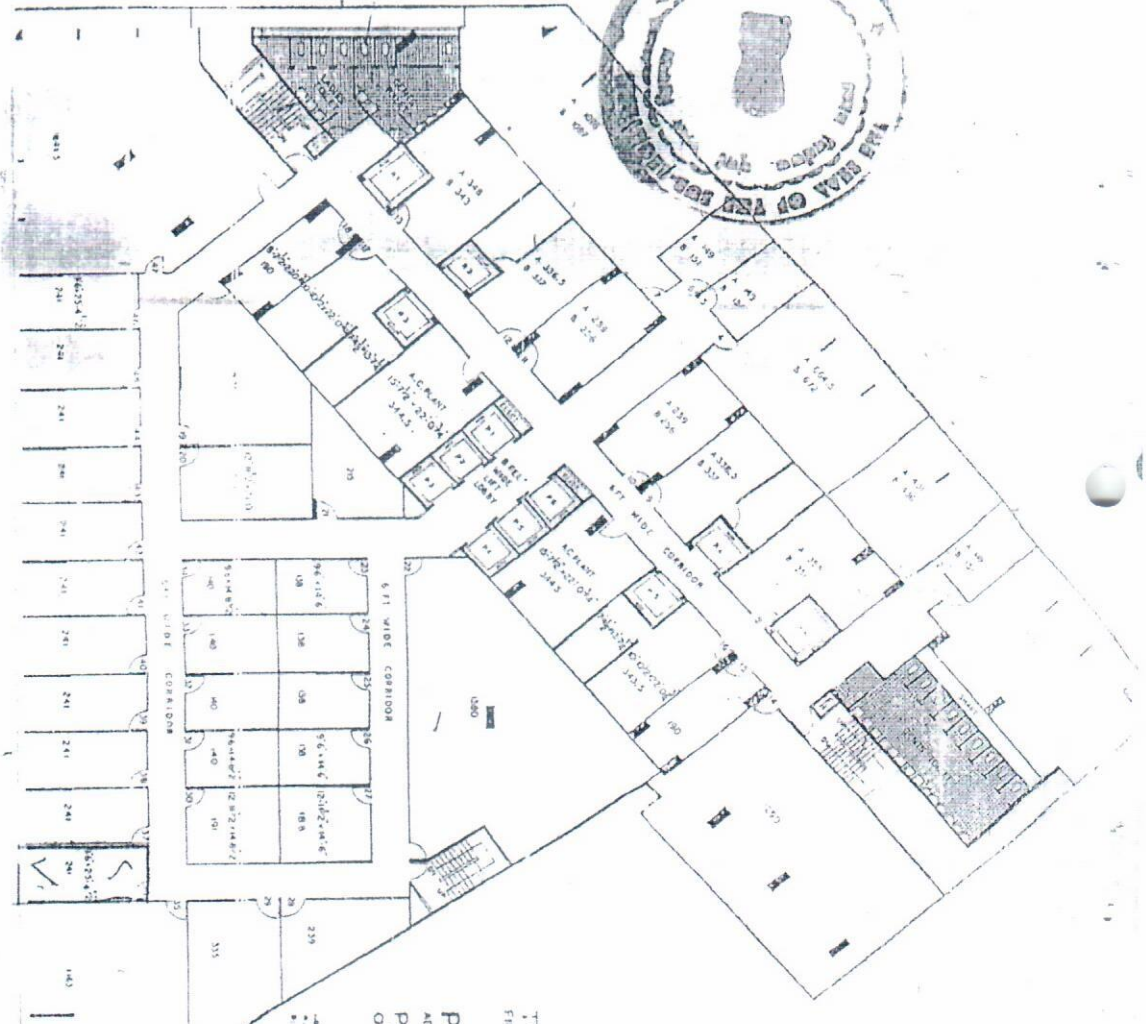
Mulchandani

Shankar Lal Singh



2003  
99  
Sellers

Buyer: Kishor Chandra



TYPICAL OFFICE FLOOR  
FIRST TO SIXTH

PANCHRATNA  
ADJACENT TO ROYAL CHINA, NEW QUEEN ROAD, DOMBIVLI  
PHEROZE KUDANAWALA & ASSOCIATES  
CHARTERED ARCHITECTS, CITY PLANNERS & ENGINEERS

For Equator Exports

*Handwritten signature*  
Partner



EXHIBIT A

4th floor  
CHOICE DIAMOND  
14 Madhav Chandra  
2 Chalavand Durgar  
Partner

*Handwritten signature*

*Handwritten signature*

20 92 32

# SHARE CERTIFICATE

Certificate No. 329  
Unit No. 436  
Register No. 223  
No. of Shares 5

## Panchratna Co-operative Housing Society Ltd.

21, Panchratna, Mama Parmanand Marg, Opera House, Bombay-400 004.

(REGN. NO. BOM/HSG/S-9049 of 1981 Dated 16-11-1981)

AUTHORISED CAPITAL Rs. 50,00,000

DIVIDED INTO 1,00,000 SHARES OF Rs. 50/- EACH

This is to certify that M/S SUNNY STARS  
is/are the Registered Holder/s of FIVE  
Shares of Rupees Fifty each numbered from 1641 to 1645  
both inclusive in Panchratna Co-operative Housing Society Ltd.  
subject to the Bye-laws of the said Society and that upon each of such  
Share/s the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society  
this 29th day of JUNE 1984

For and on behalf of  
PANCHRATNA CO-OPERATIVE HOUSING SOCIETY LTD.

Chairman [Signature]

Hon. Secretary [Signature]

Member of the  
Managing Committee [Signature]



Prepared by [Signature]  
Checked by [Signature]



Shankar [Signature]  
Shankar [Signature]  
210 20 20  
2020

Maharaj [Signature]

MEMORANDUM OF TRANSFERS OF SHARE(S) MENTIONED OVERLEAF

Date	Transfer No.	Register Folio	NAME(S) OF TRANSFEREE(S)	Initials	Authorized Signatory
28.4.98	573	223	M/S Choice Diamond And M/S Equator Exports.		
12.2.04	874	223	M/s Choice Diamond		



200	29	30

Mahmud →

Shahkhan →  
Shahkhan →

# SHARE CERTIFICATE

Certificate No. 328  
Unit No. 436

Register No. 223

No. of Shares 5

## Panchratna Co-operative Housing Society Ltd.

21, Panchratna, Mama Parmanand Marg, Opera House, Bombay-400 004,  
(REGN. NO. BOM/HSG/S-9049 of 1981 Dated 16-11-1981)

AUTHORISED CAPITAL Rs. 50,00,000

DIVIDED INTO 1,00,000 SHARES OF Rs. 50/- EACH

This is to certify that M/S SUNNY STARS

is/are the Registered Holder/s of FIVE

Shares of Rupees Fifty each numbered from 1636 to 1640

both inclusive in **Panchratna Co-operative Housing Society Ltd.**

subject to the Bye-laws of the said Society and that upon each of such  
Share/s the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society

this 29th day of JUNE 198 4

For and on behalf of  
**PANCHRATNA CO-OPERATIVE HOUSING SOCIETY LTD.**



Chairman \_\_\_\_\_

Hon. Secretary J. M. Saigal

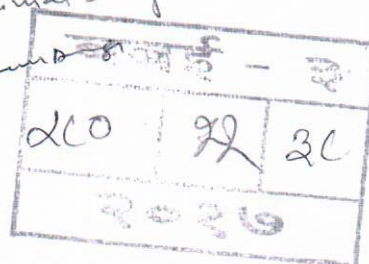
Member of the  
Managing Committee \_\_\_\_\_

Prepared by

Checked by BN

*Shahkumar Dufar*



*Shankar*



*Maharaj...*

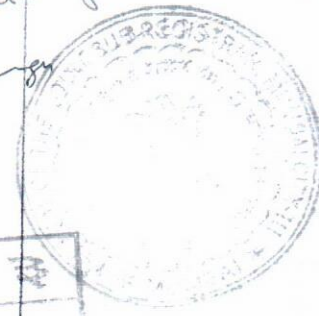


MEMORANDUM OF TRANSFERS OF SHARE(S) MENTIONED OVERLEAF

Date	Transfer No.	Register Folio	NAME(S) OF TRANSFEREE(S)	Initials	Authorised Signatory
28.4.98	573	223	M/S Choice Diamond M/S Equator Exports.		
12.02.4	874	223	M/s Choice Diamond		

*Shahinmal Daga*  
*Shankar Daga*

*M. Shankar Daga*



210	22	21
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1. Sheet No.	176	2. Name of Street or Locality	CHANDI RD. CHANDANI ROAD	3. Street No.	133	4. Cadastral Survey No.	1/1487	5. Lease	IMPERMANENT TRUST LEASE	6. Area in Sq. Yds./Fths.	50 SQUARES & 37/100 SQ. FT.	7. Location Survey No.	109, 20, 88, 74	8. Collector's Map No. (Collector's Map No.)	Nil
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12. Revision of title

11. Mode of Acquisition by Present Owner

9. Ground Rent 1/10. Name of Person in Beneficial Ownership due to Govt.

(10) THE FRENCH MOTOR CAR COMPANY LTD.  
 (11) THE FRENCH MOTOR CAR & ELECTRIC CO. LTD.  
 (12) THE STEELING MANUFACTURE CORPORATION LTD.  
 (13) THE STEELING MANUFACTURE CORPORATION OF THE CITY OF BOMBAY & COS. FOR 26 YEARS FROM 26.8.1945 UPTO ALSO U.S. NOS. 2/1487, 5/1487, 6/1487 & 7/1487 OF THIS BURN.

13. Original Grant Free Govt. If any  
 14. Lease from Public Body or Fuzidar  
 15. Ground Rent due to Public Body or Fuzidar  
 16. Superintendent's Initial

LEASE PT. 29-7-1918 FROM 1-9-1918 FOR A TERM OF 10 YEARS AT YEARLY RENT RS. 4,500/- REDUCCIBLE FOR TWENTY YEARS ON THE SAME TERMS & CONDITIONS. - 5/1487  
 LEASE PT. 26.8.1945 FOR 25 YEARS FROM 26.8.1945 PAYING RS. 147/48 - - - - - 1/1487

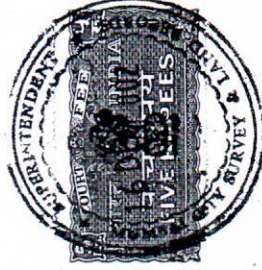
17. Remarks

(ORDER NO. 1968) CORRECTIVE PT. 1, 7, 12 RETURNED TO SUB REGISTRAR FOR NOT COMPLYING THE INFO ISSUED BY THIS OFFICE DT. 27.11.68. SP-33/- SUPT.

Name of Applicant: V. H. B. A.  
 Date of Application: 16/12/2002  
 Fee received: Rs. 10000/-  
 Date of issue: 16/12/2002  
 Reference of issue: 915512/2002

(Notwithstanding that brackets show entry deleted)  
 Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 3953.68 Sq. meters.  
 THREE HUNDRED NINETY EIGHT FOUR SIXTY EIGHT SQ. MTRS. (987.7)  
 Which has been verified with the original record and found correct.

Superintendent  
 Mumbai City Survey and Land Records



Shankar mal Dujin  
 Shankar mal Dujin  
 210 20 20

Maheshwar

1. Sheet No.	2. Name of Street or Localite	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Mtrs.	7. Laundries Survey No.	8. Collector's New No. (Syllabus No. 1961 No. 1)
104/176	NEW QUEEN'S ROAD	1961/21	1961/21/206	FRONT OF ROAD	2458.34		

9. Ground Rent due to Govt.  
 10. Name of Person in Beneficial Ownership

11. Date of Acquisition by Present Owner

12. Description of Title

13. Original Grant from Govt., if any

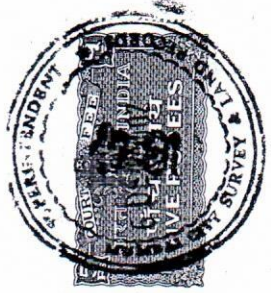
14. Lease from Public Body or Authority

15. Ground

16. Remarks



210 24 30



( Rectangular '1' brackets shown when deleted )  
 Note - This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 2458.34 Sq. meters.  
 (100 HECTARES) FROM HANSHI CITY SURVEY NO. 1961/21/206  
 which has been verified with the original record and found correct.

Sub-Registrar  
 Mumbai City Survey and Land Records

Shallamal Dey

Shankar Dey

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Mts.	7. Locations Survey No.	8. Collector's Initials
11761.104	CHANDRI RD. & CHANDRI RD.	5969, 5970 & C	6/1487	MUL LING	30.7805 (2294.88)	411-	1-111-1
					30.82185		
					198.87		
					108.11		
					162.26		

*Methmal Singh*

9. Ground Rent 10. Name of Person in Beneficial Ownership due to Govt.

- 111 -
- (10)-1-THE SHARSHI MILLS COMPANY LTD. - LESSEES - 1
- (10)-2-MR. CHANDRI MATHA, C-MR. CHANDRI MATHA, P-MR. CHANDRI MATHA & E-MR. CHANDRI MATHA - LESSEES -
- (10)-3-THE STEELING INVESTMENT CORPORATION LTD. - LESSEES - 1
- (10)-4-PUBLICITY CORPORATION OF THE CITY OF BOMBAY - LESSEES - 1
- (10)-5-THE BURAL FERTILISERS CO. LTD. - LESSEES - 1
- (10)-6-MR. CHANDRI MATHA - LESSEES - 1

11. Mode of Acquisition by Present User

- (10)-1-VIA C.S. NO. 1487/CHANDRI M.
- (10)-2-VIA NO. 176/1 ASSIGNMENT DT. 28-3-1954 FROM MR. CHANDRI MATHA TO 'A', 'C', 'P' & 'E' IN COL. 18 FOR RS. 2,35,000/-
- (10)-3-DEED NO. 508/1 FOR LEASE DT. 28-3-1945 FOR THE FULL CORNER OF THE CITY OF BOMBAY FOR 96 1/2 YEARS VIA C.S. NO. 17487 OF CHANDRI M. AND
- SHEE LING DEED MADE BETWEEN 'C', 'P' & 'E' IN COL. 18 OF THIS LIST AND 'A', 'C', 'P' & 'E' PART RESPECTIVELY ON THE 28th MARCH 1945 TO 'P' IN COL. 18 OF THE ABOVE PERIOD NAMED THE NAME OF 'P' IN COL. 18 REMAINED TO BE DETERMINED AT THAT TIME IN THE DEED AND ALSO IN COL. 18 & THEREIN IN COL. 18 AS SHOWN ACCORDINGLY VIA C.S. NO. 3/2862
- (10)-4-DEED NO. 1562/64 DEED OF ASSIGNMENT DT. 15-4-1954 FROM 'P' IN COL. 18 TO 'A' IN COL. 18 FOR RS. 2,35,000/- VIA C.S. NO. 4/2862
- (10)-5-DEED NO. 22/794 DEED OF ASSIGNMENT DT. 28-12-1953 FROM 'P' IN COL. 18 TO 'A' IN COL. 18 FOR RS. 2,35,000/- VIA C.S. NO. 5/2862

12. Description of Title

- 111 -

13. Original Grant from Govt., if any

- 111 -
- (14)-LEASE FROM PUBLIC WORKS DEPARTMENT
- (15)-LEASE DT. 24-10-52 FOR A TERM OF 20 YEARS FROM 1-5-52 AT THE FOLLOWING RATES:-
- (15)-LEASE DT. 28-3-1945 FOR 96 1/2 YEARS FROM 28-3-1945 PAYING RS. 14,748 - 00/100 PER ANNUM
- (15)-LEASE DT. 28-3-1945 FOR 96 1/2 YEARS FROM 28-3-1945 PAYING RS. 14,748 - 00/100 PER ANNUM
- (15)-LEASE DT. 28-3-1945 FOR 96 1/2 YEARS FROM 28-3-1945 PAYING RS. 14,748 - 00/100 PER ANNUM
- (15)-LEASE DT. 28-3-1945 FOR 96 1/2 YEARS FROM 28-3-1945 PAYING RS. 14,748 - 00/100 PER ANNUM

17. Remarks

RS. 1600 P.M. FOR NEXT 15 YEARS AND RS. 1700 P.M. FOR THE NEXT 15 YEARS AND



210 22 20

*Shankar mal Singh*  
*Shankar Singh*

7264318

09/01/2017

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 1 (फोर्ट)

दस्त क्रमांक : 7264/2003

नोंदणी :

Regn:63m

गावाचे नाव : गिरगाव

- (1)विलेखाचा प्रकार करारनामा  
(2)मोबदला रु.1700000  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु. 1366120

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

पालिकेचे नाव:इतर वर्णन :सि एस नं 1/1487 व 3/1487 ऑफिस नं 436, 4 था मजला, आर सी सी बि, पंचरत्न ऑपेरा हाऊस, मुंबई 4 विभागाचे नाव - गिरगांव डिव्हिजन, उपविभागाचे नाव - 6/55 - भूभाग : उत्तरेस सरदार वल्लभ भाई पटेल मार्ग, पूर्वेस जगन्नाथ शंकरशेट रोड, दक्षिणेस बाबासाहेब जयकर मार्ग, पश्चिमेस नेताजी सुभाष मार्ग

- (5) क्षेत्रफळ

बांधीव मिळकतीचे क्षेत्रफळ 13.94 चौ.मी. आहे.

- (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.

नाव:-मेसर्स ईक्वेटर एक्सप्रोटस चे भागिद म्हणुन योगेश चंदुलाल शाह , मेसर्स ईक्वेटर एक्सप्रोटस चे भागिद म्हणुन हरीश चंदुलाल शाह ,

- (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

नाव:-चौईस डायमंड चे भागिदार म्हणुन झब्बरमल हनुमानमल दुंगई , चौईस डायमंड चे भागिदार म्हणुन मदनचंद हनुमानमल दुंगई ,

- (9) दस्तऐवज करून दिल्याचा दिनांक

29/08/2003

- (10)दस्त नोंदणी केल्याचा दिनांक

16/10/2003

- (11)अनुक्रमांक,खंड व पृष्ठ

7264/2003

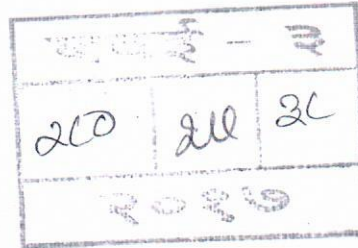
- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क

170000

- (13)बाजारभावाप्रमाणे नोंदणी शुल्क

17000

Shahar mal Dufar  
Shankar



Maharashtra

Unit No	Floor /Wing Details	Floor Factor Value	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	User Category	User Factor Value	SDR Rate Per Building Mtr	Age of Building	Age Factor Value	Type of Construction	Construction Factor Value	FSI (Factor Value)	Metered/ Non Metered	Capital Value In	Date of Effect	Tax Code	Tax on Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) in Case of Unlawful Structures	Reason For Assessment
433	4TH	1.00	-	13.05	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	380900	42	0.60	RCC Building	1.00	0	Metered	2385960	01/04/2015	4001	20996	4968	6955	0	Changes in CV Rules w.e.f 01-APR-2015
434	4TH	1.00	-	13.05	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	380900	42	0.60	RCC Building	1.00	0	Metered	2385960	01/04/2015	4001	20996	4968	6955	0	Changes in CV Rules w.e.f 01-APR-2015
435	4TH	1.00	-	22.33	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	380900	42	0.60	RCC Building	1.00	0	Metered	16180650	01/04/2015	4001	142391	47181	66063	0	Changes in CV Rules w.e.f 01-APR-2015
436	4TH	1.00	-	22.33	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	380900	42	0.60	RCC Building	1.00	0	Metered	4082640	01/04/2015	4001	35927	11904	16666	0	Changes in CV Rules w.e.f 01-APR-2015
437	4TH	1.00	-	22.33	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	380900	42	0.60	RCC Building	1.00	0	Metered	4082640	01/04/2015	4001	35927	11904	16666	0	Changes in CV Rules w.e.f 01-APR-2015
438	4TH	1.00	-	22.33	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	380900	42	0.60	RCC Building	1.00	0	Metered	4082640	01/04/2015	4001	35927	11904	16666	0	Changes in CV Rules w.e.f 01-APR-2015

Maheshwari

200 2L 2L  
2096

Shankar Dey  
Shankar Dey

Total Units :	712	Total Carpet Area (In sq.mtr)	26852.76	Total Capital Value	4475729635	Total Tax On CV	38367686	Capping	14639170
---------------	-----	-------------------------------	----------	---------------------	------------	-----------------	----------	---------	----------

Property A/c NO	DX0700320020000	Special Notice No :	DX30914	Unit No :	
Ward :	DX	Zone :	006	SubZone :	0055
Date of receipt of Special Notice :		Date of Issue :	23/12/2016		

Other remarks if any :



Name of Complainant :

Complainant Address :

Complainant's relationship with Assessee :

Date :	Time :	Place :
Contact No :	Signature of the Complainant	

Note :

1. For details of above categorization of annexure please visit our website [www.mcgm.gov.in](http://www.mcgm.gov.in)

2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.

3. For any other objections, please use above space provided for.

Mubal... 20 20 20

Shalshamal Deyan  
Shalshamal Deyan



Regd. Off. : CC - 4101 / 02 / 03, "C" Tower, Bharat Diamond Bourse, Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.  
Tel.: 2367 3289 / 90, 2368 1911, 2369 2783 | Fax : 2368 2881 | QBC : 2366 6507 / 8940  
Email : choicediamond@hotmail.com / accounts@choicediamond.in

Branch : H-40/41/42, Diamond House, Kesarba Market, Gotalawadi, Katargam, Surat - 395 004. India. Tel : +91 0261 253 1600

**CERTIFIED TRUE COPY OF RESOLUTION OF PARTNERS MEETING HELD AT CC-4101, BHARAT DIAMOND BOURSE , BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI 400051 ON 3<sup>RD</sup> OCTOBER, 2016 FOR SALE OF OFFICE NO: 436 AT PANCHRATNA, OPERA HOUSE, MUMBAI - 400004**

Sale of Office No. 436, Panchratna, Opera House, Mumbai 40004 to M/s Royal Diam for consideration of Rs 70,38,000/-(Rupees Seventy Lacs Thirty Eight Thousand only) was tabled & discussed and all the partners of the firm unanimously agreed to confirm to sale of office No. 436. It was resolved that Shri Jhabbarmal H. Dugar and Shri Shantilal H. Dugar Partners of M/s. CHOICE DIAMOND be and are hereby authorized to sign Deed and necessary forms of transfer of Office No. 436 and arrange the registration in favour of M/s. Royal Diam.

SHRI JHABBARMAL H. DUGAR

For M/s. CHOICE DIAMOND  
1) *Jhabbarmal Dugar*

SHRI BHARATKUMAR H. DUGAR

2) *Bharat*

SHRI SHANTILAL H. DUGAR

3) *Shantilal Dugar*

SHRI CHANDRATAN DUGAR

4) *Chandratana Dugar*

SHRI AKSHAYKUMAR B. DUGAR

5) *Akshay*



20	30	20
2016		





# Royal Diam

Diamond Manufacturers, Importers & Exporters

DC 4220, 4th Floor, Bharat Diamond Bourse, Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.

Tel. : 2675 4220 / 23611 056 / 57 • QBC : 2366 8392 / 8941 • Fax : 2361 1055

**CERTIFIED TRUE COPY OF RESOLUTION OF PARTNERS MEETING HELD AT  
324, PANCHRATNA, OPERA HOUSE, MUMBAI 400004 ON 3<sup>RD</sup> OCTOBER, 2016 FOR  
PURCHASE OF OFFICE NO.436, PANCHRATNA, OPERA HOUSE, MUMBAI.**

Purchase of Office No. 436, Panchratna, Opera House, Mumbai 400004 from M/s. Choice Diamond for consideration of Rs. 70,38,000/- (Rupees Seventy Lacs Thirty Eight Thousand only) was tabled & discussed and all the partners of the firm unanimously agreed to confirm to purchase of office No. 436. It was resolved that Shri Madanchand H. Dugar Partner of M/s. RoyalDiam be and is hereby authorized to sign Deed and necessary forms of transfer of Office No. 436 and arrange the registration in favour of M/s. Royal Diam.

For M/s. ROYAL DIAM

SHRI MADANCHAND H. DUGAR

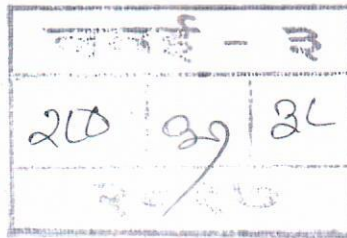
1) *Madanchand Dugar*

SHRI ALOKKUMAR M. DUGAR

2) *Alok Dugar*

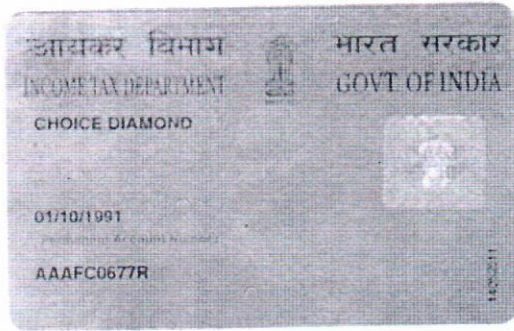
SHRI AJIT M. DUGAR

3) *Ajit Dugar*

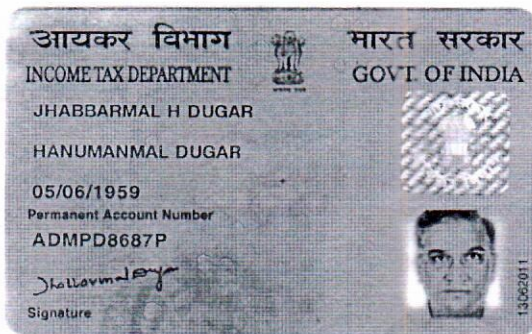


◆ 324, Panchratna, Opera House, Mumbai - 400 004.

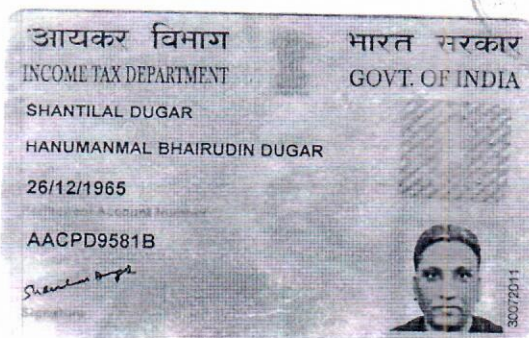
◆ Factory : 702, Gangotri Tower, Kesarba Market, Gotala Wadi, Katargam, Surat. Tel.: 0261-253 1700 • Fax: 0261-2531 100



Jhakkarmal Dugar  
Shankar



Jhakkarmal Dugar



Shankar

नवई - २०		
२०	३९	३८
३० २०		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AACFR2794N**



नाम /NAME  
**ROYAL DIAM**

गिरावट/बनने की तिथि /DATE OF INCORPORATION/FORMATION  
**07-07-1993**

*P.O.*  
आयकर आयुक्त (कम्प्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)

*Madanchand Dugar*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AETPD5185Q**



नाम /NAME  
**MADANCHAND HANUMANMAL  
DUGAR**

पिता का नाम /FATHER'S NAME  
**HANUMANMAL BHARUDAN DUGAR**

जन्म तिथि /DATE OF BIRTH  
**01-11-1954**

हस्ताक्षर /SIGNATURE

*P.O.*  
आयकर आयुक्त (कम्प्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)

*Madanchand Dugar*



वर्क - ३		
20	32	3L
2010		

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पत्र - ३	
२१०	३८

## Data of ESBTR for GRN MH007556702201617S

### Bank - IDBI BANK

Bank/Branch : IBKL - 6910820/BANDRA KURLA COMPLEX, MUMBAI  
Pmt Txn id : 111124845 Stationary No : 13013209049648  
Pmt DtTime : 11/01/2017 14:43:32 Print DtTime : 11/01/2017 14:44:38  
ChallanIdNo : 69103332017011150473 GRAS GRN : MH007556702201617S  
District : 7101 / MUMBAI Office Name : IGR550 / BOM5\_JT SUB REGISTRAR MUMBAI 5

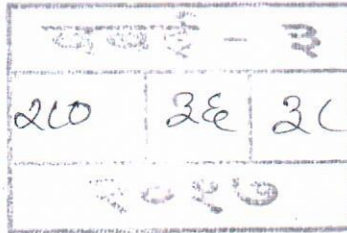
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 3,52,000.00/- (Rs Three Lakh Fifty Two Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

Article : B25  
Prop Mvblty : Immovable Consideration : 70,38,000.00/-  
Prop Descr : 436PANCHRATNA CHSOPERA HOUSECHARNI ROAD , MUMBAIMUMBAI  
: Maharashtra  
: 400004  
Duty Payer : PAN-AACFR2794N ROYAL DIAM  
Other Party : PAN-AAAF0677R CHOICE DIAMOND

Bank Scroll No : 100  
Bank Scroll Date : 12/01/2017  
RBI Credit Date : 12/01/2017  
Mobile Number : 919821222135

**Only for verification-not to be printed and used**





शुक्रवार, 13 जानेवारी 2017 3:41 म.नं.

दस्त गोपवारा भाग-1

बबई3

दस्त क्रमांक: 280/2017/36/3L

दस्त क्रमांक: बबई3 /280/2017

बाजार मूल्य: रु. 70,39,700/- मोबदला: रु. 70,38,000/-

भरलेले मुद्रांक शुल्क: रु.3,52,000/-

दु. नि. सह. दु. नि. बबई3 यांचे कार्यालयात  
अ. क्र. 280 वर दि.13-01-2017  
रोजी 3:31 म.नं. वा. हजर केला.

पावती:317 पावती दिनांक: 13/01/2017  
सादरकरणाराचे नाव: रांयल दिआम तर्फे भागिदार मदनचंद  
दुगड

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 760.00  
पृष्ठांची संख्या: 38

*Malhar...*

दस्त हजर करणाऱ्याची सही:

एकुण: 30760.00

*Shankar...*

सह दुय्यम निबंधक, मुंबई-3

*Shankar...*

सह दुय्यम निबंधक, मुंबई-3

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

शिक्का क्रं. 1 13 / 01 / 2017 03 : 29 : 59 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 13 / 01 / 2017 03 : 31 : 54 PM ची वेळ: (फी)

शुक्रवार, 13 जानेवारी 2017 3:41 म.नं.  
दस्त क्रमांक: बबई3 /280/2017  
बाजार मूल्य: रु. 70,39,700/- मोबदला: रु. 70,38,000/-  
भरलेले मुद्रांक शुल्क: रु.3,52,000/-  
दस्त हजर करणाऱ्याची सही: *Shankar...*  
सह दुय्यम निबंधक, मुंबई-3





13/01/2017 3:44:20 PM

दस्त गोषवारा भाग-2

बवई3

दस्त क्रमांक:280/2017/32/32

दस्त क्रमांक :बवई3 /280/2017

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चॉर्डर्स डायमन्ड तर्फे भागिदार झळरमल दुगड पत्ता:प्लॉट नं: सीसी 4101,, माळा नं: 4,, इमारतीचे नाव: भरत डायमन्ड बुर्स,, ब्लॉक नं: वांदरा ईस्ट, रोड नं: वांदरा कुर्ला कॉम्प्लेक्स,, महाराष्ट्र, मुम्बई. पिन नंबर:AAAFC0677R	लिहून देणार वय :-57 स्वाक्षरी:- <i>Shaluvamal Dugar</i>		
2	नाव:रॉयल दिशम तर्फे भागिदार मदनचंद दुगड पत्ता:324, 3,, पंचरत्न,, मुंबई, ओपेरा हाऊस,, ओपेरा हाऊस, MAHARASHTRA, MUMBAI, Non- Government. पिन नंबर:AACFR2794N	लिहून देणार वय :-62 स्वाक्षरी:- <i>Madanchand Dugar</i>		
3	नाव:च्चाइस दिशम तर्फे भागिदार शांतीलाल दुगड पत्ता:प्लॉट नं: सीसी-4101, माळा नं: 4, इमारतीचे नाव: भरत डायमन्ड बुर्स,, ब्लॉक नं: मुंबई, रोड नं: वांदरा कुर्ला कॉम्प्लेक्स,, महाराष्ट्र, मुम्बई. पिन नंबर:AAAFC0677R	लिहून देणार वय :-52 स्वाक्षरी:- <i>Shantilal Dugar</i>		

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:13 / 01 / 2017 03 : 33 : 42 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेंद्र बाबूलाल शाह वय:51 पत्ता:303, अनमोल फ्रेंच त्रिज, ओपेरा हाऊस, मुंबई पिन कोड:400007	स्वाक्षरी <i>Rajendra Shah</i>	
2	नाव:दलपत पुरोहित वय:50 पत्ता:6 गजदर स्ट्रीट, धन भवन नं 2, 2 फ्लोर, रूम नं 23, मुंबई - 400002 पिन कोड:400002	स्वाक्षरी <i>Dalpat Purohit</i>	

शिकका क्र.4 ची वेळ:13 / 01 / 2017 03 : 34 : 30 PM

सह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक EPayment Details.

मुंबई शहर क्र. ३



sr. Epayment Number  
1 MH007556702201617S

Defacement Number  
0004219568201617

प्रमाणित करणेत येते की दस्तामध्ये

एवढे 32.....पाने आहेत, पुस्तक

क्रमांक ३, बवई ३/२८०/२०१७

दिनांक 13 JAN 2017

सह दुय्यम निबंधक

सह दुय्यम निबंधक, मुंबई शहर-३.

280 /2017

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2. Get print immediately after registration.

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