

Thite Valuers & Engineers Pvt. Ltd

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THITE®

VALUERS & ENGINEERS

SINCE 1983

**Corporate Valuer
Chartered Surveyor**

• Valuation • Chartered Engineer • Lender's Independent Engineer • TEV Consultants

Over Three Decades of Trust

Ref. No.: 01/MFB21-091/SPJ/LMS

Date: 01/03/2021

To,
The Branch Manager
State Bank of India
Branch: BKC, Bandra (East),
Mumbai

Sub: Valuation Report for Loan Purpose.

Client Name : M/s. Kapu Gems LLP

Dear Sir,
Please find enclosed herewith the subject valuation report.

Location of property : Office Premises No. EC3021 & EC3022 (amalgamated),
Third Floor, Along With 2 Nos. Of Car Parking, E Tower,
Central Wing, Building Known As" Bharat Diamond
Bourse Complex", C.T.S. No.4207, Near NABARD
Head Office & Opp. MMRDA BKC Ground, Bandra -
Kurla Complex Road, Plot No.C-28 Of G Block In
Bandra - Kurla Complex, Village Kolekalyan, District
Mumbai, Bandra (East), Maharashtra, 400051.

**Fair Market Value of : ₹4,20,80,000/- (Rupees Four Crore Twenty Lakh(s)
property as on date Thousand Only)**
Realisable Sale Value : ₹3,78,72,000/-
Forced/ Distress Sale Value : ₹3,36,64,000/-

Bank Authority Please Note: The recent trends of real estate market in this particular locality (BDB) show drop in value. The comparable sale transactions are enclosed for justification.

This report has 44 pages [Including Annexure-I + sale advertisement + location map + photographs]

Kindly acknowledge the receipt.

Thanking you,

Yours faithfully,
FOR THITE VALUERS & ENGINEERS PVT. LTD.



(S. L. THITE)
PANEL VALUER
STATE BANK OF INDIA

(L. M. SARVAIYA)
(CHIEF ENGINEER)

Format - C
VALUATION REPORT
(IN RESPECT OF OFFICE)
(To be filled in by the Approved Valuer)

I GENERAL

1. Purpose for which the valuation is made : Loan purpose
2. a) Date of inspection : 19/02/2021
b) Date on which the valuation is made : 01/03/2021
3. List of Documents produced for perusal (Photo copies)

For Office No. EC3021

- 📖 Letter for Allotment of Equity Shares and Grant of Occupancy Rights issued by Bharat Diamond Bourse registered at Sub Registrar Office Andheri 3 bearing Sr. No. BDR9-11283-2010 dated 30/10/2010 registered at for agreement price (consideration) ₹ 0.00 Govt. value ₹ 5,41,500.00 (Ready reckoner rate for stamp duty) as per extract of Index II (Office No.EC 3021)
- 📖 Registration Receipt No. 11307 dated 30/10/2010
- 📖 Extract of Index II dated 30/10/2010
- 📖 Society share certificate No. 1389 (Office No.EC 3021) shares from 786582 to 787080 dated 02/11/2010 in the name of Kapu Gems.
- 📖 Society share certificate No. 1389 (Office No.EC 3021) shares from 0101501 to 0101600 dated 02/11/2010 in the name of Kapu Gems.
- 📖 Society Maintenance bill for 3 months 01 October 2020 to 31 December 2020 is amount Rs. 5,298/- on the name of Kapu Gems (Office No.EC 3021)

For Office No. EC3022

- 📖 Deed of Confirmation dated 20/08/2011 between M/s. Kapu Gems (Purchaser) And Shyam Star Gems Ltd (Vendor), registered at sub-registrar's Office Andheri No. 3 having sr.no. BDR9-07645-2011
(Deed of Confirmation Price ` 77,20,000/- & Govt value ` 68,74,500/- in the year 2011)
- 📖 Registration Receipt No.7659 dated 20/08/2011
- 📖 Extract of Index II dated 20/08/2011
- 📖 Sale Deed cum Transfer dated 05/10/2010 between Shyam Star Gems Ltd (Vendor/Transferor) And M/s. Kapu Gems (Purchaser/Transferee)
(Sale Deed price ` 77,20,000/- in the year 2010)
- 📖 Letter for Allotment of Equity Shares and Grant of Occupancy Rights dated 16/07/2010 issued by Bharat Diamond Bourse registered at Sub Registrar Office and Index II bearing Sr. No.BDR1-7128-2010 dated 16/07/2010 registered at Sub Registrar Office Andheri 2 for agreement price (consideration) ₹ 0.00 Govt. value ₹ 5,30,000.00 (Ready reckoner rate for stamp duty) as per extract of Index II (Office No.EC 3022)
- 📖 Registration Receipt No. 7160 dated 16/07/2010
- 📖 Extract of Index II dated 16/07/2010
- 📖 Society share certificate No. 0521 (Office No.EC 3022) shares from 787081 to 787568 dated 12/08/2010 in the name of Shyam Star Gems Ltd..

- 📖 Society share certificate No. 0521 (Office No.EC 3022) shares from 0101601 to 0101700 dated 12/08/2010 in the name of Shyam Star Gems Ltd..
- 📖 Society Maintenance bill for 3 months 01 October 2020 to 31 December 2020 is amount Rs. 5,184/- on the name of Kapu Gems (Office No.EC 3022)
- 📖 Electricity consumer no. 900000906967 bill for the February 2021 month amount 16725.00 in the name of Kapu Gems.
- 📖 Mumbai Metropolitan Region Development Authority Occupancy certificate No TCP(P-2)/BKC-27/(CC)/G/C- 20/V/T/-7&7B/1010/2009 dated 06/09/2009 .
- 📖 Our earlier valuation report bearing Ref. No.: 02/MNV17-184/PVA/P dated 20/11/2017 for State Bank Of India, Branch Bandra Kurla Complex, (previous value ₹ 5,69,00,000.00)

It is assumed that the information revealed through above documents is final and complete.

4. a) Party interested in valuation : M/s. Kapu Gems LLP
b) Name of the owner(s) and his / their address (es) with Phone No. (details of share of each owner in case of joint ownership) address (es) with Phone No. : The property is owned by M/s. Kapu Gems
5. Brief description of the property : This property is in the form of 2 Nos. of Amalgamated Office Premises on Third floor, situated in Higher class locality in commercial area.
6. Location of the property. :
a) Plot No. / Survey No. : Office Premises No. EC3021 & EC3022
b) Door No. : (amalgamated), Third Floor, Along With 2
c) T.S. No. / Village : Nos. Of Car Parking, E Tower, Central
d) Ward / Taluka : Wing, Building Known As" Bharat
e) Mandal / District : Diamond Bourse Complex", C.T.S. No.4207, Near NABARD Head Office & Opp. MMRDA BKC Ground, Bandra - Kurla Complex Road, Plot No.C-28 Of G Block In Bandra - Kurla Complex, Village Kolekalyan, District Mumbai, Bandra (East), Maharashtra, 400051.
- f) Date of issue and validity of layout of approved map / plan : Sanctioned building plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made. However building has obtained Mumbai Metropolitan Region Development Authority Occupancy certificate No TCP(P-2)/BKC-27/(CC)/G/C- 20/V/T/-7&7B/1010/2009 dated 06/09/2009 .
- g) Approved map / plan issuing authority :
h) Whether genuineness or authenticity of approved map / plan is verified : Original plan is not available with the client. Hence, it's genuineness cannot be verified.

- i) Any other comments by our empaneled valuers on authentic of approved plan : --
7. Postal address of the property : Same as above No.6
8. City / Town
Residential Area : No
Commercial Area : Yes
Industrial Area : No
9. Classification of the Area
i) High/Middle/Poor : Higher Class
ii) Urban/Semi Urban/Rural : Urban
10. Coming under Village Panchayat/ Municipality. : Municipal Corporation of Greater Mumbai
11. Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area. : No
12. Boundaries of the property : **Documented**
East : By Road
West : By Road
South : By Road
North : By Bandra Kurla Main Road
13. Dimensions of the site : A B
As per the Deed Actuals
East : -- --
West : -- --
South : -- --
North : -- --
14. Extent of the site : Please refer below table -

Unit Number	Particulars	Area as per Agreement (Allotment letter) (Sft)			Measured area (Sft)		Area Considered for valuation (sft) ***
		Carpet sft	Built up sft *	Salable Area (sft)	Carpet sft **	Built up sft *	
Office No.EC 3021	Office	349.00	418.80	499.00	350.00	420.00	499.00
	Parking						1.00
Office No.EC 3022	Office	342.00	410.40	488.00	350.00	420.00	488.00
	Parking						1.00
*Adding 20.00 % for built up area.							
** As per the provisions of Maharashtra municipalities act 1965							
***All the above areas are within +/- 10% of the area as per Agreement. The above calculations and detail measurements taken by us prove that the area as per Agreement is not exorbitantly inflated. Hence, valuation is based on the area as per Agreement.							
Note: Office No. EC3021, EC3022, & Office No. EC3031 & EC3032 are internally amalgamated and having common entrance.							

- 14.1 Longitude / Latitude and coordinates of flat : Longitude: 72.864043 E
Latitude : 19.065884 N
15. Extent of the site considered for valuation : Same as above Sr. No. 14
16. Whether occupied by the owner/tenant? : Owner occupied
If occupied by tenant, since how long?
Rent received per month

II. Apartment Building

1. Nature of Apartment : Commercial Building
2. Location : Office Premises No. EC3021 & EC3022
T.S. No. : (amalgamated), Third Floor, Along With 2
Block No. : Nos. Of Car Parking, E Tower, Central
Ward No. : Wing, Building Known As" Bharat
Village/Municipality/Corporation : Diamond Bourse Complex", C.T.S.
Door. No. , Street or Road (Pin Code) : No.4207, Near NABARD Head Office &
Opp. MMRDA BKC Ground, Bandra -
Kurla Complex Road, Plot No.C-28 Of G
Block In Bandra - Kurla Complex, Village
Kolekalyan, District Mumbai, Bandra
(East), Maharashtra, 400051.
3. Description of the Locality Residential / Commercial/Mixed : Commercial
4. Year of Construction : About 2009
5. Number of Floors : Basement + Ground + 9th Upper Floors
6. Type of Structure : RCC framed structure
7. Number of Dwelling units in the building : --
8. Quality of construction : Good
9. Appearance of the Building : Good
10. Maintenance of the Building : Good
11. Facilities available :
Lift : Yes
Protected Water Supply : Yes
Underground Sewerage : Yes
Car Parking – Open / Covered : Yes
Is compound wall existing ? : Yes
Is Pavement laid around the building : Yes

III. Office

1. The floor on which the flat is situated : Third Floor
2. Door No. of the Flat : Office Premises No. EC3021 & EC3022

3. Specifications of the Flat :
 Roof :
 Flooring :
 Doors :
 Windows :
 Fittings :
 Finishing :
 It is a Basement + Ground + 9th Upper Floors storey usual RCC framed structure with RCC slab having Vitrified flooring, Oil Bound Distemper internally, Concealed electrification, Concealed plumbing, Ceramic flooring in bathroom with dado upto 4' height, TW Door Frame, Glass Facade windows. Kitchen platform is of Granite top with dado upto 2' height etc. Overall appearance of the Office is Good. Internal height is 9'. Special amenities such as Lift, Parking, Fire Fighting, Security etc. have been provided.
4. House Tax :
 Assessment No. :
 Tax Paid in the name of :
 Tax Amount :
 Details not provided
5. Electricity Service Connection No. : 900000906967
 Meter Card in the name of : Kapu Gems
6. How is the maintenance of the flat ? : Good
7. Sale Deed executed in the name of : Kapu Gems
8. What is the undivided area of land as per Sale Deed ? : Details not provided
9. What is the Plinth area of flat ? : Refer Point No. 1(14) above
10. What is the floor space index (app) ? : --
11. What is the carpet area of the flat? : Refer Point No. 1(14) above
12. Is it posh/I Class / Medium / Ordinary : Medium
13. Is it being used for residential or commercial purpose ? : Commercial
14. Is it owner – occupied or let out : Owner
15. If rented, what is the monthly rent ? : --

IV MARKETABILITY

1. How is the marketability : Good
2. What are the factors favouring for an extra potential value ? : The Offices are situated in good developed area. Civic amenities such as Markets, Banks, Shops and Hospitals etc. are available within 1 to 2 kms distance from the property. There is good demand for commercial premises. Hence, it has good marketability.
3. Any negative factors are observed which affect the market value in general ? : Good developed area, etc

V RATE

1. After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality ? (Alongwith details / reference of : ***Basis of Valuation***
The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser

atleast two latest deals / transactions with respect to adjacent properties in the areas)

will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction.

The courts in the country have directed in various case laws that, valuation – opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable.

In following case laws this method is emphasized

i. Mehta R. A. & Others Vs. State of Gujrat – 1989 – 4 SCC 250

ii. LAO Vs. Pannalal Ghosh 2004 – 1 SCC – 467

iii. Prabhu Dayal Vs. Union of India, A. I. R. 1984 Del. 406

Hence while arriving at the Value – opinion we have followed the following procedure

i. Genuine and Comparable transactions were obtained from Govt. offices.

ii. Appropriately hedonic factors of time, distance, size, etc. were applied to the rate of comparable property, so as form the opinion about the value of the subject property.

iii. The market enquiry was conducted.

COMPARABLE SALE INSTANCE - I

(Details of Sale transaction of a nearby property)

Name of the purchaser	: Mr. Anjal R. Adani
Name of the vendor	: M/s. Kalp Diamonds Through Partner Mr. Jayesh Suma Lal Shah
Location of the property	: Office Premises No. CW 4160, Fourth Floor,"C" Tower, West Wing, Bharat Diamond Bourse Complex, Plot No. 28, C.T.S. No. 4207 Of Village Kolekalyan, G- Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Area	: 29.91 Sq. Mts. I.e. 322 Sq. Ft. Built Up Area
Sale consideration	: ₹ 1,19,94,500.00
Rate per sft	: ₹ 37,250.00 per sft. (This rate is about 6 month old)
Documents referred	: Extract of Index II dated 29/07/2020 Sr No. 5048/2020 at Sub Registrar Office Andheri 6

COMPARABLE SALE INSTANCE - II

(Details of Sale transaction of a nearby property)

Name of the purchaser	: M/s. Shri Umiya Diamonds Through Owner Mr.Shailesh N. Patel
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Name of the vendor : M/s. Antrix Diamond Exports Through Official Liquidator Mr. Ram Ratan Kanungo

Location of the property : Office Premises No. FW 6060, Sixth Floor, F Tower, West Wing, Bharat Diamond Bourse Complex, C.T.S. No. 4207 Of Village Kolkalyan, Bandra Kurla Complex, Bandra (E), Mumbai -400051

Area : 17.55 Sq. Mts. I.e. 189 Sq. Ft. Built Up Area

Sale consideration : ₹ 73,11,800.00

Rate per sft : ₹ 38,687.00 per sft.
(This rate is about 6 month old)

Documents referred : Extract of Index II dated 29/07/2020 Sr No. 122/2020 at Sub Registrar Office Andheri 2

The average rate between the above two sale instance property is ` 37,968.50/- per sft However we have to also consider the influence of various positive and negative factors associated with the said property. The local enquiry is also given due importance. In my opinion the reasonable rate for the subject property will be ` 40,000/- per sft.

Market Rate Enquiry : Enquiry was made in the neighbourhood and also on the internet. Following sale advertisement is obtained from a well known website.

1) 99Acers.com
Office For Sale In BKC
Built Up Area : 1675 Super Built Up Area
Price : ₹ 6,90,00,000.00
Rate : ₹ 41,194.00
Posted on : 29/01/2021

2) 99Acers.com
Office For Sale In BKC
Built Up Area : 1450 Super Built Up Area
Price : ₹ 5,95,00,000.00
Rate : ₹ 41,034.00
Posted on : 03/10/2020

2. Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details) : ` 38,000/- to ` 42,000/- per sft
3. Break up for rate :
i. Building + Services : ` 40,000/- per sft
ii. Land + Others : --
4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) : For stamp duty purpose the Govt. of Maharashtra has fixed the rate for office in this area is ₹ 3,41,680.00/- per sqm. This building is 12 years old. Considering 20 % depreciation, rate is ₹ 2,73,344.00 per

sqm i.e. ₹ 25,394.00 per sft. It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

- a. Depreciated building Rate : --
 Replacement cost of flat with services (v (3)i) : ₹ 3,500/- per sft
 Age of the building : The building is 12 years old.
 (This is based on Mumbai Metropolitan Region Development Authority Occupancy certificate No TCP(P-2)/BKC-27/(CC)/G/C- 20/V/T/-7&7B/1010/2009 dated 06/09/2009)
 Life of the building estimated : About 63 years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.
 Depreciation percentage assuming the salvage value as 10% : Depreciated rate is adopted for valuation.
 Depreciated Ratio of the building : --
- b. Total Composite rate arrived for valuation :
 Depreciated building rate VI(a) : --
 Rate for Land and other V (3)ii : --
 Total Composite Rate : Total Salable Area of the Offices = 987 sft

Factors Considered: The Location, Internal condition of the Offices & amenities & facilities available, grade & age of building, current demand & supply etc,
 (Prevailing Market Rates for Offices having similar amenities & loading factor are in the Range of ₹ 38,000/- to ₹ 40,000/- per sft)
 For the same premises rates on Carpet area basis are highest, on Super Built Up Area basis they are lowest & on Built Up Area basis they are in-between.

**Note : About the Per Sft Rate
Adopted Vis-à-vis the Saleable Area**

Regarding area, there are different terminologies in vogue in the real estate market. e.g. Carpet Area, Built Up Area (BUA) Super Built Up Area (SBUA), Saleable Area etc. For the same property the per sft rate is different depending upon for what type of area the rate is specified. The only measurable area is Carpet Area whereas the Built Up Area (BUA) or Super Built Up Area (SBUA) etc are "Calculated Area". Using a factor called "Loading Factor" (percentage increase), the Carpet Area is inflated to get the Built Up Area or Super Built Up Area or Saleable Area for a particular premises. There is no regulatory body to control such a loading factor, which differs from Builder to Builder and project to project. Generally the loading factor is related to amenities provided in a particular project. Under such circumstances, the Valuer's job becomes very challenging. The Market Rate obtained during local enquiry for neighbouring properties, may be on Carpet or Built Up Area or Super Built Up Area basis. The Loading factor differs from building to building. Thus the rates obtained in Local enquiry are generally NOT applicable directly to the 'subject property'

In view of this, when we are giving opinion to the bank regarding Value of the Security, for us the intrinsic value of the property is relevant. Our emphasis is on "Value" of the Security and not on "Built Up Area" or "Super Built Up Area" etc. Hence the Per Sft Rate is judiciously adopted keeping in mind the characteristics such as the amenities provided, the loading factor adopted etc.

Market Rate Adopted= ` 40,000/- per sft & Lumpsum value of Each Car Parking ` 13,00,000/-

(Supporting documents in the form of sale advt. obtained from reputed websites are enclosed.)

Hence, Fair Market Value of premises as on date is mentioned as below

Sr. No	Particular	Saleable Area (in sft)	Market Rate/ Per sft (in `)	Fair Market Value (in `)
1)	Office No.EC 3021	499	40,000/-	1,99,60,000/-
2)	Lumpsum Value of Each Car Parking	1 No.	13,00,000/-	13,00,000/-
3)	Office No.EC 3022	488	40,000/-	1,95,20,000/-
4)	Lumpsum Value of Each Car Parking	1 No.	13,00,000/-	13,00,000/-
Total				4,20,80,000/-

DETAILS OF VALUATION

Sr. No.	Description	Qty.	Rate per unit [per sft] in `	Estimated Value in `
1.	Present value of Offices	Refer Above No.B		4,20,80,000/-
	Attached terrace			
	Top terrace			
	Garden / Open space			
	Parking			
			Sub Total	4,20,80,000/-
2.	Wardrobes	--	--	--
3.	Showcases	--	--	--
4.	Kitchen Arrangements	--	--	--
5.	Superfine Finish	--	--	--
6.	Interior Decorations	--	--	--
7.	Electricity Deposits / Electrical fittings	--	--	--
8.	Extra collapsible gates/grill works, etc.	--	--	--
9.	Potential value, if any	--	--	--
10.	Others	--	--	--
			Total	4,20,80,000/-

1. Fair market value : Office No.EC 3021 ₹ 2,12,60,000.00
Office No.EC 3022 ₹ 2,08,20,000.00
Total ₹ 4,20,80,000.00
(Rupees Four Crore Twenty Lakh(s) Eighty Thousand Only)
2. Realizable Value : 10 % less than the fair market value
Office No.EC 3021 ₹ 1,91,34,000.00
Office No.EC 3022 ₹ 1,87,38,000.00
Total ₹ 3,78,72,000.00
3. Distress sale value : 20 % less than the fair market value
Office No.EC 3021 ₹ 1,70,08,000.00
Office No.EC 3022 ₹ 1,66,56,000.00
Total ₹ 3,36,64,000.00
4. Insurance value : Total Saleable Area of the Offices=987 sft

Considering the type & quality of construction & specification of the building materials used, height of the structure, amenities provided Replacement Rate of ` 3,500/- per sft is adopted.

Hence, Replacement Cost for insurance purpose.

= Total Saleable Area x Replacement Rate

= 987 sft x ` 3,500/-

= ` 34,54,500/-

Remarks:

- The valuation is based on the site visit & the information given by the party/bank.
- Building Sanctioned plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made.
- The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, Deed of declaration for common areas etc.
- Valuer's scope is to give opinion about the intrinsic / realizable value of the property. Many times inflated erroneous areas are mentioned in the documents. Emphasis of this report is on the value of property and not on the area or title verification of the property.
- Past Performance of Real Estate Market need not necessarily indicate the future trends.
- This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (As defined by the International Valuation Standards Committee, London).
- Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- Encumbrances of Loan, Govt or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- The impact of the Covid-19 crisis on the attitude of market participants and therefore prices will not be exactly known in its immediate aftermath.
- The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings have some limitations.
- Documents such as Sanctioned plan are not provided for our perusal. Hence this valuation is based on few assumptions.

Ref. No.: 01/MFB21-091/SPJ/LMS

- In my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is as follows:-

Fair Market Value of property as on date : ₹ 4,20,80,000/- (Rupees Four Crore Twenty Lakh(s) Eighty Thousand Only)
Realisable Sale Value : ₹ 3,78,72,000/-
Forced/ Distress Sale Value : ₹ 3,36,64,000/-


Visited by : Mr.Swapnil P.Juvekar
(Sr. Engineer)

Verified by : Mr. L. M.Sarvaiya
(Chief Engineer)

Entered by : Mr.Dinesh G. Bhatia

FOR THITE VALUERS & ENGINEERS PVT. LTD.

Place : Mumbai
Date : 01/03/2021


(S. L. THITE)
PANEL VALUER
STATE BANK OF INDIA

For: M/s. Kapu Gems LLP dated 01/03/2021

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ only).by the approved valuer is realistic.

Date:

Signature
(Name of the Branch Manager with office Seal)

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)

(Annexure-IV)
**Format of undertaking to be submitted by Individuals/ proprietor/
partners/directors**
DECLARATION- CUM- UNDERTAKING

I, Shekhar Thite son of Laxman Thite do hereby solemnly affirm and state that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 01/03/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 19/02/2021. The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n. My PAN Card number AACCT2153L
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. I have read the Handbook on Policy, Standards and procedure for Real Estate enshrined for valuation in the Part-B of the above handbook to the best of my ability
- r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is as applicable.

- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worth in
- w. I am the proprietor of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sr. No	Particulars	Valuer comment
1	Background information of the asset being valued	Office
2	Purpose of valuation and appointing authority	Loan Purpose State Bank of India, Branch : BKC, Bandra (East), Mumbai
3	Identity of the valuer and any other experts involved in the valuation	--
4	Disclosure of valuer interest or conflict, if any	No such interest or conflict
5	Date of appointment, valuation date and date of report	Appointment Date = 18/02/2021 Valuation Date = 19/02/2021 Date of Report = 01/03/2021
6	Inspections and/ or investigations undertaken	Mr. Swapnil P. Juveker
7	Nature and sources of the information used or relied upon	Market Inquiry, Sale Instance, Sale Advertisement, Agents & Net Enquiry etc.
8	Procedures adopted in carrying out the valuation and valuation standards followed	Composite Method
9	Restrictions on use of the report, if any	Loan purpose only
10	Major factors that were taken into account during the valuation	As per report attached herewith
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	--

(Annexure-V)
MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

PROFESSIONAL COMPETENCE AND DUE CARE

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

INDEPENDENCE AND DISCLOSURE OF INTEREST

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in or offering in order to cater to a company or needs.

18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

CONFIDENTIALITY

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

INFORMATION MANAGEMENT

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

GIFTS AND HOSPITALITY.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

REMUNERATION AND COSTS.

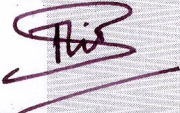
27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

OCCUPATION, EMPLOYABILITY AND RESTRICTIONS.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

MISCELLANEOUS

- A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
31. A valuer shall follow this code as amended or revised from time to time

Signature of the valuer : 
Name of the Valuer : Shekhar L. Thite
Address of the valuer : Office No. 605, 6th floor, "Kulkarni Heights", Next to Vartak Hall, Behind Portuguese Church, K. W. Chitale Road, Dadar (W), Mumbai – 400028

Date: Mumbai

Place: 01/03/2021

ANNEXURE - I

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original and inform discrepancy if any

For Office No. EC3022

- 1) Copy of Registration Receipt
- 2) Copy of Index II
- 3) Copy of Deed of Confirmation Details and Schedule
- 4) Copy of Sale Deed Cum Transfer Details and Schedule
- 5) Copy of Index II
- 6) Copy of Registration Receipt
- 7) Copy of Letter for Allotment of Equity Shares
- 8) Copy of Society maintenance Invoice
- 9) Copy of Share Certificate (2 Nos.)

For Office No. EC3021

- 10) Copy of Index II
- 11) Copy of Registration Receipt
- 12) Copy of Letter for Allotment of Equity Shares
- 13) Copy of Society maintenance Invoice
- 14) Copy of Occupancy Certificate
- 15) Copy of Share Certificate (2 Nos.)
- 16) Copy of Electricity Bill



Saturday, August 20, 2011
10:52:53 AM

पावती

Original
नोंदणी 39 म.
Regn. 29 M

पावती क्र. : 7659

दिनांक 20/08/2011

मावाचे नाव कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक वदर 9 - 07645 - 2011

दस्ता ऐवजाचा प्रकार संपत्ती पत्र



सादर करण्याचे नाव: ये/- कपु जेठव हा लि मर्क पावतीवर कल्पेस वी. बघानी - -

नोंदणी फी	:-	30000.00
नकदल (अ. 11(1)), घुटांकनाची नकदल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)	:-	700.00
एकूण रु.		30700.00

आपणास हा दस्त अंदाजे 11:06AM ह्या वेळेस मिळेल

दुय्यम निबंधक
अधरी 3 (अधरी)

सह दुय्यम निबंधक, अधरी-३,
मुंबई उपनगर जिल्हा.

बाजार मूल्य: 6874500 रु. मोबदला: 7720000 रु.
गेरलेले मुद्रांक शुल्क: 388100 रु.

दस्तावेजाचा प्रकार : डीडी/बनारकर्षाद्वारे;
दस्तावेजाचे व फलतः अे वी मु :
दस्तावेजाचे क्रमांक: 608747; रकमे 30000 रु.; दिनांक: 16/08/2011

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 23/08/2011



दस्तावेजाचे क्रमांक: 7659/2011
REGISTRATION NO. 7659/2011
INDEX NO. 7659/2011

पुण्य जिल्हा: अधरी 3 (अधरी)



शुची क्र. दौम INDEX NO. II

मावाचे नाव : कोलेकल्याण

- (1) विक्रीचा प्रसार, मोबदलाचे प्रमाण मावाचा पत्र व सादरवात (भावीसादरवात) अर्जास परतकार्य असावयाची वेळी जी सादरवात वे लागू करावी) मोबदला रु. 7,790,000.00 (अ.म. रु. 6,874,800.00)
- (2) मू.संपत्ती, मोबदला व घटकसंपत्ती (विरासतचा)
- (3) मू.संपत्ती
- (4) असावयाची किंम नुवी देण्यात आला वेळ
- (5) सादरवात करण घेण्या-चा असावयाची व घेण्यात आले किंम विक्रीच्या वेळी घ्यावयाच्या दुकानाच्या किंम अर्जास असावया, अर्जावरील नाव व लागू वेळ
- (6) सादरवात करण घेण्या-चा असावयाची व घेण्यात आले किंम विक्रीच्या वेळी घ्यावयाच्या दुकानाच्या किंम अर्जास असावया, अर्जावरील नाव व लागू वेळ
- (7) दिनांक
- (8) नोंदणीचा
- (9) अनुक्रमांक, अंश व पृष्ठ
- (10) सादरवातवाचकणी मुद्रांक शुल्क
- (11) सादरवातवाचकणी नोंदणी
- (12) शीट



सही पत्र

सह. दुय्यम निबंधक-३
मुंबई उपनगर जिल्हा.

NP3190
 भारतीय को-ऑपरेटिव बँक लि.
The CKP Co. Op. Bank Ltd.

बंदी / Date: 26.08.11
 मूल्य / Stamp Duty: 3,86,000/-
 सेल अंश / No. of Shares: 100

सं. ऑफ डिपॉजिटर्स / No. of Depositors: 1
 मूल्य / Value: रु. 1,10,000/-
 मूल्य वस्तु / Amount in Words: One Lakh and Ten Thousand Rupees

पूरी मूल्य प्राप्त करने पर Amount of share duly paid party: M/S. Kapu Gems
 पता / Address: 3, The Jewels Bldg., Mama Paramanand Marg, Opera House, Mumbai - 400 004.
 मूल्य प्राप्त करने पर Amount of share duly paid party: Shyam Bungalow, Plot No. 199 / 200, Pushpa Colony, Manchuthal Road, Malabar Hill (East), Mumbai - 400 097, (hereinafter referred to as the Said Vendor) of the said state and confirm as under

Deed of Confirmation

महाराष्ट्र / Maharashtra
 मूल्य / Amount: 3,86,000/-
 मूल्य वस्तु / Amount in Words: Three Lakhs Eighty Six Thousand and Only

महाराष्ट्र / Maharashtra
 मूल्य / Amount: 3,86,000/-
 मूल्य वस्तु / Amount in Words: Three Lakhs Eighty Six Thousand and Only

महाराष्ट्र / Maharashtra
 मूल्य / Amount: 3,86,000/-
 मूल्य वस्तु / Amount in Words: Three Lakhs Eighty Six Thousand and Only

मूल्य प्राप्त करने पर Amount of share duly paid party: M/S. Kapu Gems
 पता / Address: 3, The Jewels Bldg., Mama Paramanand Marg, Opera House, Mumbai - 400 004.
 मूल्य प्राप्त करने पर Amount of share duly paid party: Shyam Bungalow, Plot No. 199 / 200, Pushpa Colony, Manchuthal Road, Malabar Hill (East), Mumbai - 400 097, (hereinafter referred to as the Said Vendor) of the said state and confirm as under



DEED OF CONFIRMATION

This DEED OF CONFIRMATION made at Mumbai this 20 day of August 2011

We, **M/S. KAPU GEMS**, a partnership firm having its office at 3, The Jewels Bldg., Mama Paramanand Marg, Opera House, Mumbai - 400 004, (hereinafter referred to as the Purchaser) and **SHYAM STAR GEMS LTD.**, being a Company registered under the Companies Act 1956 and having its registered address at Shyam Bungalow, Plot No. 199 / 200, Pushpa Colony, Manchuthal Road, Malabar Hill (East), Mumbai - 400 097, (hereinafter referred to as the Said Vendor) of the said state and confirm as under

बंदर-९/
 ७४५ ९
 २०११



We intend to record the sale transaction of an ownership Office being Office No. **EC3022** on the **3rd Floor** admeasuring about **488** sq. feet Built-up area in the Said building, constructed in the year 2009 namely " **BHARAT DIAMOND BOURSE COMPLEX**", (hereinafter for brevity sake, referred to as the "Said BDB") and the Said Building is lying 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 Kulkalyan, Taluka Andheri, Registration District of Mumbai Suburban and more particularly described in the Schedule of Property hereunder and Block of Shares comprising of **488** Equity Shares having face value of Rs. 1,000 /- each bearing Distinctive Nos. **0787081 to 0787568** (both inclusive) held under Share Certificate No. **E/1302** with all rights, benefits and burden attached thereto including rights in respect of the Office premises, and **1 (One)** Car Parking Space bearing No. **F-1310**, in the building and the Block of Shares comprising of the **100** Equity Shares having face value of Rs. 1,000 /- each bearing Distinctive Nos. **0101601 to 0101700** (both inclusive) held under Share Certificate No. **P/1017** in respect of Office No. EC3022 (hereinafter for brevity sake, Share Certificate referred to as the "Said Shares") and the Said Premises purchased under SALE DEED CUM TRANSFER dated 26.08.11 which is purchased by the Said Purchaser from the Said Vendor (hereinafter referred to as the Said Vendor) (TRANSFER).



At the specific request of the Bharat Diamond Bourse (Name of the Vendor) vide letter dated **27.06.2011** addressed to the Mumbai Development Authority (MMRDA), the MMRDA vide letter No. **LC/BKC(G)/BDB(C-28)/934/2011** dated **03.08.2011** annexed hereto as attachment have granted permission to Sale Deed Cum Transfer/Deed of Confirmation (Made of assignment) the premises as stated herein on the terms and conditions as contained therein.

बंदर-९/
 ७४५ ९
 २०११

The Stamp Duty of Rs. 3,86,000 /- (Rupees Three Lakhs Eighty Six Thousand and Only) has been paid on SALE DEED CUM TRANSFER on 05.010.2011 and the above document has not been yet lodged for registration.

We say that, the Said Vendor entered into SALE DEED CUM TRANSFER of the Said Premises more particularly described in the said SALE DEED CUM TRANSFER, which is attached to this Deed of Confirmation as Annexure 'A'.

We say that, now we intend to register the said SALE DEED CUM TRANSFER.

We further say that, we both are now available for lodging the said SALE DEED CUM TRANSFER and hence we are entering into this Deed of Confirmation.

We feel it absolutely necessary to bring the fact that we entered into an SALE DEED CUM TRANSFER on the records of the Government and therefore, we are executing this Deed of Confirmation.

We say that, we have paid the Stamp Duty as required. We further say that, what is stated hereinabove is correct to the best of our knowledge and belief and nothing is concealed herein.

SCHEDULE OF PROPERTY

An "Ownership" Office No. **EC3022**, on the **3rd Floor** admeasuring about **488** sq. feet Built-up area in the building known as **SHARAT DIAMOND BOUTIQUE** which is lying on all that piece and parcel of Land bearing Plot No. **0787568** Bandra Kurla Complex, situated and lying in CTS No. **4207** Taluka Andheri, Registration District of Mumbai Suburban constructed in the year 2009 having ground PLUS 9 upper floors.



No. of Equity Shares	Face Value of Shares	Distinctive Nos.	Share Certificate No.	Allotted Office No.	Allotted Car Parking No.
488	1000	0787081 to 0787568	E/1302	EC3022	-
100	1000	0101601 to 0101700	P/1017		F - 1310

बदर-२/
७६७/४
२०११

सहपत्र नोंदण्यात आले नाही.



SALE DEED CUM TRANSFER

THIS SALE DEED CUM-TRANSFER made at Mumbai this 5th day of OCTOBER 2010.

BETWEEN

SHYAM STAR GEMS LTD., being a Company registered under the Companies Act 1956 and having its registered address at 1, Shyam Bungalow, Plot No. 199 / 200, Pushpa Colony, Manchubhai Road, Malad (East), Mumbai - 400 057, 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 director or directors for the time being of the said firm, the survivors or survivor of them, his/their respective heirs, executors, administrators of such last surviving director and his/her/their assigns) being represented by its authorized Director **MR. SAVJI D. PATEL** of the **ONE PART;**

AND

M/S. KAPU GEMS, a partnership firm having its office at 1, The **SAHAR** (Boxy) Bldg., Mama Paramanand Marg, Opera House, Mumbai - 400 004; (by its authorized partner **MR. KALPESH D. VAGHANI**) 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.**

बदर-२/
७६७/४
२०११



WHEREAS:

- (a) BHARAT DIAMOND BOURSE, is a Company being registered under provisions of Section 25 of the Companies Act, 1956, (hereinafter referred to as the "Said BDB"), has been incorporated 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 Company has in pursuance of its Memorandum and Articles of Association acquired the said Plot for the construction of the Bourse comprising of buildings thereon to be used and occupied in accordance with the provisions of the Articles of Association of the Company.
- (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 originally amalgamated into Plot No. C-2B at G - Block Bandra Kuria Complex, Mumbai and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban (hereinafter referred to as "the Said Plot") and more particularly described in the First Schedule hereunder. Pursuant to the above two agreements, Bharat Diamond Bourse has executed and registered its 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 Company and MMRDA and have obtained Occupancy Certificate ("OC").
- (d) Vide an Allotment Letter dated 16.07.2010, (hereinafter referred to as "Said Allotment Letter") between the Said BDB and the Vendor/Transferor herein, the Said BDB have allotted to the Vendor/Transferor the Office premises bearing No. **EC3022**, admeasuring **342** sq. ft. Carpet Area equivalent to **488** sq. ft. Saleable / Built up Area in **E** Tower, **Central Wing**, on the **3rd Floor** and **1 (One)** number of Car Parking Space bearing No. **F-1310**, in the building of the "Bharat Diamond Bourse Complex" constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-2B at G -Block Bandra Kuria Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban (hereinafter the office premises and the Car Parking Space collectively referred to as "the Said Premises") and more particularly described in the Second Schedule hereunder. The Said Allotment Letter has been duly registered with the Sub-Registrar of Assurance at Mumbai under Serial No. BDR-9-7148-2010 on 16.07.2010.



[Handwritten signature]

19. 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 and the Said Shares from the name of the Vendor/Transferor to the name of the Purchaser/Transferee shall be borne and paid by the Vendor/Transferor and the Purchaser/Transferee in equal shares.
20. 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 Mumbai Metropolitan Region Development Authority and Bharat Diamond Bourse on 31.03.2010.
21. 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.
22. Any and all dispute arising out of this SALE DEED CUM-TRANSFER shall be subject to courts of Mumbai jurisdiction only.



THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No. C-2B at G -Block Bandra Kuria Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban, containing by admeasurement **342** sq. mtrs. or thereabout.

687	32
2000	

THE SECOND SCHEDULE ABOVE REFERRED TO

All that premises bearing No. **EC3022**, admeasuring **342** sq. ft. Carpet Area equivalent to **488** sq. ft. Saleable / Built up Area in **E** Tower, Central Wing on the **3rd Floor** and **1 (One)** numbers of Car Parking Space bearing No. **F-1310**, in the building of the "Bharat Diamond Bourse Complex" constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-2B at G -Block Bandra Kuria Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban.



[Handwritten signature]



गणनाचे नाव : कोलेकल्याण

(1) विलेखना प्रकार, मोबदलाचे स्वरूप यादीपत्र
 अ कायदापत्र (यादीपत्राच्या
 कायदापत्रावर आकारणी देणे
 ही यादीपत्रात न नसू शकते) मोबदला रु. 0.00
 रु.मा. क्र. 3,545,000,000.00

(2) विलेखना प्रकार, मोबदलाचे स्वरूप
 (कायदापत्र)

(3) विलेखना प्रकार, मोबदलाचे स्वरूप
 (कायदापत्र)

(4) कायदापत्र किंवा जुडी देण्यात
 आणिलेले

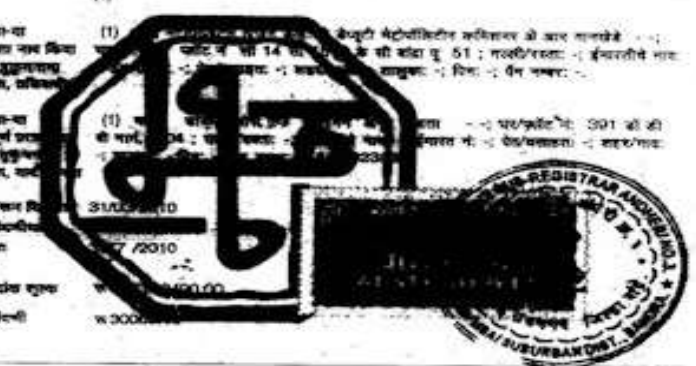
(1) सिटिएस क्र.: 4207 क्रमांक असून जमिनी यादीपत्र क्रमांक 80941.82 याची व यादीपत्र
 नोंदविलेले असून ही सर्व पत्रिका नं. 28, जी कोलेकल्याण, जी के सी कोलेकल्याण, सिटिएस नं. 4207
 कोलेकल्याण गाव, अंश 3 (अंश) या गावात आहे. इतर कायदापत्रात नसून कोलेकल्याण
 एडीपे नं. ए-688-10 - कायदापत्राची 80 वर्षे, सिटिएस क्र. 2150078093.

(2)

(3)

(4)

कायदापत्राचे नाव: हवामान...
 मोबदला: 5300000
 मोबदला: 0 रु.
 मुद्रांक शुल्क: 28551
 दस्तावेज क्रमांक: 101570; रकम: 5300 रु.; दिनांक: 15/07/2010



कायदापत्राचे नाव: हवामान...
 मोबदला: 5300000
 मोबदला: 0 रु.
 मुद्रांक शुल्क: 28551
 दस्तावेज क्रमांक: 101570; रकम: 5300 रु.; दिनांक: 15/07/2010

कायदापत्राचे नाव: हवामान...
 मोबदला: 5300000
 मोबदला: 0 रु.
 मुद्रांक शुल्क: 28551
 दस्तावेज क्रमांक: 101570; रकम: 5300 रु.; दिनांक: 15/07/2010

Friday, July 16, 2010
 11:00:28 AM

Original
 नोंदणी 39
 पृष्ठ 03 म.

पावती

पावती क्र.: 7160
 दिनांक 18/07/2010

कोलेकल्याण
 दस्तावेजाचा अनुक्रमांक 7148 2010
 दस्तावेजाचा प्रकार

करणाचे नाव: हवामान...
 नोंदणी क्र. 5300.00
 मुद्रांक (अ. 11(1)), पूर्वाधिकारी मुद्रांक (अ. 11(2)),
 रकमा (अ. 12) व जायतिव्रत (अ. 13) -> एकत्रित जी (18)
 एकूण रु. 5620.00

पणास हा दस्त अंदाजे 12:13PM ह्या वेळेस मिळेल

दुय्यम निबंधक
 अंश 3 (अंश)

दस्तावेज क्रमांक: 101570; रकम: 5300 रु.; दिनांक: 15/07/2010

REGISTERED ORIGINAL DOCUMENT
 DELIVERED ON... 16/7/10

1284
 G Block, Bandra-Kurla Complex,
 Ground Floor, Construction Site Tower No. 14,
 Next to ICICI Bldg., Off. Bandra-Kurla Link Road,
 Bandra (East), Mumbai - 400 051.
 Tel. : 022-2652 2220 • Fax : 022-2652 2205
 E-mail: info@bdcvt.com

HARAT DIAMOND BOURSE



OBJECT OFFICE

Date 16 JUL 2010

SHYAM STAR GEMS LTD.
 1, SHYAM BUNGALOW, PLOT NO.199/
 200, PUSHPA COLONY, MANCHUSHAI
 ROAD, MALAD (E), MUMBAI-400 097

Re: **Allotment of Equity Shares and Grant of Occupancy Rights**

1. We refer to your Application No. **3261** for allotment of office premises and in pursuance thereof provisional allotment made by us.
2. You are aware that the Company 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) agreed to acquire 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 Koteakalyan, Taluka Andheri, Registration District of Mumbai Suburban (hereinafter referred to as "the said Plot").
3. You are further aware that the Company being registered under provisions of Section 25 of the Companies Act, 1956 has been incorporated 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 Company has in pursuance of its Memorandum and Articles of Association acquired the said Plot for the construction of the Bourse comprising of buildings thereon to be used and occupied in accordance with the provisions of the Articles of Association of the Company.

The Company has, in accordance with the Intimation of Disapproval ("IOD") and Occupancy Certificate ("OC") granted by the concerned authority constructed a complex comprising of eight towers known as Bharat Diamond Bourse Complex on the said Plot, having several offices and



बदर-९'
७९५६९
२०१०

Regd. Office : 391 - D. B. Marg, Malad - 400 004. Tel.: 2382 0174 / 2382 8904 • Fax : 2386 8849

HARAT DIAMOND BOURSE

Cont. Sheet No. _____

premises therein to be occupied and used in terms of the objects, articles, rules and regulations of the Company, MMRDA and MCGM from time to time and has obtained Occupancy Certificate ("OC"). Copies of the OC are annexed hereto and marked as Annexure "A".

5. You are aware that the entire lease premium paid by the Company to MMRDA for the acquisition of the said Plot and other related matters, and the entire cost of construction of the Bharat Diamond Bourse Complex, has been borne and paid by the Company from and out of the funds contributed by the proposed allottees of the office premises and other tenements in the Bharat Diamond Bourse Complex including yourself.
6. You are hereby informed that Bharat Diamond Bourse 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 dated 31st March, 2010. Copy of Index II is attached herewith as Annexure "B". You have been shown as one of the proposed allottee at Sr. No. 1244 in the above referred lease deed, in respect of Premises Bearing No. EC2022 admeasuring 442 square feet carpet area as certified by M/s United Engineers equivalent to 488 sq. ft. saleable/built up area in E Tower, Central Wing, 3rd Floor and 1 numbers of car parking space in the compound of the building bearing No. as per schedule B, of the "Bharat Diamond Bourse Complex" and which is more particularly described hereunder and demarcated on the Plan thereof hereto annexed and marked as Annexure "C" (hereinafter referred to as "the Stipulated Premises").



In pursuance to the resolution passed by the Managing Committee at its meeting held on 9/4/10 the Managing Committee has:

Allotted Block of Shares comprising of the 488 Equity Shares bearing Distinctive Nos. 0787083 to 0787568 (both inclusive) held under Share Certificate No. E/1302 in respect of the premises allotted to you and allotted Block of Shares comprising of the 100 Equity Shares as per schedule B, under Share Certificate No. as per Schedule BP/1017 in respect of 1 (One) Car Parking Spaces allotted to you and which is more particularly described hereunder, (hereinafter collectively referred to as "the Block of Shares") on the terms and conditions set out in the said Resolution and on the conditions set out in the Articles of Association of the Company.



बदर-५
७९५६९
२०१०



BHARAT DIAMOND BOURSE



DIAMOND CENTRE OF THE WORLD

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

Registered Office: 391, Dr. Dadasaheb Bhadkamkar Marg, Swastik Cinema Building, Mumbai - 400 004.
Administrative Office: G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.

SHARE CERTIFICATE

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

Equity Shares each of **Rs. 1,000/-**
Amount paid-up per share **Rs. 1,000/-**

Registered Folio No. **0521** Certificate No. **P/1017**
Name(s) of Holder(s) : **SHYAM STAR GEMS LTD.**

No. of Share(s) held : **100**

Distinctive No.(s) of Share(s) From : **0101601 To 0101700**

Given under the Common Seal of the Company on this **12 AUG 2010**

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

The holder of this share certificate is entitled to the occupancy rights over the parking space No. F-1310 in the compound of the Tower F of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

[Signature]
Director

[Signature]
Director

[Signature]
Authorised Signatory

NOTE: No transfer of the above share(s) will be registered unless accompanied by this certificate

पुण्या विनिमय: असेी ३ (असेी) Annexure "B"

दस्तावेज क्र. क्र. 3277/2010
Thursday, April 15, 2010
INDEX NO. II
सूची क्र. चोन INDEX NO. II
पृष्ठ ०३ न.
Page: 03 from 3

गावाचे नाव: कोलेकत्याण

(1) विशेषता प्रकार, मोकळ्याने स्वयं भाडेद्वारे
व बाजारभाव (मोकळ्याने) याद्वारे
काहीही पट्टाकार आकारणी देते
की पट्टेदार ही मरुद करावी) मोकळ्या रु. 0.00
क्र.मा. क्र. 3,545,608,000.00

(2) भू-मालक, मोकळ्याने व परवानगी
(अवयवात) (1) विविध क्र.: 4207 वर्गात संपूर्ण जमीन जमीन एकूण क्षेत्र 80941.62 चौवी व संपूर्ण
अवयवात असून हे सर्व पट्टी नं. सी 203, सी 204, सी 205, सी 206, सी 207, सी 208, सी 209, सी 210, सी 211, सी 212, सी 213, सी 214, सी 215, सी 216, सी 217, सी 218, सी 219, सी 220, सी 221, सी 222, सी 223, सी 224, सी 225, सी 226, सी 227, सी 228, सी 229, सी 230, सी 231, सी 232, सी 233, सी 234, सी 235, सी 236, सी 237, सी 238, सी 239, सी 240, सी 241, सी 242, सी 243, सी 244, सी 245, सी 246, सी 247, सी 248, सी 249, सी 250, सी 251, सी 252, सी 253, सी 254, सी 255, सी 256, सी 257, सी 258, सी 259, सी 260, सी 261, सी 262, सी 263, सी 264, सी 265, सी 266, सी 267, सी 268, सी 269, सी 270, सी 271, सी 272, सी 273, सी 274, सी 275, सी 276, सी 277, सी 278, सी 279, सी 280, सी 281, सी 282, सी 283, सी 284, सी 285, सी 286, सी 287, सी 288, सी 289, सी 290, सी 291, सी 292, सी 293, सी 294, सी 295, सी 296, सी 297, सी 298, सी 299, सी 300, सी 301, सी 302, सी 303, सी 304, सी 305, सी 306, सी 307, सी 308, सी 309, सी 310, सी 311, सी 312, सी 313, सी 314, सी 315, सी 316, सी 317, सी 318, सी 319, सी 320, सी 321, सी 322, सी 323, सी 324, सी 325, सी 326, सी 327, सी 328, सी 329, सी 330, सी 331, सी 332, सी 333, सी 334, सी 335, सी 336, सी 337, सी 338, सी 339, सी 340, सी 341, सी 342, सी 343, सी 344, सी 345, सी 346, सी 347, सी 348, सी 349, सी 350, सी 351, सी 352, सी 353, सी 354, सी 355, सी 356, सी 357, सी 358, सी 359, सी 360, सी 361, सी 362, सी 363, सी 364, सी 365, सी 366, सी 367, सी 368, सी 369, सी 370, सी 371, सी 372, सी 373, सी 374, सी 375, सी 376, सी 377, सी 378, सी 379, सी 380, सी 381, सी 382, सी 383, सी 384, सी 385, सी 386, सी 387, सी 388, सी 389, सी 390, सी 391, सी 392, सी 393, सी 394, सी 395, सी 396, सी 397, सी 398, सी 399, सी 400, सी 401, सी 402, सी 403, सी 404, सी 405, सी 406, सी 407, सी 408, सी 409, सी 410, सी 411, सी 412, सी 413, सी 414, सी 415, सी 416, सी 417, सी 418, सी 419, सी 420, सी 421, सी 422, सी 423, सी 424, सी 425, सी 426, सी 427, सी 428, सी 429, सी 430, सी 431, सी 432, सी 433, सी 434, सी 435, सी 436, सी 437, सी 438, सी 439, सी 440, सी 441, सी 442, सी 443, सी 444, सी 445, सी 446, सी 447, सी 448, सी 449, सी 450, सी 451, सी 452, सी 453, सी 454, सी 455, सी 456, सी 457, सी 458, सी 459, सी 460, सी 461, सी 462, सी 463, सी 464, सी 465, सी 466, सी 467, सी 468, सी 469, सी 470, सी 471, सी 472, सी 473, सी 474, सी 475, सी 476, सी 477, सी 478, सी 479, सी 480, सी 481, सी 482, सी 483, सी 484, सी 485, सी 486, सी 487, सी 488, सी 489, सी 490, सी 491, सी 492, सी 493, सी 494, सी 495, सी 496, सी 497, सी 498, सी 499, सी 500, सी 501, सी 502, सी 503, सी 504, सी 505, सी 506, सी 507, सी 508, सी 509, सी 510, सी 511, सी 512, सी 513, सी 514, सी 515, सी 516, सी 517, सी 518, सी 519, सी 520, सी 521, सी 522, सी 523, सी 524, सी 525, सी 526, सी 527, सी 528, सी 529, सी 530, सी 531, सी 532, सी 533, सी 534, सी 535, सी 536, सी 537, सी 538, सी 539, सी 540, सी 541, सी 542, सी 543, सी 544, सी 545, सी 546, सी 547, सी 548, सी 549, सी 550, सी 551, सी 552, सी 553, सी 554, सी 555, सी 556, सी 557, सी 558, सी 559, सी 560, सी 561, सी 562, सी 563, सी 564, सी 565, सी 566, सी 567, सी 568, सी 569, सी 570, सी 571, सी 572, सी 573, सी 574, सी 575, सी 576, सी 577, सी 578, सी 579, सी 580, सी 581, सी 582, सी 583, सी 584, सी 585, सी 586, सी 587, सी 588, सी 589, सी 590, सी 591, सी 592, सी 593, सी 594, सी 595, सी 596, सी 597, सी 598, सी 599, सी 600, सी 601, सी 602, सी 603, सी 604, सी 605, सी 606, सी 607, सी 608, सी 609, सी 610, सी 611, सी 612, सी 613, सी 614, सी 615, सी 616, सी 617, सी 618, सी 619, सी 620, सी 621, सी 622, सी 623, सी 624, सी 625, सी 626, सी 627, सी 628, सी 629, सी 630, सी 631, सी 632, सी 633, सी 634, सी 635, सी 636, सी 637, सी 638, सी 639, सी 640, सी 641, सी 642, सी 643, सी 644, सी 645, सी 646, सी 647, सी 648, सी 649, सी 650, सी 651, सी 652, सी 653, सी 654, सी 655, सी 656, सी 657, सी 658, सी 659, सी 660, सी 661, सी 662, सी 663, सी 664, सी 665, सी 666, सी 667, सी 668, सी 669, सी 670, सी 671, सी 672, सी 673, सी 674, सी 675, सी 676, सी 677, सी 678, सी 679, सी 680, सी 681, सी 682, सी 683, सी 684, सी 685, सी 686, सी 687, सी 688, सी 689, सी 690, सी 691, सी 692, सी 693, सी 694, सी 695, सी 696, सी 697, सी 698, सी 699, सी 700, सी 701, सी 702, सी 703, सी 704, सी 705, सी 706, सी 707, सी 708, सी 709, सी 710, सी 711, सी 712, सी 713, सी 714, सी 715, सी 716, सी 717, सी 718, सी 719, सी 720, सी 721, सी 722, सी 723, सी 724, सी 725, सी 726, सी 727, सी 728, सी 729, सी 730, सी 731, सी 732, सी 733, सी 734, सी 735, सी 736, सी 737, सी 738, सी 739, सी 740, सी 741, सी 742, सी 743, सी 744, सी 745, सी 746, सी 747, सी 748, सी 749, सी 750, सी 751, सी 752, सी 753, सी 754, सी 755, सी 756, सी 757, सी 758, सी 759, सी 760, सी 761, सी 762, सी 763, सी 764, सी 765, सी 766, सी 767, सी 768, सी 769, सी 770, सी 771, सी 772, सी 773, सी 774, सी 775, सी 776, सी 777, सी 778, सी 779, सी 780, सी 781, सी 782, सी 783, सी 784, सी 785, सी 786, सी 787, सी 788, सी 789, सी 790, सी 791, सी 792, सी 793, सी 794, सी 795, सी 796, सी 797, सी 798, सी 799, सी 800, सी 801, सी 802, सी 803, सी 804, सी 805, सी 806, सी 807, सी 808, सी 809, सी 810, सी 811, सी 812, सी 813, सी 814, सी 815, सी 816, सी 817, सी 818, सी 819, सी 820, सी 821, सी 822, सी 823, सी 824, सी 825, सी 826, सी 827, सी 828, सी 829, सी 830, सी 831, सी 832, सी 833, सी 834, सी 835, सी 836, सी 837, सी 838, सी 839, सी 840, सी 841, सी 842, सी 843, सी 844, सी 845, सी 846, सी 847, सी 848, सी 849, सी 850, सी 851, सी 852, सी 853, सी 854, सी 855, सी 856, सी 857, सी 858, सी 859, सी 860, सी 861, सी 862, सी 863, सी 864, सी 865, सी 866, सी 867, सी 868, सी 869, सी 870, सी 871, सी 872, सी 873, सी 874, सी 875, सी 876, सी 877, सी 878, सी 879, सी 880, सी 881, सी 882, सी 883, सी 884, सी 885, सी 886, सी 887, सी 888, सी 889, सी 890, सी 891, सी 892, सी 893, सी 894, सी 895, सी 896, सी 897, सी 898, सी 899, सी 900, सी 901, सी 902, सी 903, सी 904, सी 905, सी 906, सी 907, सी 908, सी 909, सी 910, सी 911, सी 912, सी 913, सी 914, सी 915, सी 916, सी 917, सी 918, सी 919, सी 920, सी 921, सी 922, सी 923, सी 924, सी 925, सी 926, सी 927, सी 928, सी 929, सी 930, सी 931, सी 932, सी 933, सी 934, सी 935, सी 936, सी 937, सी 938, सी 939, सी 940, सी 941, सी 942, सी 943, सी 944, सी 945, सी 946, सी 947, सी 948, सी 949, सी 950, सी 951, सी 952, सी 953, सी 954, सी 955, सी 956, सी 957, सी 958, सी 959, सी 960, सी 961, सी 962, सी 963, सी 964, सी 965, सी 966, सी 967, सी 968, सी 969, सी 970, सी 971, सी 972, सी 973, सी 974, सी 975, सी 976, सी 977, सी 978, सी 979, सी 980, सी 981, सी 982, सी 983, सी 984, सी 985, सी 986, सी 987, सी 988, सी 989, सी 990, सी 991, सी 992, सी 993, सी 994, सी 995, सी 996, सी 997, सी 998, सी 999, सी 1000



दिनांक १२/०८/२०१०
श्री श्याम शिवधाम, असेी-३
अर्जाद्वारे मरुद करविले.
२२०
१०



श्री श्याम शिवधाम, असेी-३
वकील
१२/०८/२०
२०१०

Original
नोंदणी 39 म
Regn. No M

पावती

Saturday, October 30, 2010
10:21:58 AM

पावती क्र. : 11307
दिनांक 30/10/2010

1283 2010

सादर करणाराचे नाव: कपु जेम्सबाई भागीदार कपुजी पटेल

नोंदणी फी	:-	5500.00
नकल (अ. 11(1)), फुल्टाकनाची नकल (अ. 11(2)), उजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	:-	380.00
एकूण रु.		5880.00

आपणास हा दस्त अंदाजे 10:16AM ह्या वेळेस मिळेल

दुय्यम निदेशक अघेरी 3 (अघेरी)

बाजार मूल्य: 541500 रु. मोबदला: 0 रु. सह. दुय्यम निदेशक अघेरी-३,
भरलेले मुद्रांक शुल्क: 27131 रु. मुंबई उपनगर त्रिहदा.

दस्तावेजाचा प्रकार : सीडी/घनाकर्षाद्वारे;
दिकेचे नाव व पत्ता: डेक ऑफ इ मु 4;
सीडी/घनाकर्षा क्रमांक: 103766; रकम: 5500 रु.; दिनांक: 25/10/2010

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 1/11/10

BHARAT DIAMOND BOURSE



G' Block, Bandra-Kurla Complex,
Ground Floor, Construction Site Tower No. 11,
Next to ICICI Bldg., Off Bandra-Kurla Link Road,
Bandra (East), Mumbai - 400 051.
Tel : 022-2652 2220 • Fax : 022-2652 2205
E-mail : bdbinda@vsnl.net

PROJECT OFFICE

Date _____

KAPU GEMS

1, THE JEWEL (ROXY) BLDG.,
MAMA PARAMANAND MARG,
OPERA HOUSE, MUMBAI - 400 004

Re: **Allotment of Equity Shares and Grant of Occupancy Rights**

1. We refer to your Application No. 3222 for allotment of office premises and in pursuance thereof provisional allotment made by us.
2. You are aware that the Company 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) agreed to acquire 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 Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban (hereinafter referred to as "the said Plot").
3. You are further aware that the Company being registered under provisions of Section 25 of the Companies Act, 1956 has been incorporated 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 Company has in pursuance of its Memorandum and Articles of Association acquired the said Plot for the construction of the Bourse comprising of eight to be used and occupied in accordance with the provisions of Memorandum and Articles of Association of the Company.



The Company has, in accordance with the Intimation of Disapproval ("IOD") issued by the concerned authority, submitted an Intimation of Disapproval Certificate ("CC") granted by the concerned authority for the construction of a commercial office complex comprising of eight to be used and occupied in accordance with the provisions of Memorandum and Articles of Association of the Company.

कर-१/
३३०७३/१
२०१०

Regd. Office : 391 - Dr. D. B. Marg, Mumbai - 400 004, Tel.: 2382 0174 / 2382 6904 • Fax : 2385 6849



TAX INVOICE FOR CAM

Name of Member : KAPU GEMS	
GSTIN of Member : 27AADFK3266D1ZJ	State & Code : Maharashtra, Code : 27
Period From : 1-Oct-2020 To 31-Dec-2020	Invoice No : 6849/CAM/AH/Q3
Office / Cabin No : EC3022	Invoice Date : 2-Nov-2020
Area Built Up : 489	Due Date : 30-Nov-2020
Place of Supply and state code : Maharashtra, Code : 27	
Reverse charge applicable : No	

PARTICULARS	RATE PER SQ.FT.FM	AMOUNT
WATER CHARGES	0.25	366.00
LEASE RENT	0.41	600.24
RE-IMBURSEMENT OF CONTRACTUAL PAYMENTS	0.07	102.48
GENERAL MAINTENANCE CHARGES	0.27	395.28
TOTAL (Before Taxes)		1,464.00
Add : CGST	9 %	131.76
Add : SGST	9 %	131.76
Round Off		0.48
TOTAL (With Taxes)		1,728.00
ARREARS / CREDIT as on Date : 2-Nov-2020		3,456.00
GRAND TOTAL		5,184.00



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP/P-2/BKC-27(CC)/C-26/N/T-7&7B/1010 /2009

Date: **6 SEP 2009**

OCCUPANCY CERTIFICATE

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

Sub: Occupancy Certificate for Tower no.7 [consisting of Basement + Ground + 9 upper floors] & Tower no.-7B [consisting of Basement + Ground + 9 upper floors] of Commercial Building constructed on plot no. 'C-26' of 'G' Block of Bandra-Kurla Complex for 'Bharat Diamond Bourse' (BDB).

- Ref- (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. 0/05/2008.

Sir,

1. 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 1,81,883.24 sq.m. for the Commercial Buildings of 'Bharat Diamond Bourse' on plot no 'C-26' 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 (sqm)	Built-Up Area as per the submitted as-built drawings (sqm)	Total Built-Up Area (sqm)	Remarks
Tower no. 1 (Basement + Gr + 7 Floors)	15/01/2008	8,325.84	8,372.88	8,372.88	The built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 2 (Basement + Gr + 9 Floors)	3/10/2007	18,730.71	-14,414.96	18,914.88	The built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 3 (Basement + Gr + 9 Floors)	3/10/2007	25,148.00	23,038.86	23,038.86	The built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 4 (Basement + Gr + 9 Floors)	13/02/2008	28,794.95	27,982.33	27,982.33	The built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 5 (Basement + Gr + 9 Floors)	1/04/2008	23,155.44	No change	23,155.44	NOC for OC is already issued
Tower no. 6 (Basement + Gr + 9 Floors)	0/05/2008	22,482.37	No change	22,482.37	NOC for OC is already issued
Tower no. 7 (Basement + Gr + 9 Floors)	---	---	24,341.00	24,341.00	The built up area is to be read with the "as built" drawings enclosed along this letter.
(Basement + Gr + 9 Floors)	---	---	15,518.54	15,518.54	
Total BUA				1,81,878.88	
Permissible BUA				1,81,883.24	

2. The Tower nos.1,2,3,4,5,6,7,7B which are constructed and completed reference under the supervision of (i) Architect, Reza Kabul (ii) Shri. J. Ghosh





BHARAT DIAMOND BOURSE
DIAMOND CENTRE OF THE WORLD

(Incorporated under Section 25 of the Companies Act, 1956)
Registered Office: 391, Dr. Dadasaheb Bhadkamkar Marg, Swastik Cinema Building, Mumbai - 400 001
Administrative Office: G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.

BOJ SHARERHOLDING LTD.
VEDPATYAK
Authorized Signatory

SHARE CERTIFICATE

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

Equity Shares each of **Rs. 1,000/-**
Amount paid-up per share **Rs. 1,000/-**

Registered Folio No. **1389** Certificate No. **P/1018**
Name(s) of Holder(s) : **KAPU GEMS**

No. of Share(s) held : **100**

Distinctive No.(s) of Share(s) From : **0101501 To 0101600**

Given under the Common Seal of the Company on this **10 2 NOV 2010**

The holder of this share certificate is entitled to the occupancy rights over the parking space No. F-1311 in the compound of the Tower F of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

 Director
 Director
 Authorized Signatory

NOTE: No transfer of the above share(s) will be registered unless accompanied by this certificate.

YOUR BILL OF SUPPLY

Consumer Number(CA no.): 9000 0090 6967
Name : KAPU GEMS
Address : EC 3021 EC 3022 EC 3031 EC 3032 BHARAT DIAMOND BOURSE, G BLOCK BANDRA KURLA COMPLEX, OPP NABARD HEAD OFFICE BANDRA (E), MUMBAI, 400051
Mobile No. : 8*****80 Email Id : r***@k**ms.co
PAN No. : GST No. :

YOU CAN REACH OUT TO US AT:
TOLL FREE NO: 19123
WHATSAPP: 7045116237
IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
EMAIL: customercare@tatapower.com
WEBSITE: cp.tatapower.com



The Tata Power Company Ltd., Commercial Department,
Dharavi Receiving Station, Matunga (W), Mumbai-400019

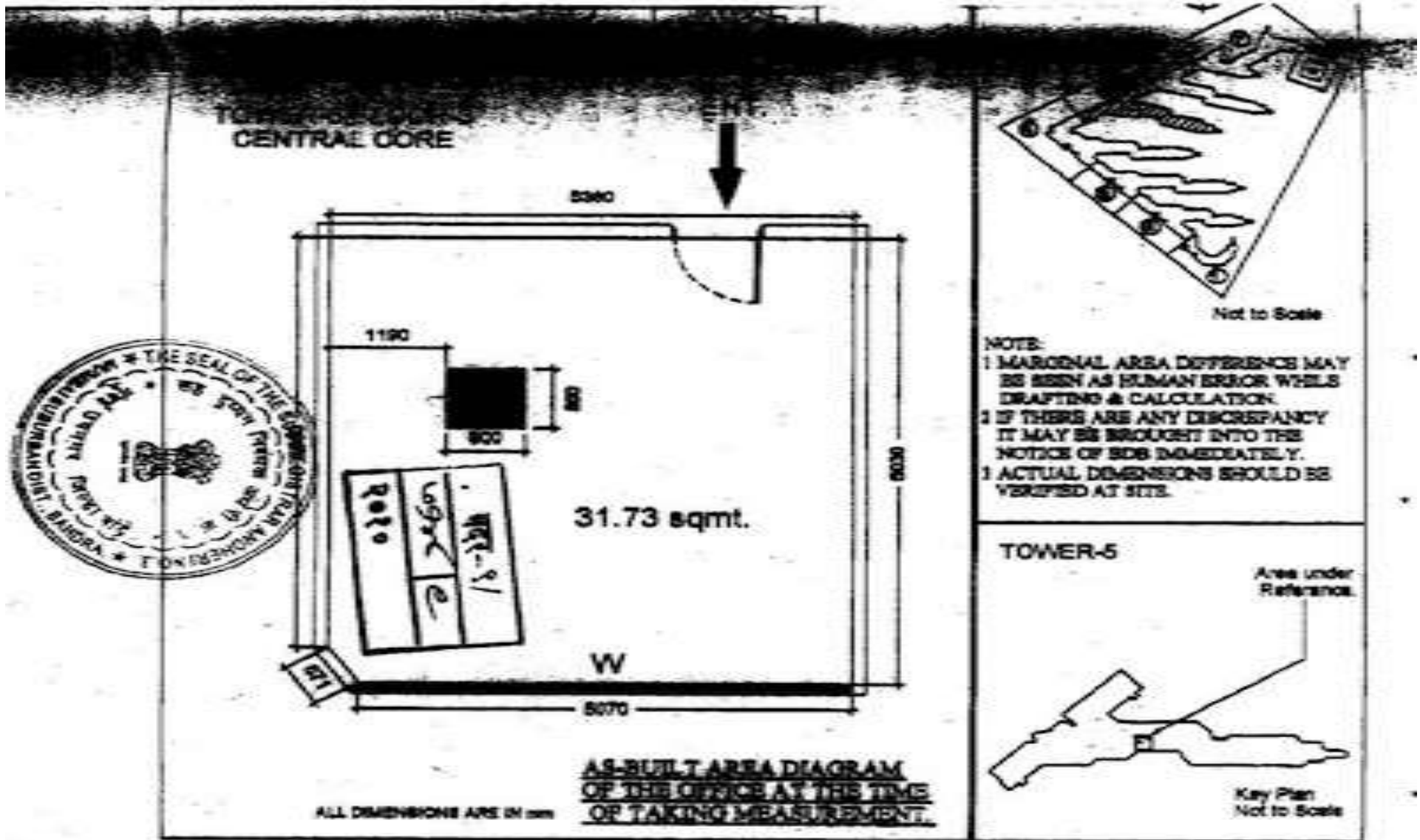
Actual Bill	Bill Month: FEB-2021	Bill Period: 06.01.2021 to 05.02.2021	Bill Date: 08.02.2021
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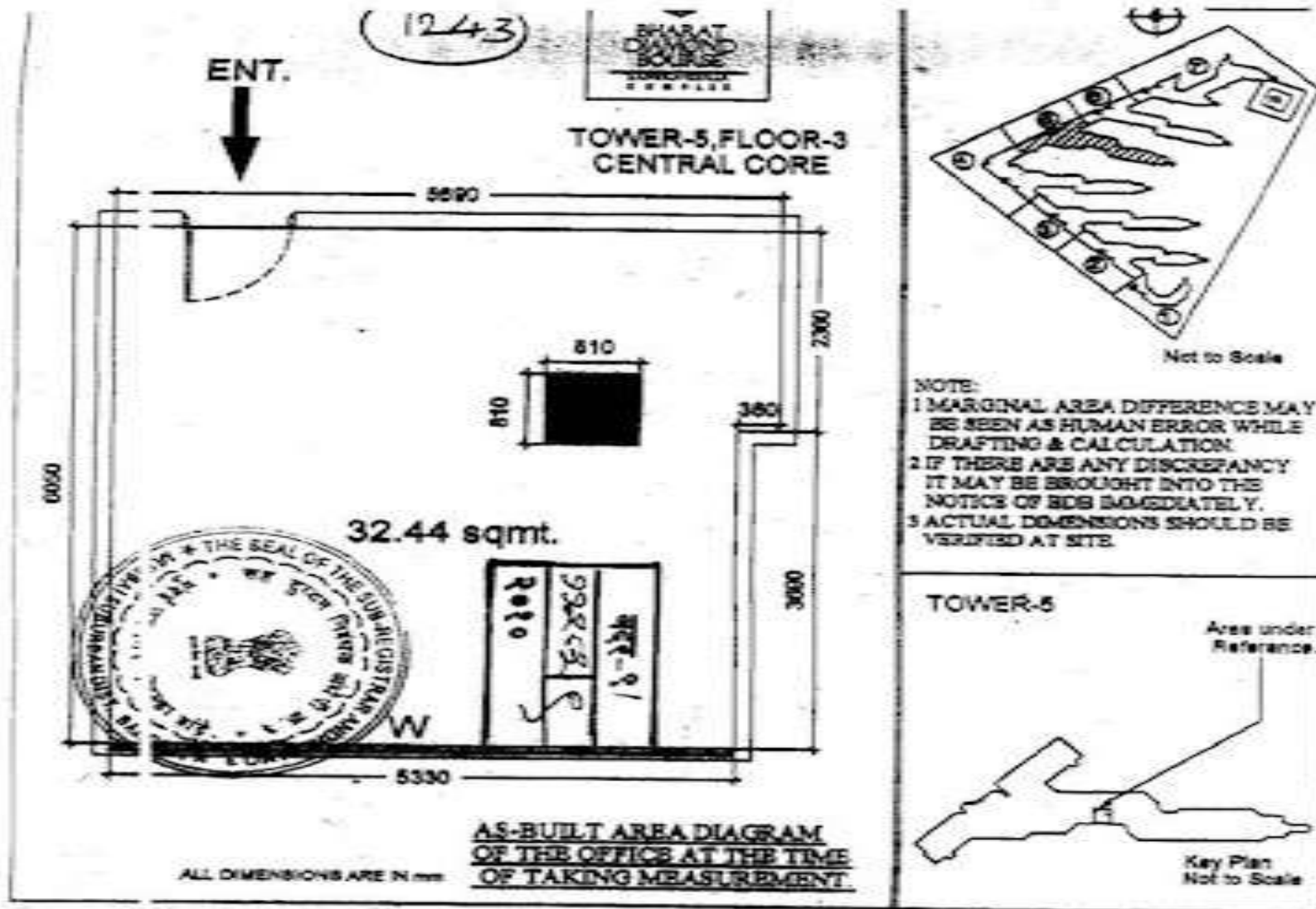
EBILL	Metered Units : 1,866	Discount Date : 15.02.2021	Tariff Category : LT II(A) : LT-COMMERCIAL 0-20 KW
Bill No. : 98501328471	Billed Units : 1,866	Due Date : 01.03.2021	NRU : DBS06305
Meter No. : ST105686	Supply Zone : Urban SZ01		Consumer : Direct
Nxt.Mtr.Rdg.Dt : 05.03.2021	Dispatch Zone : Urban SZ01		Type Of Supply : 3PHASE

Current Bill Amount Rs. 16,725.00	+	Net Other Charges Rs. -40.00	+	Past Dues Rs. 0.00	=	Total Amount Before Due Date Rs. 16,685.00*
--------------------------------------	---	---------------------------------	---	-----------------------	---	--

Amount By Discount Date Rs. 16,552.00	Amount After Due Date Rs. 16,894.00	Security Deposit Available Rs. 25,310.00	Security Deposit Due Rs. 0.00
--	--	---	----------------------------------

*Due date is applicable for current bill only.





Sale Advertisement

99acres India's No.1 Property Portal Buy ▼ All Commerc... ▼ Type Location or Project/Society or Keyword **SEARCH** Home Loans **NEW** Dashboard Menu

Home > Commercial Property in Mumbai > Bandra Kurla Complex > Ready to move Office Space > 5.75 to 6 Cr > 1400 to 1500 sq.ft. Posted on Oct 03, 2020 | Ready to move

Platinum
₹5.95 Cr @ 41,034 per sq.ft.
Estimated EMI ₹4,75,229

Ready to move office space for sale
in One BKC, Bandra Kurla Complex, , Mumbai South West, Mumbai

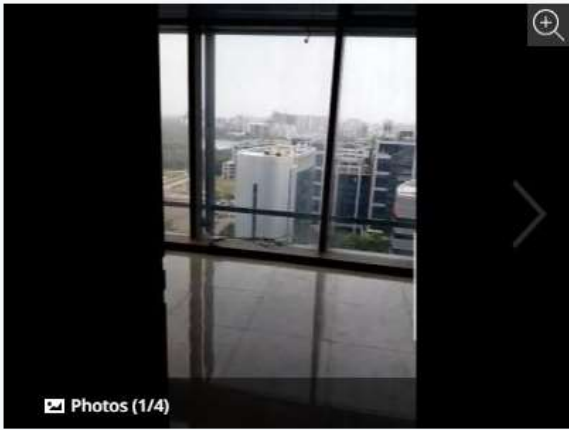
Contact Dealer FREE

☆ Shortlist

RA STATUS REGISTERED | Registration No: P51800005047 | Website: https://maharera.mahaonline.gov.in

Overview Society Dealer Details Recommendations

PROPERTY (4) SOCIETY (7)



Photos (1/4)

Area
Built Up area: 1450 sq.ft. (134.71 sq.m.)
Carpet area: 900 sq.ft. (83.61 sq.m.)

Configuration
Ready to move office space with 2 Washrooms

Price
₹ 5.95 Crore+ Govt Charges & Tax @ 41,034 per sq.ft. View Price Details

Address
One BKC
Bandra Kurla Complex, Mumbai South West

Property Age
1 to 5 Year Old

Quick links
Send Feedback

Waiting for su.addthis.com...
Mumbai: Freehold
Property Code: Q50167806

Sale Advertisement

99acres India's No.1 Property Portal Buy All Commercial... Type Location or Project/Society or Keyword SEARCH Home Loans Dashboard Menu

Home > Commercial Property in Mumbai > Bandra Kurla Complex > Bare shell Office Space > 6.75 to 7 Cr > 1600 to 1800 sq.ft.

Posted on Jan 29, 2021 | Ready to move

Platinum

₹6.9 Cr @ 41,194 per sq.ft.

Estimated EMI ₹5,51,106

Bare shell office space for sale
in Bandra Kurla Complex, , Mumbai South West, Mumbai

Contact Dealer FREE

☆ Shortlist

RERA STATUS NOT AVAILABLE Website: https://maharera.mahaonline.gov.in

Overview Dealer Details Recommendations

PROPERTY (5)



Area
Built Up area: 1675 sq.ft. (155.61 sq.m.)
Carpet area: 1050 sq.ft. (97.55 sq.m.)

Configuration
Bare shell office space
with 2 Washrooms

Price
₹ 6.9 Crore
@ 41,194 per sq.ft. View Price Details

Address
Bandra Kurla Complex, Mumbai South
West

Floor Number
Ground of 0 Floors

Property Age
1 to 5 Year Old

Quick links

Send Feedback

Sale Advertisement

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Post Property FREE

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Bandra Kurla Complex > 1350 Sq-ft Property ID: 30056056

₹ 5.27 Cr

[See Other Charges](#)

1350 Sq-ft Commercial Office Space

for sale in Wadhwa One BKC, [Bandra Kurla Complex, Mu...](#)

Agent 500+ Buyers Served

Milan Arora

Contact Now

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

AGENT DETAILS

Posted on: Oct 18, '20

9 photos

Project Name Wadhwa One BKC	Floor 14 (Out of 20 Floors)	Units on Floor 6	Overlooking Main Road
Super area 1350 sqft ₹ 39,037/sqft	Carpet area 824 sqft ₹ 63,956/sqft	Loading 38%	Plot area 90,000 sqft
Furnished status Unfurnished	Seats Suitable for 13-20 seats	Pantry No Personal Pantry	Airport More than 3Kms
Car parking 1 Covered	Parking Ratio 1	Construction Status Ready to Move	Building Class Grade A+

Contact Agent

Download Brochure

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Disclaimer

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Agent

Milan Arora

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Sale Advertisement

99acres India's No.1 Property Portal Buy ▾ All Commerc... ▾ Type Location or Project/Society or Keyword SEARCH Home Loans Dashboard Menu

Home > Commercial Property in Mumbai > Bandra Kurla Complex > Ready to move Office Space > 10 to 20 Cr > 2500 to 3000 sq.ft. Posted on Oct 03, 2020 | Ready to move

Platinum
₹ 10.65 Cr @ 41,765 per sq.ft.
Estimated EMI ₹ 8,50,620

Ready to move office space for sale
in Bandra Kurla Complex, , Mumbai South West, Mumbai


Contact Dealer FREE

☆ Shortlist

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in>

Overview Dealer Details Recommendations

PROPERTY (4)



Photos (1/4)

Area
Built Up area: 2550 sq.ft. (236.9 sq.m.)
Carpet area: 1670 sq.ft. (155.15 sq.m.)

Configuration
Ready to move office space with 2 Washrooms

Price
₹ 10.65 Crore
@ 41,765 per sq.ft. [View Price Details](#)

Address
Bandra Kurla Complex, Mumbai South West

Floor Number
Ground of 0 Floors

Property Age
5 to 10 Year Old

Quick links
Send Feedback

Property Code: K0168006

Govt Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year

20202021

Annual Statement of Rates

Language

English

Selected District मुंबई(उपनगर)

Select Village कोळेकल्याण (अंधेरी)

Search By Survey No Location

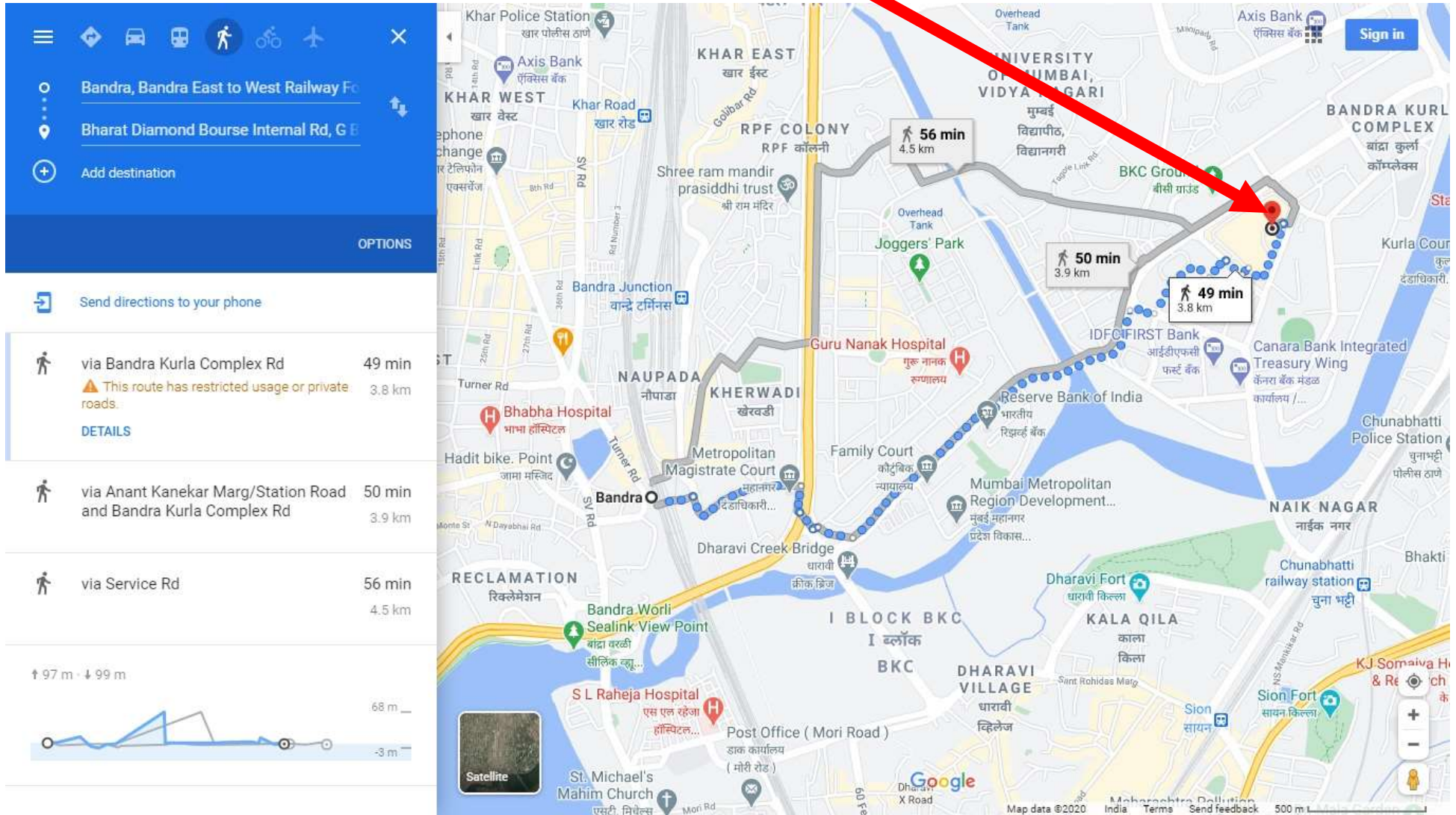
Select	उपविभाग	खुनी चर्गीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	31/172 -भुभाग: उत्तरेकडे जवाहरलाल नेहरू मार्ग, पूर्वेस सि. एस. टी. रोड ते पंडीत जवाहरलाल नेहरू रोडला जोडणारा 13.40 मी. डी. पी. रोड, दक्षिणेस सी.एस.टी. मार्ग व पश्चिमेस गावाची सीमा.	94690	171260	190140	214100	171260	चौरस मीटर
SurveyNo	31/173A-बांद्रा कुर्ला कॉम्प्लेक्स मधील जी ब्लॉक मधील खालील मिळकती.	161280	300250	341680	403300	300250	चौरस मीटर
SurveyNo	31/173B-भूभाग : उत्तरेस सि.एस.टी. रोड, पूर्वेस व पश्चिमेस डी.पी. रोड व दक्षिणेस बांद्रा कुर्ला कॉम्प्लेक्सची हद्द	186120	346290	385110	455400	346290	चौरस मीटर
SurveyNo	31/173 -भुभाग: उत्तरेस सांताक्रुझ चेंबूर लिंक रोड, पूर्वेस डी.पी.रोड पश्चिमेस गावाची हद्द व दक्षिणेस बांद्रा-कुर्ला कॉम्प्लेक्सची हद्द	186120	346290	385110	455400	346290	चौरस मीटर

12

Survey Number

4207 7716, 7096, 7662, 6990, 5358, 5404, 5383, 7095, 7664, 7186, 7138, 7705, 7098, 5489, 5458, 5483, 7643/3, 7643/2, 7643/1, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5355, 5359, 5368, 5367, 5366, 5365, 5364, 5363, 5362, 5361, 5360, 5357, 5356, 5354, 5350, 5351, 5352, 5349, 5348, 5347, 5325, 5314, 5318C, 5323, 5324, 5322, 5321, 5320, 5318B, 5318, 5319, 5394, 5393, 5392, 5395, 5369, 5391, 5396, 5398, 5399, 5400, 5401, 5402, 5403, 5397, 5390, 5389, 5372, 5346, 5386, 5384, 5382, 5378, 5374, 5373, 5371, 7375, 5376, 5377A, 7671, 7673

Location Map of the Property



Satellite Map

