

323/5452

Tuesday, May 28, 2024

4:24 PM

BDB

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5984 दिनांक: 28/05/2024

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: वदर4-5452-2024

दस्तऐवजाचा प्रकार : सेल डीड

मादर करणाऱ्याचे नाव: डी. नविनचंद्र एक्सपोर्ट्स प्रायव्हेट लिमिटेड तर्फे संचालक अजेश एन. मेहता तर्फे
कबुलीजवाबासाठी मुखत्यारपत्रधारक धिमंत एम शाह

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1360.00

पृष्ठांची संख्या: 68

एकूण: रु. 31360.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
4:44 PM ह्या वेळेस मिळेल.सह. दुय्यम निबंधक, अर्थी क्र.-२,
मुंबई उपनगर जिल्हा

वाजार मूल्य: रु.70245000 /-

मोबदला रु.68816000/-

भरलेले मुद्रांक शुल्क : रु. 4215000/-

1) देयकाचा प्रकार: DHC रकम: रु.1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524288316137 दिनांक: 28/05/2024

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002517034202425E दिनांक: 28/05/2024

वैकेचे नाव व पत्ता:

Daulbad

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202405288279

28 May 2024,04:16:39 PM

वदर4

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 31-कोळेकल्याण (अंधेरी)
उप मूल्य विभाग भूभाग : उत्तरेस सि एस टी. रोड, पूर्वेस व पश्चिमेस डी पी. रोड व दक्षिणेस बांद्रा कुर्ला कॉम्प्लेक्सची हद्द
सर्व्हे नंबर /न. भू क्रमांक : सि.टी.एस. नंबर#4207

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
167510	323240	385110	455400	346290	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	188.03 चौरस मीटर	मिळकतीचा वापर-	कार्यालये व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	13 वर्ष 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-

रस्ता सन्मुख -
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No
Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs.404366/-

रस्ता सन्मुखनुसार मूल्यदर = 105% apply to rate = Rs.404366/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((404366-167510) * (87 / 100)) +167510)
= Rs.373575/-

A) मुख्य मिळकतीचे मूल्य = दर * प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 373575 * 188.03
= Rs.70243307.25/-

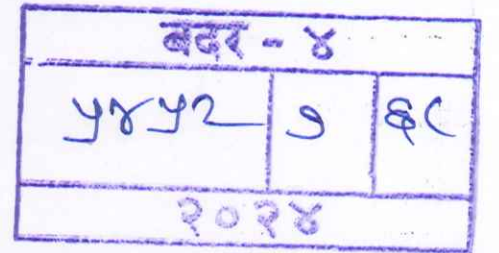
Applicable Rules = .10.9 ब.4

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाढण तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 70243307.25 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.70243307.25/-

Home

Print



CHALLAN
MTR Form Number-6



GRN	MH002517034202425E	BARCODE		Date	24/05/2024-18:03:29	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)			
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2			Full Name	D NAVINCHANDRA EXPORTS PRIVATE LIMITED		

Location	MUMBAI	Flat/Block No.	OFFICE NO. GW9010 G TOWER 9TH FLOOR
Year	2024-2025 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	BHARAT DIAMOND BOURSE BKC BANDRA EAST
0030045501 Stamp Duty	4215000.00	Area/Locality	MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 5 1

Remarks (If Any)	SecondPartyName=MESSERS ESKAY ENTERPRISES~
Amount In	Forty Two Lakh Forty Five Thousand Rupees Only
Words	

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024052414607	742314787	
Cheque/DD No.	Bank Date	RBI Date	24/05/2024-18:07:38	27/05/2024	
Name of Bank	Bank-Branch		IDBI BANK		
Name of Branch	Scroll No. , Date		100 , 27/05/2024		

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुर्यम निबंधक कार्यालयाने ही दर्ज करायला लागू आहे. नोंदणी व काढण्याच्या दस्तासाठी सधर चलन लागू नाही.

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 02
 Date: 2024.05.24 16:25:47 IST
 Reason: GRAS Secure Document
 Location: India

Mobile No. : 2266076000
 ५४५२ २ ६८
 २०२४

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-323-5452	0001466639202425	28/05/2024-16:24:33	IGR187	30000.00



CHALLAN
MTR Form Number-6



GRN	MH002517034202425E	BARCODE			Date	24/05/2024-18:03:29	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2			Full Name	D NAVINCHANDRA EXPORTS PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.	OFFICE NO. GW9010 G TOWER 9TH FLOOR			
Year	2024-2025 One Time			Premises/Building	BHARAT DIAMOND BOURSE BKC BANDRA EAST			
Account Head Details		Amount In Rs.		Road/Street	MUMBAI			
0030045501	Stamp Duty	4215000.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	0	0	0
				PIN		4	0	0
				PIN		0	5	1
				Remarks (If Any)	SecondPartyName=MESSERS ESKAY ENTERPRISES~			
				Amount In	Forty Two Lakh Forty Five Thousand Rupees Only			
Total			42,45,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024052414607	742314787	
Cheque/DD No.				Bank Date	RBI Date	24/05/2024-18:07:38	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

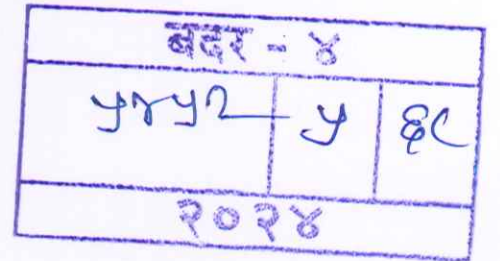


Department ID :

Mobile No. : 2266076000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





बदल - ४		
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SALE DEED CUM TRANSFER

THIS SALE DEED CUM-TRANSFER made at Mumbai on 28th day of May, 2024.

BETWEEN

M/S. ESKAY ENTERPRISES, a partnership firm, having its office at GW9010, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra East, Mumbai - 400051, hereinafter referred to as the "**Vendor/Transferor**", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivors or survivor of them, the respective heirs, executors and administrators of such last surviving partner, his/her/their assigns) of the **ONE PART**:

VENDOR/TRANSFEROR Eskay	PURCHASEE/TRANSFeree
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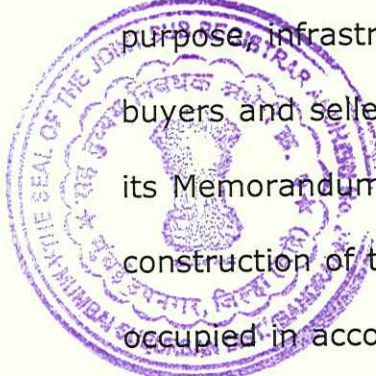
AND

D. NAVINCHANDRA EXPORTS PRIVATE LIMITED, a Company incorporated under provisions of Companies Act 2013, and having its CIN No. U51398MH2005PTC155937, having its registered office address at GW8101, "G" Tower, West Wing, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra East, Mumbai - 400051, hereinafter referred to as the "**Purchaser/Transferee**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and assigns) of the **OTHER PART**:


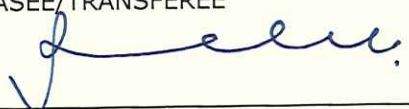
W H E R E A S:

(a) BHARAT DIAMOND BOURSE, is a Company registered under provisions of Section 25 of the Companies Act, 1956 (hereinafter referred to as the "**Said BDB**"), with the main object of establishing a Bourse for the promotion of exports of Gem & Jewellery from India and to provide for this purpose, infrastructure and other facilities in India for Indian and overseas buyers and sellers of Gem & Jewellery. The said BDB has in 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 said BDB.

(b) The Said BDB had by two Agreements to Lease dated 1st day of March, 1993 and 18th day of May, 1993 with Mumbai Metropolitan Region Development Authority (MMRDA) acquired lease of two pieces of the land which were duly amalgamated into Plot No. C-28 at G - Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban (hereinafter referred to as "**the Said Plot**") and more particularly described in the First Schedule hereunder. In pursuance to the above two agreements, said BDB has



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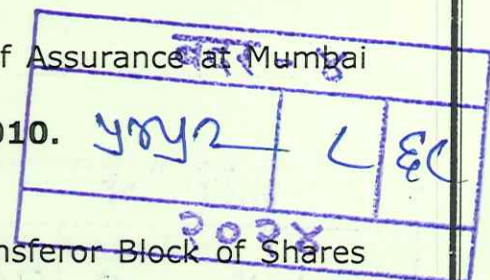
VENDOR/TRANSFEROR 	PURCHASER/TRANSFEEE 
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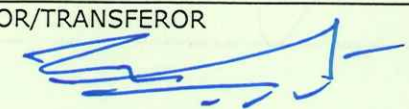

executed and registered the Lease Deed dated 31st March, 2010, with MMRDA in respect of the said Plot, under Registration No. BDR9-03277-2010 on 31st March, 2010.

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

(d) Vide an Allotment Letter dated 16.11.2010 (hereinafter referred to as the "**Said Allotment Letter**") executed between the Said BDB and the Vendor/Transferor herein, the Said BDB has allotted to the Vendor/Transferor One Office Premises bearing no. **GW9010**, admeasuring **1417** sq. ft. Carpet Area equivalent to **2024** sq. ft. Saleable/ Built up Area in "**G**" Tower, **West Core**, on the **9th Floor** and more particularly described in the Second Schedule hereunder, in the building known as the "**Bharat Diamond Bourse Complex**" constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-28 at G - Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban (herein after referred to as the "**Said Office**") The Said Allotment Letter has been duly registered with the Sub-Registrar of Assurance at Mumbai under Serial No. **BDR-9-11729-2010** on **16.11.2010**.

(e) The Said BDB has also allotted to the Vendor/Transferor Block of Shares comprising of **2024** Equity Shares having face value of Rs. 1,000/- each bearing Distinctive Nos. **1196162 to 1198185** (both inclusive) held under Share Certificate No. **G/1847** in respect of the said Office premises (hereinafter the Block of Shares for the said Office premises referred to as



VENDOR/TRANSFEROR x 	PURCHASEE/TRANSFeree x 
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"the Said Shares") and more particularly described in the Third Schedule hereunder written. The Said Office and the Said Shares are hereinafter collectively referred to as the "Said Premises".

(f) By virtue of the Said Allotment Letter and the allotment of the Said Shares, the Vendor/Transferor has been granted right to use and occupy the Said Premises. The Said BDB has delivered and handed over to the Vendor/Transferor vacant, quiet and peaceful possession of the Said Premises. The Vendor/Transferor thus became the owner of and are seized and possessed of or otherwise well and sufficiently entitled to the Said Premises pertaining thereto, subject to the provisions of the Articles of Association of the Said BDB and as per the Terms and conditions of the Lease Deed dated 31st March, 2010.

(g) The Vendor/Transferor declare that:

(i) The Said Allotment Letter and Share Certificate are still valid and subsisting and the same is neither revoked nor cancelled in any manner whatsoever by any person or persons and no intimation thereof has been received by the Vendor/Transferor till the date hereof.

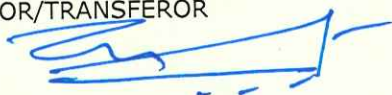
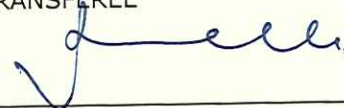
(ii) The Vendor/Transferor hereby sells and transfers the Said Premises to the Purchaser/Transferee.

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

(iv) The Vendor/Transferor is in exclusive use, occupation and uninterrupted possession of the Said Premises and paying rent and all the taxes to the Said BDB and all other Government Authorities in respect of the Said

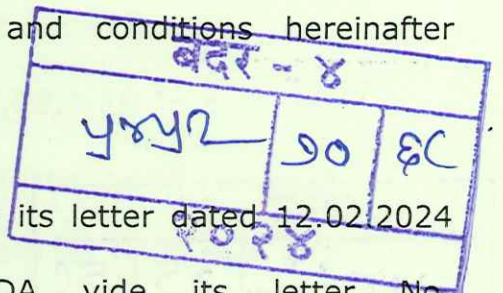


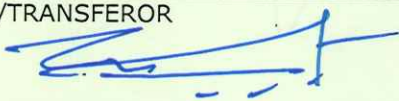
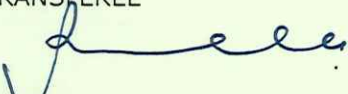
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VENDOR/TRANSFEROR 	PURCHASER/TRANSFEEE 
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Premises and nothing is outstanding till the date hereof and save and except it no one has any share, right, title and interest in the Said Premises or any part thereof.

- (v) The Said Premises are free from all encumbrances, mortgages, litigations and secured or unsecured liabilities and the Said Premises are having a clear marketable title.
- (vi) The Vendor/Transferor has neither created any tenancy, sub-tenancy, leave and license, lien, charge, sub-lease, mortgage or encumbrance of any nature whatsoever in respect of the Said Premises nor it has received any token or earnest or any other amount in any manner whatsoever nor it has entered into any agreement or arrangement with any person or party for sale or assignment of the Said Premises or any part thereof.
- (vii) There is no suit or any litigation pending in any court of law in India nor has any decree or judgment or attachment been passed in respect of the Said Premises or any part thereof.
- (viii) The Vendor/Transferor has agreed to sell and transfer the Said Premises together with the right to occupy, own, possess and use the Said Premises and the Purchaser/Transferee has agreed to purchase the Said Premises together with the occupancy rights, free from all encumbrances, litigations, mortgages and with clear marketable title for the lump sum consideration of **Rs.6,88,16,000/- (Rupees Six Crore Eighty Eight Lakhs Sixteen Thousand Only)** and upon the terms and conditions hereinafter appearing.
- (ix) At the specific request of the Said BDB vide its letter dated 12.02.2024 addressed to the MMRDA, the MMRDA vide its letter No. L&EC/BKC(G)/BDB(C-28)/Assign.Part-10/840/2024 dated 03.05.2024 annexed hereto as ANNEXURE have granted permission to assign the



VENDOR/TRANSFEROR 	PURCHASEE/TRANSFEEEE 
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premises as stated herein above on the terms and conditions as contained therein.

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

1. The recitals contained above form an integral part of this Sale Deed-Cum Transfer as if the same were set out and incorporated in the operative part.

2. The Vendor/Transferor doth hereby confirms to sell and transfer the Said Shares and his present and future interest in the capital pertaining to the Said premises bearing no. **GW9010**, admeasuring **1417** sq. ft. Carpet Area equivalent to **2024** sq. ft. Saleable/ Built up Area in **"G" Tower, West Core**, on the **9th Floor** and Block of Shares comprising of **2024** Equity Shares having face value of Rs. 1,000/- each bearing Distinctive Nos. **1196162 to 1198185** (both inclusive) held under Share Certificate No.

G/1847 of said premises in the building known as the **"Bharat Diamond Bourse Complex"** situated and lying at CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District and Sub-District of Mumbai Suburban.

The Said Premises and right of occupancy and use thereof to the Purchaser/Transferee and the Purchaser/Transferee hereby has purchased and acquired the same from the Vendor/Transferor; free from all encumbrances at or for the lumpsum consideration amount of **Rs.6,88,16,000/- (Rupees Six Crore Eighty Eight Lakhs Sixteen Thousand Only)**.

3. In pursuance of the Said Sale Deed Cum Transfer and in consideration of the sum of **Rs.6,88,16,000/- (Rupees Six Crore Eighty Eight Lakhs Sixteen Thousand Only)** paid by the Purchaser/Transferee on or before

the execution of these presents (the payment and receipt whereof the Vendor/Transferor doth hereby admit and acknowledge of and from the same and every part thereof doth forever acquit, release and discharge the

VENDOR/TRANSFEROR



PURCHASEE/TRANSFEREE



Purchaser/Transferee) being the full and final consideration amount as herein mentioned, the Vendor/Transferor hereby both grant, assign, convey, transfer and assure unto the Purchaser/Transferee forever the Said Shares, together with the rights in the Said Premises, together with all the benefits, advantages and burden granted by the Said Allotment Letter and being member of the Said BDB, free from all encumbrances, litigations, mortgages and with clear marketable title. The Purchaser/Transferee has paid the aforesaid consideration to the Vendor/Transferor the receipt whereof the Vendor/Transferor doth hereby admit and acknowledge.

4. As the Vendor/Transferor is an Indian Resident, the Purchaser/Transferee are liable to deduct tax @1% on the total consideration for the transfer of the Said Premises and pay the same to the Income Tax Department as per the provisions of Section 194 - IA of the Income Tax Act, 1961. The Purchaser/Transferee shall provide the certificate of deduction of tax at source in Form No.16 B to the Vendor/Transferor.
5. The Vendor/Transferor hereby declares to give its consent to the Purchaser/Transferee to deduct the tax @ 1% u/s 194-IA of the Income Tax Act, 1961 from the total consideration payable by the Purchaser/Transferee to the Vendor/Transferor.
6. There is not and there has not been any litigation, legal or other proceedings before any court or authority touching or concerning the Said Premises pertaining thereto and there is no notice of lis-pendens, order, decree, attachment or action of any court or authority including the Income Tax authority and that there are no income tax dues and/or proceedings pending or notices issued against the Vendor/Transferor, as contemplated under the Section 281 of the Income Tax Act, 1961 touching or concerning the Said Premises.



बदर - ४

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VENDOR/TRANSFEROR 	PURCHASEE/TRANSFEREE
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7. The Vendor/Transferor has handed over the vacant and peaceful possession of the Said Premises to the Purchaser/Transferee, free from all encumbrances, mortgages, litigations and with clear marketable title.

8. The Vendor/Transferor further confirms that :

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

(ii) The Vendor/Transferor shall cause the Said BDB to transfer the said premises in the record of the Said BDB from the name of the Vendor/Transferor to the name of the Purchaser/Transferee;

(iii) The Vendor/Transferor shall cause the Said BDB to enroll the Purchaser/Transferee as the shareholders of the Said BDB in the place and the stead of the Vendor/Transferor.

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

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

11. The Vendor/Transferor declares and covenants that all the rents, taxes and outgoings in respect of the Said Premises are paid by it till the date hereof

VENDOR/TRANSFEROR

PURCHASEE/TRANSFEEE

and hereinafter the same shall be borne and paid by the Purchaser/Transferee.

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

13. That the right, title and interest of the Vendor/Transferor in the Said Premises or any of it is not the subject matter of any pending litigation or any attachment either before or after judgment, nor the same is subject to any attachment or prohibitory order issued by the department of the state or central government, other authorities, courts of law, Tribunal or Arbitrators where by the Vendor/Transferor is prevented or restrained from assigning or transferring all its rights in the said premises to the Purchaser/Transferee as envisaged under this agreement.

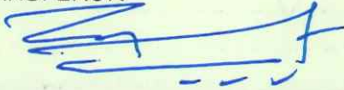



14. It is confirmed by and between the parties hereto that the aforesaid consideration, is inclusive of the benefit of sinking fund deposit and any other deposit lying to the credit of the Vendor/Transferor in the records of the Said BDB.

15. The Vendor/Transferor declare that all dues payable by the Vendor/Transferor to the said BDB by way of outgoings, cesses, taxes and other charges including the major repair charges, balance installment charges, electricity charges, etc. towards the Said Premises shall be paid by it till the date of execution of these presents.

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16. The Vendor/Transferor doth hereby confirms and undertakes to execute all deeds, documents, writing and assurances as maybe required to be executed in favour of the Purchaser/Transferee for perfecting the title of

VENDOR/TRANSFEROR 	PURCHASEE/TRANSFEREE 
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the Purchaser/Transferee as the owner of the Said Premises and absolutely from time to time at all times hereafter as may be required by the Purchaser/Transferee or its counsels or counsels-in-Law, at the request and cost of the Purchaser/Transferee.

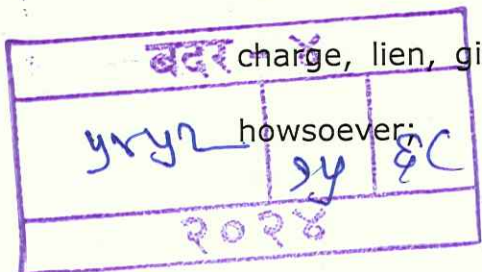
17. The Vendor/Transferor declare and confirm that on execution of these presents the Purchaser/Transferee shall be entitled to hold, enjoy and possess and own the Said Premises without any lawful interruption, claim, demand and dispute by the Vendor/Transferor or any person or party claiming through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

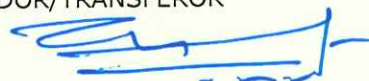

18. The Vendor/Transferor hereby confirms that on execution of these presents the right, title and interest of the Vendor/Transferor in the Said Premises as well as in the interest of the capital of Said BDB shall automatically stand transferred to and vested in the name of the Purchaser/Transferee who as the absolute owner of the Said Premises, shall be entitled to hold, occupy and enjoy the same for all times to come as aforesaid without any let or hindrance of whatsoever nature from the Vendor/Transferor or from any other person claiming to be the Vendor/Transferor.

19. The Vendor/Transferor covenant and warrant with the Purchaser/Transferee and declares as follows:

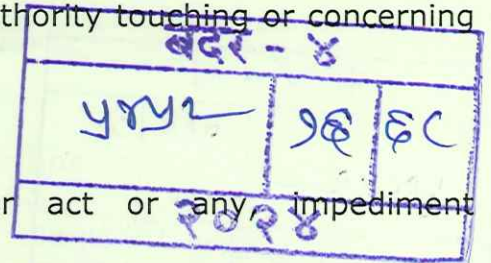
a) That the Said Premises pertaining thereto stand in the name of the Vendor/Transferor and no other person or persons has/have any right, title or interest, property, claim or demand of whatsoever nature into or upon or in the same either by way of sale, mortgage, charge, lien, gift, trust, inheritance,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


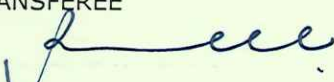
howsoever:



VENDOR/TRANSFEROR 	PURCHASEE/TRANSFEEE 
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- b) That the said premises pertaining thereto are free from all encumbrances of whatsoever nature and are not the subject matter of any litigation nor are the same or any of its attached either before or after judgment or in the execution of any decree nor any lis-pendens has been registered in respect thereof;
- c) That the Said premises is in exclusive use, enjoyment, occupation and possession of the Vendor/Transferor alone and the Vendor/Transferor has not created any third party right therein or in respect thereof;
- d) The Vendor/Transferor has not let out or given on leave and license or any other basis or parted with possession of the Said Premises or any part thereof and in a position to deliver vacant and peaceful possession thereof to the Purchaser/Transferee;
- e) The Vendor/Transferor has good right, full power and absolute authority to enter into this SALE DEED CUM-TRANSFER of the Said Premises pertaining thereto and there is no impediment or restraint or injunction against the Vendor/Transferor being able to do so;
- f) There is not and there has not been any litigation, legal or other proceedings before any court or authority touching or concerning the Said Premises pertaining thereto and there is no notice of lis-pendens, order, decree, attachment or action of any court or authority including the Income Tax authority touching or concerning the Said Premises;
- g) There is no circumstance, fact or act or any impediment prejudicially affected the full right and authority of the Vendor/Transferor to sell and/or transfer the Said Premises pertaining thereto to the Vendor/Transferor and the delivery and transfer of the Said Premises to the Purchaser/Transferee;



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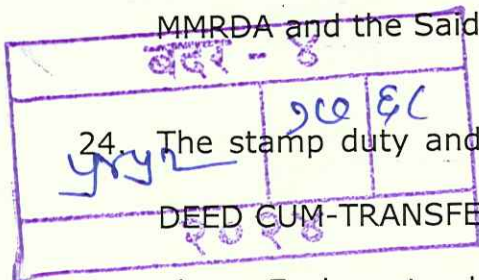
20. The Vendor/Transferor shall on execution hereof hand over to the Purchaser/Transferee the original title documents, the receipts of payments, share certificate, the latest paid up bill and receipts of the Said BDB in respect of the said premises and correspondence, letters, papers in respect of the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

21. The Vendor/Transferor declare that all dues payable by the Vendor/Transferor to the said BDB by way of outgoings, cesses, taxes and other charges including the major repair charges, balance installment charges, electricity charges, etc. towards the Said Premises shall be paid by it till the date of execution of these presents.

22. It is further confirmed by and between the parties hereto that the transfer premium/fee and/or donation and/or any related to transfer or any other amounts payable to the Said BDB / MMRDA, for the transfer of the Said Office Premises from the name of the Vendor/Transferor to the name of the Purchaser/Transferee shall be borne and paid by both the parties in equal ratio i.e.50:50.



23. 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 Deed executed between MMRDA and the Said BDB on 31.03.2010.



24. 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.

VENDOR/TRANSFEROR [Signature]	PURCHASEE/TRANSFEREE [Signature]
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25. This SALE DEED CUM TRANSFER shall be subject to the exclusive jurisdiction of the courts in Mumbai.

THE FIRST SCHEDULE ABOVE REFERRED TO

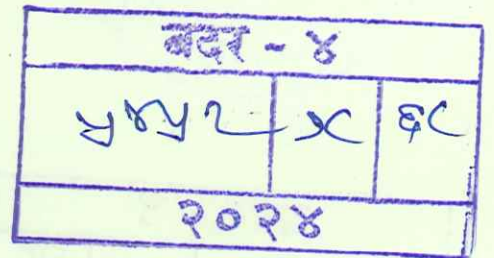
All that piece and parcel of land bearing Plot No.C-28 at G -Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that Office Premises Bearing No. **GW9010**, admeasuring **1417** sq. ft. Carpet Area equivalent to **2024** sq. ft. Saleable / Built up Area in **"G" Tower, West Wing**, on the **9th Floor**, in the building known as the **"Bharat Diamond Bourse Complex"** constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-28 at G -Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban.

THE THIRD SCHEDULE ABOVE REFERRED TO

No. of Equity Shares	Face Value of each Shares	Distinctive Nos.	Share Certificate No.	Allotted Office Premises No.
2024	1000	1196162 to 1198185	G/1847	GW9010



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

SIGNED, SEALED AND DELIVERED]
 by the Within named **Vendor/Transferor**]
M/S. ESKAY ENTERPRISES]
PAN No. AAAFE0650L]
 Through its Partners]
MR. SATISH K. MEHTA]



L.H.T.I



Sign with
 Pasthe
 Rubber
 Stamp
 For Eskay Enterprises
 Parthiv

SIGNED, SEALED AND DELIVERED]
 by the Within named **Purchaser/Transferee]**

D. NAVINCHANDRA EXPORTS PRIVATE LIMITED]
PAN No. AADCP6855C]
 Through its Director]
MR. AJESH N MEHTA]



L.H.T.I



For D. NAVINCHANDRA EXPORTS PVT. LTD.
 Sign with
 director
 Rubber
 Stamp
 Director

In the presence of...

1. Mafat Patel *m. Patel*
2. Manoj Prayapati *Manoj*



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SCHEDULE OF PAYMENT CUM RECEIPT

RECEIVED from within named Purchaser/Transferee i.e. from **D. NAVINCHANDRA EXPORTS PRIVATE LIMITED**, a sum of **Rs.6,88,16,000/- (Rupees Six Crore Eighty Eight Lakhs Sixteen Thousand Only)** being full and final consideration received towards the transfer and right, title and interest in Office No. **GW9010**, admeasuring **1417** sq. ft. Carpet Area equivalent to **2024** sq. ft. Saleable / Built up Area in "**G**" Tower, **West Wing**, on the **9th Floor** in the building known as the "**Bharat Diamond Bourse Complex**" made as follows:-

DRAWN IN THE NAME OF	CHEQUE/ RTGS NO.	DATE	NAME OF BANK	AMOUNT IN RS.
M/S. ESKAY ENTERPRISES.	372757	20.1.2024	State Bank of India, Branch BDB	Rs.25,00,000/-
	590606	23.05.2024		Rs.6,56,13,550/-
TDS @ 1% of consideration amount U/S. 194-IA of Income tax Act, 1961				Rs.7,02,450/-
TOTAL				Rs. 6,88,16,000/-

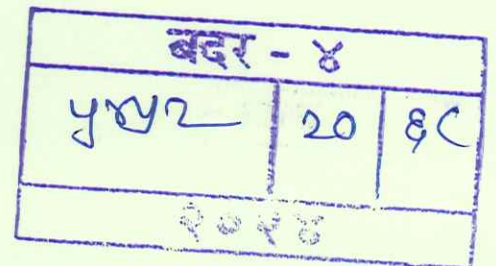
We Say Received **Rs.6,88,16,000/- (Rupees Six Crore Eighty Eight Lakhs Sixteen Thousand Only)**.

M/S. ESKAY ENTERPRISES
Through its Partner

Sign with Partner Rubber Stamp

For Eskay Enterprises

(MR. SATISH K. MEHTA)
Vendor / Transferor





BDB/CS/T/SE/SV/93/2024/42664

Date: 12th February, 2024

To,
ESKAY ENTERPRISES,
GW9010, BHARAT DIAMOND BOURSE
BKC, BANDRA E, MUMBAI-400051

Dear Sir,

Sub: Provisional NOC for creating Transfer

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

Sr. No.	Share Certificate No.	Block of Shares	Premises No.
1	G/1847	2024	GW9010

This provisional NOC is subject to the following condition:-

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

BDB shall obtain NOC/ approval from MMRDA for creating Transfer in favor of D NAVINCHANDRA EXPORTS PVT. LTD

Yours faithfully,
For BHARAT DIAMOND BOURSE

AUTHORIZED SIGNATORY



✓ CC:- D NAVINCHANDRA EXPORTS PVT. LTD
GW8101, BHARAT DIAMOND BOURSE,
BKC, BANDRA E, MUMBAI-400051

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Registered Address : Administrative Office (Upper Basement, Between Tower B & C), Near Gate No. 4

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

Tel : 022 3392 1700 / 3392 1500 | support@bdbindia.org | www.bdbindia.org

CIN : U51398MH1984NPL033787

No.L&EC/BKC(G)/BDB(C-28)/Assign.Part- 10/ 840 /2024

Date : 03/05/2024

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

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

- Ref.: i) Our letter No. LC/BKC(G)/BDB(C-28)/Assign. Part-53/1059/2022,
 Dt 20/06/2022.
 ii) Our letter No. L&EC/BKC(G)/BDB(C-28)/Assign. Part-37/851/2022,
 Dt 10/05/2022
 iii) Your letter dated 12/02/2024 (2Nos.)

Sir,

With reference to your letter under reference on the subject mentioned above, it is to inform you that you were granted consent to assign the unit of demised premises constructed on the Plot No. C-28 in 'G' Block of Bandra - Kurla Complex on Leave & License basis under reference letter Sr. No. (i) above, as detailed below:-

Sr. No.	Unit of the Premises No.	Share Certificate No.	Name of the Member (Assignor)	Name of the Assignee	Area	Mode of Assignment
1	BC2020	B/0186	Parimal M. Parkh	Silver Star Exports	As per approved plan	On Leave & License basis for 3 years
2	GW9010	G/1847	Eskay Enterprises	Addi Diamonds & Jewellery Pvt. Ltd.	As per approved plan	On Leave & License basis for 3 years

As informed by you vide your letter under reference, the Assignor as stated above has early terminated the License Agreement executed with Assignee & duly confirmed by both of them.

2. I am therefore directed to inform you that as requested by you vide your letters referred at Sr. No. (ii) above, the Hon. Metropolitan Commissioner is pleased to grant his consent to assign the said unit of the premises as stated below, for residual period of lease, subject to confirmation letter for termination issued by Licensee :-

Sr. No.	Premises No.	Share Certificate No.	Name of the Member (Assignor)	Name of the Assignee	Trade Membership No.	Area
1.	BC2020	B/0186	Parimal M. Parikh	Silver Star Exports	M3903	As per approved plan
2	GW9010	G/1847	Eskay Enterprises	D Navinchandra Exports Pvt. Ltd.	M1652	As per approved plan

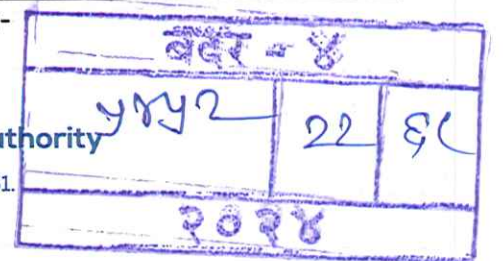
3. The consent is granted on the following terms and conditions :-

Mumbai Metropolitan Region Development Authority

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

EPABX +91 22 2659 0001 / 4000

<https://mmrda.maharashtra.gov.in>



- (i) The consent is issued based upon the document submitted by the applicant and MMRDA stands indemnified in the event of any discrepancy in the documents submitted by the applicant. Applicant (viz., Lessee, Sub-Lessee) will be fully liable(civil and criminal, where applicable) for wrong information submitted, if any.
- (ii) The above consent is granted subject to your undertaking in respect of approval of plan of premises mention in a Table in Para-1 above. You should not make any changes in the said plan without approval of the Appropriate Authority. If it is found that there is any variation in plan of which undertaking is submitted, the consent granted herein shall stands withdrawn & cancelled.
- (iii) The Consent for assignment of the premises is granted subject to Lease Deed executed between Mumbai Metropolitan Region Development Authority and Bharat Diamond Bourse on 31/03/2010 & further subject to payment of all the dues along with interest to MMRDA, if any.
- (iv) All the obligations devolving upon you in terms of the above said Lease Deed shall be performed in strict accordance with the said Lease Deed and shall be binding upon the Assignee & further subject to payment of all the dues along with interest to MMRDA, if any.
- (v) The Assignee should use the demised premises for the purpose stated in Article 2(n) of the Lease Deed referred to above & for no other purpose.
- (vi) The instrument of intended transfer should include the following Clauses:-

(a) **Recital Clause :-**

“At the specific request of the Bharat Diamond Bourse vide its letter dated addressed to the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No.LC/BKC(G)/BDB (C-28)/Assignment Part- /...../10, dated, annexed hereto as ANNEXURE have granted permission to assign the premises as stated herein above on the terms and conditions as contained therein.

(b) **Article Clause :-**

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

- (vii) This consent should be exercised within 90 days from the date of this letter the certified copy of the INDEX-II of the Deed of Assignment so executed & registered with the Sub-Registrar of Assurance should be submitted to this office for records. They could not availed the said consent within above said period then either they will have to apply to the Authority for extension or to inform to the Authority for cancellation of the same within within 15 days thereafter otherwise it will be presume that the Lessee has availed the consent and the assignment charge will be levied.



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- (viii) The assignment charges equal to 10% of the stamp duty chargeable on the instrument of the Deed of Assignment should be paid to MMRDA immediately within seven days after execution & registration of the Deed of Assignment. Delay in payment will attract interest @ 13.45% p.a. or as may be applicable from time to time.

Yours faithfully,

Vikas Patil
(VIKAS PATIL)
LANDS & ESTATE MANAGER
MMRDA

Copy to:-

- 1) Parimal M. Parikh
- 2) Eskay Enterprises



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

सूची क्र.2

दुय्यम निबंधक : अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 11729/2010

नोंदणी :

Regn:63m

गावाचे नाव : कोलेकल्याण

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2234500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :प्रिमायसेस नं जी डब्ल्यू 9010, 9 वा मजला, टॉवर नं जी , वेस्ट विंग, क्षेत्र 2024 चौ फुट बांधीव, सोबत 2 कारपार्किंग सहीत, भारत डायमंड बोर्स कॉम्प, बी के सी, प्लॉट नं 28, जी ब्लॉक, बांद्रा पू मुं 51.--- एडीजे नं ए -1917-10 ---सिटीएस नं 4207,
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- भारत डायमंड बोर्स तर्फे संचालक प्रकाश सी शाह -- वय:-55पत्ता:-भारत डायमंड बोर्स , बी के सी बांद्रा पू मुं पिन कोड:-पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- एस्के एंटरप्राईजेस तर्फे भागीदार तुषार के मेहता -- वय:-58पत्ता:- २५०१ पंचरत्न अपिंरा हाऊस मुं ४ ९-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/11/2010
(10)दस्त नोंदणी केल्याचा दिनांक	16/11/2010
(11)अनुक्रमांक,खंड व पृष्ठ	11729/2010
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	111751
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22400
(14)शेरा	-



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B.O.L. Shareholding Ltd
9th Floor, Bharat
Building, A. D. Marg, Fort
Mumbai-400001
D-5/S/STP(VVC, R. 1002/02/00/0000 16



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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.

FOUNDER & MANAGING DIRECTOR
(DIPLOMA IN COMPANY LAW)
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/-

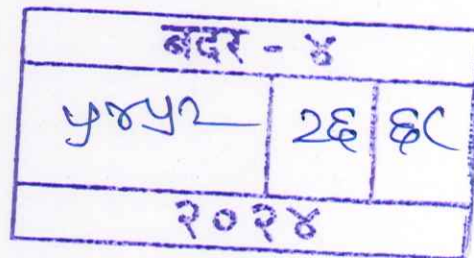
Registered Folio No. **1606**
Name(s) of Holder(s) : **ESKAY ENTERPRISES**

Certificate No. **G/1847**

No. of Share(s) held : **2024**

Distinctive No.(s) of Share(s) From : **1196162 To 1198185**

Given under the Common Seal of the Company on this **6 NOV 2010**



The holder of this share certificate is entitled to the occupancy rights over the Office Premise No. GW9010 on the 9th floor of Tower G of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

Director

Director

Authorised Signatory



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



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

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

Date:

6 SEP 2009

OCCUPANCY CERTIFICATE

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

Sub: Occupancy Certificate for Tower no.7 [consisting of Basement + Ground + 9 upper floors] & Tower no.-7B [consisting of Basement + Ground + 9 upper floors] of Commercial Building constructed on plot no. C-2B of 'G' Block of 'Bharat Diamond Bourse' (BDB).

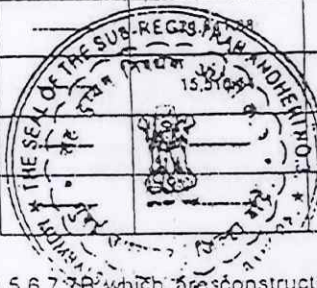
- Ref- (1) MMRDA's CC for amended drawings dt. 23/10/2001.
(2) MMRDA's NOC for Occupation for Tower T-2 & T-3 dt.03/10/2007
(3) MMRDA's NOC for Occupation for Tower T-1 dt. 15/01/2008.
(4) MMRDA's NOC for Occupation for Tower T-4 dt. 13/02/2008.
(5) MMRDA's NOC for Occupation for Tower T-5 dt. 1/04/2008.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



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 1,61,883.24 sq.m. for the Commercial Buildings of "Bharat Diamond Bourse" on plot no'C-2B' in 'G' Block of Bandra-Kurla Complex being completed.

Tower no.	NOC for OC is issued on	Built-Up Area As per NOC to OC (sq.m.)	Built-Up Area as per the amended as-built drawings (sqm)	Total Built-Up Area (sqm)	Remarks
Tower no. 1 (Basement + Gr + 7 floors)	15/01/2008	9,325.54	8,372.89	8,372.89	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 2 (Basement + Gr + 9 floors)	3/10/2007	16,730.71	16,616.56	16,616.56	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 3 (Basement + Gr + 9 floors)	3/10/2007	25,146.00	23,038.85	23,038.85	This 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	29,784.95	27,862.33	27,862.33	This 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	23,165.44	No change	23,165.44	NOC for OC is already issued
Tower no. 6 (Basement + Gr + 9 floors)	6/05/2008	22,462.37	No change	22,462.37	NOC for OC is already issued
Tower no. 7 (Basement + Gr + 9 floors)	-----	-----	-----	24,841.88	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 7B (Basement + Gr + 9 floors)	-----	-----	-----	15,516.54	This built up area is to be read with the "as built" drawings enclosed along this letter.
Total BUA				1,61,676.88	घट्ट-१/ २२६७९७९
Permissible BUA				1,61,883.24	२०१०



2. The Tower nos.1,2,3,4,5,6,7,7B which are constructed and complete on the plot under reference under the supervision of (i) Architect, Reza Kabul (ii) Shri. J. Ghose, Structural Engineer, M/s. Mahindra Raj Consultants-Pvt. Ltd. are hereby permitted to be occupied subject to the condition that this Occupancy Certificate is valid after the following conditions are complied with:

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 050

TELEPHONE : 2659 0001-04 / 2659 4000 • FAX : 2659 1264 • E-MAIL : mmrda@iaspm01.vsnl.net.in • WEB SITE : http://www.nimr.mumbai.org



- (1) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 the applicant (BDB) shall pay the premium for the area covered by staircase, lift & lift to taken free of FSI to MMRDA not later than the period of 60 days from the date of issuance of the Occupancy Certificate
- (2) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 the applicant (BDB) shall pay the penalty for additional work to MMRDA not later than the period of period of 60 days from the receipt of demand note from MMRDA.
- (3) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 the applicant (BDB) shall pay the additional premium for grant of extension of period of completion of building to MMRDA not later than the period of 60 days from the receipt of demand note from MMRDA.
- (4) That the applicant (BDB) shall submit the certificates under section 270-A of BM Act issued by Hydraulic Engineer, MCGM.

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

(6) This permission is issued without prejudice to action, if any, under MR&I Act.



For BHARAT DIAMOND BOURSE

Director / Secretary

Certified True Copy



Metropolitan Commissioner
MMRDA

Enclosures :-

- (i) Amended as-built drawing nos.ARK/BDB/MT7/01 to 25 (25 drawings) for Tower 1
- (ii) Amended as-built drawing nos.ARK/BDB/MT7B/01 to 24 (24 drawings) for Tower 1
- (iii) Amended as-built drawing nos.ARK/BDB/MT1/01 to 17 (17 drawings) for Tower 1
- (iv) Amended as-built drawing nos.ARK/BDB/MT2/01 to 21 (21 drawings) for Tower 2
- (v) Amended as-built drawing nos.ARK/BDB/MT3/01 to 21 (21 drawings) for Tower 3
- (vi) Amended as-built drawing nos.ARK/BDB/MT4/01 to 21 (21 drawings) for Tower 4

Copy to :- 1) The Project Director, -----(without enclosure)
Bharat Diamond Bourse,
Ground Floor, Construction Site Tower no. H,
'G' Block, Bandra Kurla Complex, Bandra(E), Mumbai-400 051.

वदर-९'
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०१०

2) The Executive Engineer, -----(with enclosures)
Building Proposals-Western Suburbs, MCGM
MCGM Office, H&K Ward,
R.K.Patkar Marg, Bandra (West), Mumbai - 400 050.
(Total 129 drawings enclosed herewith).

वदर - ४		
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१०२४		



BHARAT DIAMOND BOURSE
DALLI
12/15



D. NAVIN

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF D. NAVINCHANDRA EXPORTS PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT GW-8101, 8TH FLOOR, G-TOWER, BHARAT DIAMOND BOURSE BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400051, ON WEDNESDAY, MAY 22, 2024, AT 11.00 A.M.

RESOLUTION TO EXECUTE AGREEMENT FOR SALE AND SALE DEED CUM TRANSFER:

RESOLVED THAT AGREEMENT FOR SALE and SALE DEED CUM TRANSFER to be executed with **M/S. ESKAY ENTERPRISES**, a partnership firm registered under Indian Partnership Act, 1932, having its office address at 2501, Panchratna, M P Marg, Opera House, Mumbai - 400 004 (hereinafter called as "Vendor/Transferor") in respect of the Office Premises No. GW9010, G Tower, 9th floor at Bharat Diamond Bourse Complex situated at G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 and shares as mentioned in the AGREEMENT FOR SALE and SALE DEED CUM TRANSFER

FURTHER RESOLVED THAT MR. SAMIR S MEHTA (DIN: 00244242) and MR. AJESH N MEHTA (DIN: 01546771), Directors of the aforesaid company, are hereby authorized to sign jointly or severally the AGREEMENT FOR SALE and SALE DEED CUM TRANSFER, and other relevant documents as mentioned in the AGREEMENT FOR SALE and SALE DEED CUM TRANSFER and to admit execution of such documents and to appear before the Sub-Registrar of Assurances for registering the above AGREEMENT FOR SALE and SALE DEED CUM TRANSFER and all other related documents and to do all such acts as necessary in respect of the aforesaid premises and the Said Shares and to receive the original title documents including Share Certificates from Vendor/Transferor and to receive the vacant and peaceful possession of the aforesaid premises as mentioned in the AGREEMENT FOR SALE and SALE DEED CUM TRANSFER.



True Extract

D. NAVINCHANDRA EXPORTS PVT. LTD.

(Mr. SAMIR S MEHTA)
Directors (DIN: 00244242)

(Mr. AJESH N MEHTA)
Directors (DIN: 01546771)



Place : MUMBAI.
Date : 22nd May, 2024.

952 - 8		
4002	29	EC
CIN NO : U51398MH2005PTC155937		
+91 22 66076000 / 53-87		

ESKAY ENTERPRISES

2501,PANCHRATNA,M P MARG, OPERA HOUSE , MUMBAI – 400 004. TEL : 66375751/52

Email : admin@eskay.net.in Mo : 9821172288

AUTHORITY - CUM - CONSENT

We, **M/S. ESKAY ENTERPRISES**, a partnership firm, have agreed to enter into the Agreement for Sale and Sale Deed Cum Transfer to be executed with **M/S. D. NAVINCHANDRA EXPORTS PVT. LTD.**, a Partnership Firm having its registered office address at GW8101, 8th Floor Bharat Diamond Bourse, Bandra Kurla Complex, BKC Road, Bandra East Mumbai – 400051. (hereinafter referred to as the "Purchaser/Transferee"), in respect of the Block of Shares comprising of **2024** Equity Shares having face value of Rs. 1,000 /- each bearing Distinctive Nos. **1196162 to 1198185** (both inclusive) held under Share Certificate No. **G/1847** with all rights, benefits and burden attached thereto including rights in respect of the Office premises Bearing No. **GW9010**, admeasuring **2024** sq. ft. Saleable / Built up Area in '**G**' Tower, **West** Wing, on the **9th Floor** 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-28 at G –Block Bandra Kurla Complex, situated and lying in CTS No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban and their present and future interest in the capital pertaining to the Said Premises in Bharat Diamond Bourse and right of occupancy and use thereof to the Purchaser/Transferee (hereinafter the office premises and the said shares are collectively referred to as the "Said Premises").

MR. SATISH KANTILAL MEHTA and MR. TUSHAR KANTILAL MEHTA, are the Partners of M/S. ESKAY ENTERPRISES, are hereby authorized to sign jointly or severally the above mentioned Agreement for Sale and Sale Deed Cum Transfer, Application for NOC and other documents to BDB / MMRDA, Share Transfer documents, Power of Attorney, Indemnity Bond and other relevant documents and appear before the Sub-Registrar of Assurances for registering the above Agreement for Sale and Sale Deed Cum Transfer and other related documents and to do all such acts as may be necessary in respect of the sale and transfer of the Said Premises and the said shares in favour of the Purchaser/Transferee.

For Eskay Enterprises


Partner

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509/6380

पावती

Original/Duplicate

Friday, April 19, 2024

नोंदणी क्र. :39म

4:46 PM

Regn.:39M

पावती क्र.: 6762 दिनांक: 19/04/2024

गावाचे नाव: गिरगाव

दस्तऐवजाचा अनुक्रमांक: बबई5-6380-2024

दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मेसर्स डी नवीनचंद्र एक्सपोर्ट्स प्रा लि चे संचालक अजेश नवीनचंद्र मेहता -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

DELIVERED

एकूण:

रु. 500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:05 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक, मुंबई-5

सह. दुय्यम निबंधक

मुंबई शहर क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424191715269 दिनांक: 19/04/2024

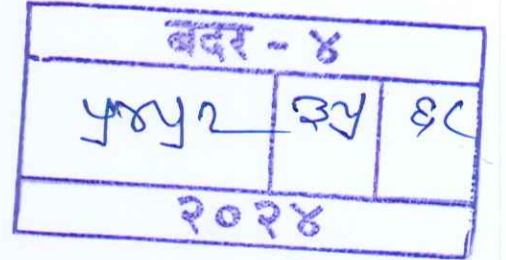
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000858475202425P दिनांक: 19/04/2024

बँकेचे नाव व पत्ता:

DELIVERED





CHALLAN
MTR Form Number-6



GRN	MH000858475202425P	BARCODE			Date	19/04/2024-13:18:37	Form ID	48(f)	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name	BOM5_JT SUB REGISTRAR MUMBAI 5			Full Name	D. NAVINCHANDRA EXPORTS PVT. LTD				
Location	MUMBAI			Flat/Block No.	SPECIAL POWER OF ATTORNEY				
Year	2024-2025 One Time			Premises/Building					
Account Head Details		Amount In Rs.		Road/Street	AS PER DOCUMENT				
0030045501	Stamp Duty	500.00		Area/Locality	MUMBAI				
0030063301	Registration Fee	100.00		Town/City/District					
				PIN	4 0 0 0 0 6				
				Remarks (If Any)	SecondPartyName=DHIMANT M. SHAH AND OTHER				
				Amount In	Six Hundred Rupees Only				
Total			600.00	Words					
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	10000502024041903241	2517758107613				
Cheque/DD No.			Bank Date	RBI Date	19/04/2024-13:18:50	Not Verified with RBI			
Name of Bank			Bank-Branch	STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date	Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9619004686
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



बदर - ५
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बदर - ४
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२०२४



CHALLAN
MTR Form Number-6



GRN	MH000858475202425P	BARCODE			Date	19/04/2024-13:18:37	Form ID	48(f)	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BOM5_JT SUB REGISTRAR MUMBAI 5					
Location				MUMBAI					
Year				2024-2025 One Time					
Account Head Details				Amount In Rs.					
0030045501 Stamp Duty				500.00					
0030063301 Registration Fee				100.00					
Total				600.00					
Payment Details				STATE BANK OF INDIA					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		10000502024041903241 2517758107613	
Name of Bank				Bank Date		RBI Date		19/04/2024-13:18:50 Not Verified with RBI	
Name of Branch				Scroll No. , Date		Not Verified with Scroll			
Department ID :				Mobile No. : 9619004686					
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.									
सदर चलान केवल दृश्यम निबंधक कार्यालय नोंदणीकृत असल्या वरवीसाठी लागू आहे. कोरपी नोंदणीकृत दस्त्याच्या वरवीसाठी सदर चलान लागू नाही.									
Challan Defaced Details				 					
Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount				
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2	(IS)-509-6380	0000498104202425	19/04/2024-16:46:09	IGR550	500.00				
Total Defacement Amount					600.00				

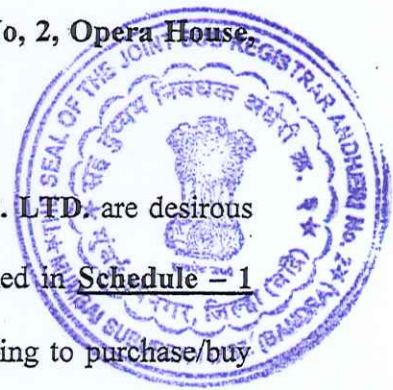


19/04/2024

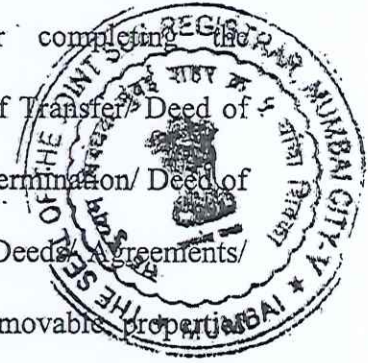
Print Date 19-04-2024 04:50:59

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come; I MR. AJESH NAVINCHDNRA MEHTA, having PAN: AABPM7824R and AADHAR: 8327-6842- 2630, aged 55 years, an Indian Inhabitant and presently having address at:- at Flat No 903, 9th Floor South Ridge 54, Ridge Road, Opp. Teen Batti Police Station, Walkeshwar, Mumbai – 400006; in the capacity as the director of M/S. D. NAVINCHANDRA EXPORTS PVT. LTD., 210 ,Floor-2 , Plots -CS 1487, Prasad Chambers ,TATA Road No, 2, Opera House Girgaon , Mumbai 400 004 SEND GREETINGS:-



WHEREAS M/S. D. NAVINCHANDRA EXPORTS PVT. LTD. are desirous and/or intending to sell and transfer immovable properties mentioned in **Schedule – 1** mentioned hereinbelow written and we are also desirous and intending to purchase/buy immovable properties mentioned in **Schedule – 2**, hereinbelow written and also future property in the name of M/S. D. NAVINCHANDRA EXPORTS PVT. LTD. not particularly mentioned in the Schedule 2 hereunder written. As a Director I am pre-occupied, therefore, as Director I am unable to visit the competent authorities as Purchaser/Buyer/Transferee and/or Seller/Vendor/Transferor for completing the formalities of entering into Agreement for Sale/ Sale Deed/ Deed of Transfer/ Deed of Assignment/ Deed of Rectification / Deed of Cancellation/ Deed of Termination/ Deed of Confirmation and/or any other Agreements/ Documents/ Writings/ Deeds/ Agreements/ Affidavits/ Indemnity Bonds / Forms etc., in respect of our immovable properties mentioned in Schedule 1 & 2 respectively written hereinbelow, which are and/or will be in the name of M/s D Navinchandra Exports Private Limited and therefore, I am unable to remain present before the Sub-registrar of Assurances, Competent Authorities for the registration of the same having jurisdiction of Mumbai and/or Maharashtra and/or India.



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NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that M/S. D. NAVINCHANDRA EXPORTS PVT. LTD. through its Director AJESH NAVINCHDNRA MEHTA authorised vide Resolution of the Board of Directors dated 19/04/2024 do hereby nominate, constitute, and appoint (1) MR. DHIMANT M.

Ajesh Navinchandra Mehta
Dhimant M.

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SHAH, having PAN: AACPS8758D and AADHAR: 8691-1571-0924 and (2) MR. BHAVESH B. PANDYA, having PAN: AACPS8758D and AADHAR: 2909-4011-2388, both are adults and Indian Inhabitants and working in M/S. D. NAVINCHANDRA EXPORTS PVT. LTD., to be our true and lawful attorney to jointly and/or severally act for us and in our name and do all acts, deeds and things relating to the our Immovable Properties that is to say :



1. To jointly and/or severally appear before the Sub-Registrar of Assurances or any other Competent Authority and lodge the Agreement for Sale/ Deed of Sale/ Deed of Transfer/ Deed of Assignment/ Deed of Rectification / Deed of Cancellation/ Deed of Termination/ Deed of Confirmation and/or any other Agreements/ Documents/ Writings/ Deeds/ Agreements/ Affidavits/ Indemnity Bonds / Forms etc. and all other relevant documents, originally executed or signed by us, for registration in respect of our Immovable Properties including the properties mentioned in Schedule 1 and Schedule 2 respectively written hereunder and to admit execution of the same with Sub-Registrar of Assurances or any other competent authority and complete the formalities of the registration of the same.



2. To jointly and/or severally lodge, present, admit ~~and execute~~ in our name and our behalf the Agreement for Sale/ Sale Deed/ Deed of Transfer/ Deed of Assignment/ Deed of Rectification / Deed of Cancellation/ Deed of Termination/ Deed of Confirmation and/or any other Agreements/ Documents/ Writings/ Deeds/ Agreements/ Affidavits/ Indemnity Bonds / Forms and any other relevant documents, originally executed or signed by us, for registration in respect of our Immovable Properties and to admit execution of the same with Sub-Registrar of Assurances or any other competent authority and complete the formalities of the registration of the same, before the Sub-Registrar of Assurances or any other Competent Authority.

Handwritten signatures:
 Jee
 Bhavesh
 Bhandari

3. Jointly and/or severally also present us before Municipal Corporation / Mahanagara Palika / Nagar Palika / Co-operative Society / Revenue Department / Talathi / Tahsildar/ SDO/ Collector or Corporate Body or Statutory Authority(ies) or any other authority(ies) in connection with respect of our Immovable Properties mentioned in Schedule - 1 & 2 written herein below.

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4. To jointly and/or severally appear before the Sub-Registrar of Assurances or any other Competent Authority and lodge the originally signed and executed by us the Agreement for Sale/ Sale Deed/ Deed of Transfer/ Deed of Assignment/ Deed of Rectification / Deed of Cancellation/ Deed of Termination/ Deed of Confirmation and/or any other Agreements/ Documents/ Writings/ Deeds/ Agreements/ Affidavits/

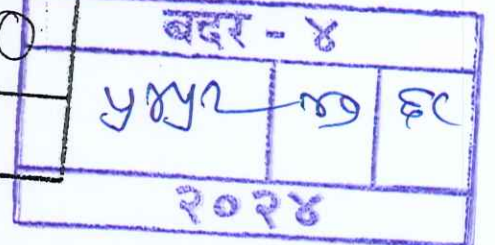
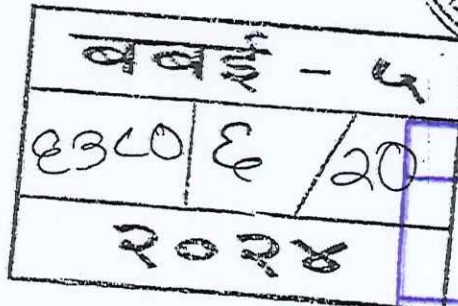
2024	
2024	2008
2024	

Handwritten signatures:
 Jee
 Bhavesh
 Bhandari

Indemnity Bonds / Forms and all other relevant assurances for registration and to admit execution of the same.

5. To jointly and/or severally do all such acts and deeds and sign and execute, deliver or cause to be delivered all such documents, papers, letters and any other papers in connection with giving the possession and/or taking the possession with respect of our immovable properties including the properties mentioned in Schedule – 1, & 2, written hereinbelow.
6. To receive the cheque or demand draft or manager's cheque or pay order or any other negotiable instrument from the Transferors / purchasers of the properties mentioned in the Schedule 1 hereunder mentioned and issue receipts in respect thereof.
7. We hereby authorize the Attorneys to jointly and/or severally present for registration, admit execution on our behalf documents executed or to be executed by us.
8. We hereby authorised the Attorney Holders to jointly and/or severally act on our name and on our behalf for completing abovementioned formalities.
9. AND MR. AJESH NAVINCHDNRA MEHTA as the Director of **M/S. D. NAVINCHANDRA EXPORTS PVT. LTD.** do hereby undertake to ratify whatever the Attorneys hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents. MR. AJESH NAVINCHDNRA MEHTA as the Director of **M/S. D. NAVINCHANDRA EXPORTS PVT. LTD.** do hereby declare and state that we have appointed, (1) MR. DHIMANT M. SHAH and (2) MR. BHAVESH B. PANDYA, to jointly and/or severally act as the Constituted Attorney of **M/S. D. NAVINCHANDRA EXPORTS PVT. LTD.** without/neither paying any consideration to them nor any kind of Transfer/s of whatsoever nature in the said Constituted Attorneys name for the appointment as Constituted Attorney under this Present.

IN WITNESS WHEREOF WE have hereunto set out our respective hands at
Mumbai, on this 19th day of April 2024.



::SCHEDULE – 1 AS ABOVE REFERRED TO::

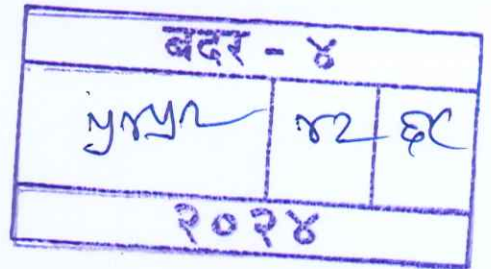
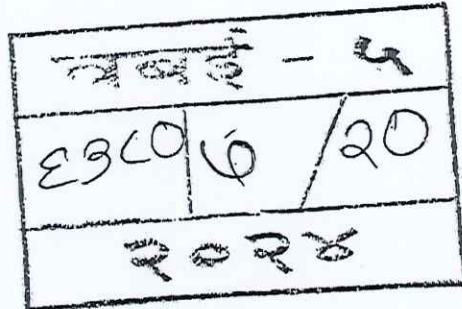
ALL THAT All that Five (5) fully paid up shares of Rs.50/- each bearing Distinctive Nos. 276 to 280 (both inclusive) and evidenced by the Share Certificate Nos. 276 to 280 and Five (5) fully paid up shares of Rs.50/- each bearing Distinctive Nos. 1741 to 1745 (both inclusive) and evidenced by the Share Certificate Nos. 1741 to 1745 respectively issued by the Prasad Chambers Premises Co-operative Society Limited and Office bearing No. 210 admeasuring approximately 630 square feet carpet area on the 2nd Floor of the building known as Prasad Chambers constructed on C. S. No.1487(part) of the Girgaum Division situate, lying and being at Swadeshi Mills Compound, Opera House, Mumbai – 400 004 and being in Registration District and Sub-District of Mumbai City and Mumbai Suburban and assessed by the “D” Ward of the Municipal Corporation of Greater Mumbai under SAC No. DX0702060010000.



::SCHEDULE – 2 AS ABOVE REFERRED TO::

ALL THAT Premises No.GW9010, admeasuring area 1417 sa.ft. Carpet Area, on 9th Floor, in ‘G’ – Tower, West Wing, along with Two (2) Car Parking Space in the compound of the building known as “BHARAT DIAMOND BOURSE COMPLEX”, situated at:- G – Block, Bandra -Kurla Complex, Bandra (East), Mumbai - 400051, lying and situated on land bearing C.T.S. No. 4207, Revenue Village – Kolekalyan, Taluka – Andheri, in the registration district and sub-district of Mumbai Sub-urban District, within the limitation of Mumbai Municipal Corporation.

Handwritten signature: J. All
Handwritten signature: D. D. D.
Handwritten signature: B. D. D.



SIGNED, THUMB AND DELIVERED)

by the within-named "GRANTOR")

(1) AJESH NAVINCHDNRA MEHTA.)

in the presence of)

Ajesh Mehta



WE ACCEPT THE ABOVE

Dhimant Shah



Bhavesh B. Pandya



(1) MR. DHIMANT M. SHAH.

and

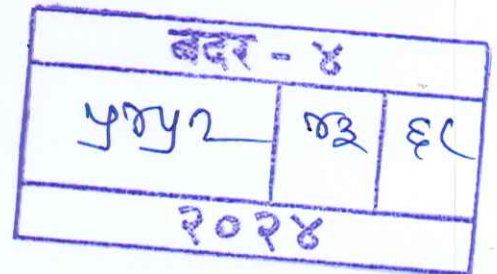
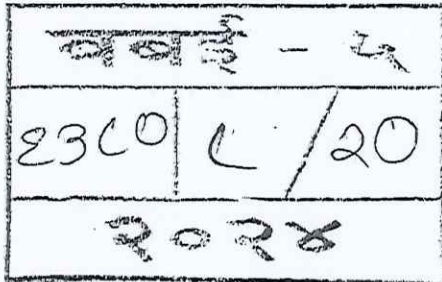
(2) MR. BHAVESH B. PANDYA.

(THE POWER OF ATTORNEY HOLDERS / CONSTITUTED ATTORNEYS)

WITNESS:-

1) *[Signature]*

2) *[Signature]*



Your Bill Details	Amount ₹
Fixed Charges / Demand Charges	445.00
Energy Charges	781.84
Wheeling Charges	201.84
Fuel Adjustment Charges	0.00
Electricity Duty	300.02
M.Tax Sale on Electricity	39.49
Power Factor Penalty /Incentive	0.00
Load Factor Incentive	0.00
Penalty for Exceeding Contract	0.00
TOD Charges	0.00
Current Months Bill Amount (A)	1768.19
Delayed Payment Charges (@1.25% monthly bill including Taxes and Duties)	0.00
Intrest on Arrears	0.00
Prompt Payment Discount	0.00
ECS Discount	0.00
Digital Payment Disc./ebill disc (if applicable)	-3.84
Total Adjustment Amount	-1412.30
Net Other Charges (B)	-1416.14
Total Current Month charges (A + B)	352.05
Previous Month Bill amount	1894.06
Payment Received	1890.00
Net Arrears (C)	4.06
Total Bill (A +B+ C)	356.11
Total Bill Amount (Rounded)	350.00

Important Messages

*Prompt payment discount of Rs. 14.29 will be given if payment is made on / before 26/03/2024.

*Recorded demand for Mtrno.: N186594.. 22-06 hr- .. 09-12 hr- 18-22 hr-

Other

*Timeslot wise units of Meter No. N186594 ,T-1 , T-2 ,T-3 ,T-4

*If you have paid arrs Rs.4.06,please bring the paid bill and pay Rs.352.05 .

***** As per CBDT notification dt. 13-May-20, w.e.f. 1-Oct-20, Tax Collected at Source (TCS) will be levied on your electricity bill exceeding Rs. 50 Lakh (excluding taxes) in a financial year.TCS rate will be 0.1% for PAN holders and 1% for non-PAN holders in FY22-23. Multiple consumer accounts with same PAN will be considered as single entity. TCS certificate will be issued as per TDS Rules. Kindly update your PAN with concerned ward office of BEST.

24030001000208982000000330000010427 M00001017368

Meter No.	Tariff/Duty	Energy Consumed				P.F.	Load	Contract Demand in KVA	Billing Demand in KVA
		Previous Reading	Current Reading	MF	Units Consumed				
N186594	LT II A/B	18024	18140	1	116	0.000	13.40	0.0000	0.0000

Your Tariff Structure

Consumer Category (Units in kWh)	Fixed/Demand Charges (Connection/mth)	Energy Charges (in ₹ /kWh)	Wheeling Charges (₹ /kWh)	E.D. Rates	M.Tax (in Paise/kWh)	FAC Rate (₹ /p.u.)
LT II A	445/- per month	6.74	1.74	21% of FC+VC+FAC or as applicable	34.04	0.00

Applicable for 0-20 kW ***Green Power Tariff i.e. Rs.0.66/kWh + Electricity Duty (as applicable to the tariff category) in addition to regular tariff approved in Multi-Year Tariff order. Applicable to consumers opted for Green Power Tariff.

Electricity Duty rates as shown in tariff structure will be applicable as per the schedule in Maharashtra Electricity Duty Act 2016. GOV Notification no. ELD.2016/CR.252/Energy-1 dated 21.10.2016. Maharashtra Tax rates as shown in tariff structure will be charged as per Govt. Notification no. VVK-2018/CR-161-Energy-1 dated 26.12.2018.

Adjustment & Claim Details

Amount ₹	
INTEREST ON CONSUMERS SECURITY DEPOSIT	1412.30

Important Notes:

1. DELAYED PAYMENT CHARGES and INTEREST ON ARREARS will be charged as per Tariff schedule if the Electricity bill payment is not made before due date.
2. If the Electric supply meter is not in use for a long period Kindly contact respective ward office.
3. Safety of the meter is consumers responsibility.
4. Using your Electricity connection for purpose other than provided for, is a tariff violation and may lead to disconnection / penal actions.
5. Please quote your consumer no. ####.#### and contact number in all your correspondence.
6. Do not issue outstation or post dated cheques.
7. A Penal amount of Rs.250 per cheque will be charged on a dishonoured cheque.
8. Mention your account number and amount on backside of the cheque while making multiple bill payment by single cheque.
9. Electricity bill where amount of bill is greater than Rs20000/- will be accepted only by cheque or demand demand draft.
10. "Consumer Right Statement" Application to CGRF, ECS form, etc.Will be available at our Website www.bestundertaking.com as well as at our ward offices.

Online Billing Details

You can pay your electricity bill using credit/debit card or netbanking.No need to stand in a queue. Visit our Website www.bestundertaking.com and click on "Online Electricity Bill"

Other payment options :

- BEST Cash counter
- BEST's Mobile cash
- Selected banks
- Post Offices
- NACH (National Automated Clearing House)
- Bill Desk
- M/s.Tech Process (Net)
- PayTM
- IDFC First Bank (RTGS/NEFT)
- miBest (Mobile app)

PAY BY MAIL TO: MAIL DISCOUNT- NACH mandates forms available at our website and Cash Collection Centers

For More details call 2299559 (South), 24194549 (North)

BEST Undertaking Payment Slip

To be filled by customer for Payment through Cheque/ D.D.:

Name of Bank & Branch: _____

Cheque / D.D. No. & Date: _____

Amount: (₹ in figs) 9020

(₹ in Words) : 9020

Please furnish the following details for E-Billing Mobile No. _____ Email Id: _____

2028

IMPORTANT TIPS :

1. BEST has not authorized any individual to collect payment at site.
2. The bill should be paid in spite of any dispute. The discrepancy if any would be adjusted in next bill.
3. The payment made by cheques would be considered confirmed only after the realization of cheque. The dishonouring of Cheque is liable for penal action.

बदर - ४

५०५२ ४ ९८

२०२४

D. NAVIN

BRINGING DIAMONDS TO LIFE

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF D. NAVINCHANDRA EXPORTS PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT GW-8101, 8TH FLOOR, G-TOWER, BHARAT DIAMOND BOURSE BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400051, ON 19 DAY APRIL, 2024, AT 11.30 A.M.

The Chairman inform to the Board that for entering into contracts, agreements, executing legal documents, and conducting financial transactions, as required in the ordinary course of business, it is necessary to grant power of attorney in favour of officers of the Company.

He further informs that Ajesh Navinchandra Mehta, a duly appointed director of D. NAVINCHANDRA EXPORTS PRIVATE LIMITED, holds the authority to delegate POA

The Board discuss the matter and passed following resolution unanimously:

“RESOLVED THAT MR. DHIMANT M. SHAH, SR. Manager and/or MR. BHAVESH B. PANDYA Accountant be and is hereby severally authorised to be the Attorney of the Company for such purposes and with such powers, authorities and discretion as embodied in the draft power of attorney, a copy of which is placed before the Board by duly initiated by chairman for the purpose of identification.

RESOLVED THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him as long as he is appointed in the company.

RESOLVED THAT Mr. Ajesh Navinchandra Mehta, Director of the Company be and is hereby authorised to execute and sign the said power of attorney on behalf of the Company and to do all such acts, deed and things, necessary and incidental in this regard.”



Certified True Copy:

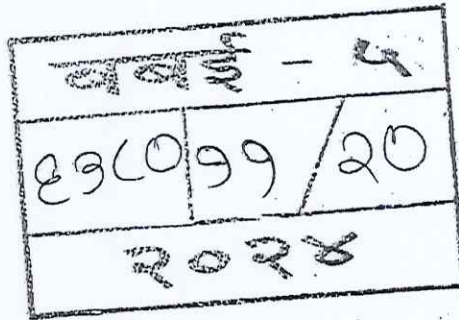
For D. Navinchandra Exports Private Limited

SAMIR
SHANTILAL
MEHTA

Digitally signed by SAMIR
SHANTILAL MEHTA
Date: 2024.04.19 12:29:49
+05'30'

Mr. Samir Shantilal Mehta
Director (DIN: 00244242)

Date: 19-04-2024
Place: Mumbai



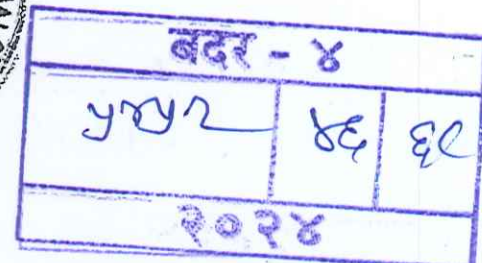
D. NAVINCHANDRA EXPORTS PVT. LTD.
GW 8101, BHARAT DIAMOND BOURSE,
BANDRA KURLA COMPLEX, BANDRA (E)
MUMBAI - 400051, INDIA

T +91 2266076000 / + 91 226607 6057
W WWW.DNAVIN.COM



HSN CODE: 71023910
GSTIN: 27AADCP6855C1ZD
CIN NO: U51398MH2005PTC155937

E. FINANCE@DNAVIN.COM
LEGAL@DNAVIN.COM





28/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

दम्न क्रमांक : 5452/2024

नोंदणी :

Regn:63m

गावाचे नाव : कोलेकल्याण

(1) विलेखाचा प्रकार	सेल डीड
(2) मोवदला	68816000
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	70245000
(4) भू-मापन, पॉटहिसमा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस प्रिमायमेस क्र. जी डब्ल्यू 9010, क्षेत्रफळ 1417 चौ. फुट. कापेट म्हणजेच 2024 चौ. फुट. विल्टअप, 9 वा मजला, जी टॉवर, वेस्ट विंग, भारत डायमंड बोर्स कॉम्प्लेक्स, प्लॉट क्र. सी 28, जी ब्लॉक, वांद्रा कुर्ला कॉम्प्लेक्स, वांद्रा(पूर्व), मुंबई 400051. सी. टी. एम. क्र. 4207 कोले कल्याण विभाग नालुका अंधेरी व इतर माहिती दस्तात नमूद केल्याप्रमाणे. PUI: HE1906840000000 ((C.T.S. Number : 4207 ;))
(5) क्षेत्रफळ	1) 188.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एम्के गॅटग्राईजेस तर्फे भागिदार सतीश के. मेहता वय:-78; पत्ता:-प्लॉट नं: जी डब्ल्यू 9010, माळा नं: -, इमारतीचे नाव: भारत डायमंड बोर्स, ब्लॉक नं: वांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: वांद्रा (पूर्व), महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAAFE0650L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-डी. नवितचंद्र एम्पोटर्म प्रायव्हेट लिमिटेड तर्फे संचालक अजेश एन. मेहता तर्फे कवुलीजवावामाठी मुख्यालयपत्रधारक श्रिमंत एम शाह वय:-61; पत्ता:-प्लॉट नं: जी डब्ल्यू 8101, जी टॉवर, वेस्ट विंग, माळा नं: -, इमारतीचे नाव: भारत डायमंड बोर्स, ब्लॉक नं: वांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: वांद्रा (पूर्व), महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AADCP6855C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5452/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	4215000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 28/05/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.


सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

=====

DATED THIS ____TH DAY OF MAY, 2024

=====

M/S. ESKAY ENTERPRISES

.....VENDOR/TRANSFEROR

AND

D. NAVINCHANDRA EXPORTS PVT. LTD.

.....PURCHASER/TRANSFEEE

SALE DEED CUM-TRANSFER

=====