

# Padiyar & Co.

**Advocates & Legal Consultants**

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REF: PC/SBI/Diamond BKC Br./NILEC-16/22

April 27, 2023

To,

State Bank of India

D/3, West Core, Bharat Diamond Bourse,

Bandra Kurla Complex, Bandra (East),

Mumbai - 400 051.

Sir,

## **NIL ENCUMBRANCE CERTIFICATE**

### **M/S. DHANERA DIAMONDS**

**SUB:** Scrutiny of records of An Office Premises bearing No. GW5023, admeasuring 1411 Square Feet Carpet area equivalent to 2016 sq. ft. saleable/built up area in G Tower, West Wing, 5<sup>th</sup> Floor, in the compound of the building known as "Bharat Diamond Bourse Complex" at Bandra Kurla Complex, Bandra East, Mumbai-400051, constructed at 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.

## **CERTIFICATE**

Further to our legal opinion REF: PC/SBI/BKC Diamond Br./LSR-72/22 dated May 17, 2022, we have caused further search from May 17, 2022 to till date and found that no other lien or charge has been created on the aforesaid property, **subject to charge of State Bank of India Consortium**, We certify that,

1. There is mortgage of **State Bank of India Consortium**.
2. There are no claims from minor/s and his/their interest in the property/ies.
3. There are no undivided shares of the minor/s.
4. Holding/acquisition is in accordance with the provisions of the Land Reforms Act.



5. Holding/acquisition is in accordance with the provisions of the Land Reforms Act.

As per your instruction, I have taken search of the above mentioned property for 2 year from 2022 till date in the Sub-Registrar office at Andheri-3.

**SUB – REGISTRAR OFFICE AT ANDHERI-3 FOR 2 YEARS.**

<u>YEAR</u>	<u>LIEN / CHARGE</u>
2022	Nil
2023	Nil

We certify that, **M/S. DHANERA DIAMONDS** have clear, valid and marketable title free from all encumbrances to the said Office, **Subject to Charge of State Bank of India Consortium.**

The Government Fee is paid for the search taken at Sub-Registrar at Andheri-3 vide receipt no.**MH001287130202324P Dated 27.04.2023.**

Yours faithfully,  
**For Padiyar & Co.**



**Registered Mortgage Deed dated 15/12/2018 executed between M/s. Dhanera Diamonds through its partners of Arvinbhai Jayantilal Shah, Varsha Arvinbhai Shah, Vishal Alias Sani Arvinbhai Shah, M/s. Gujarat Diamonds, as the "Mortgagors" of the One Part and State Bank of India Consortium as the "Mortgagee" of the Other Part, document duly stamped for Rs.10,00,000/-and registered under the Sr. No.BDR-15-6458-2018, dated 15/12/2018 By sub registrar-Andheri-4**







MULCC-16/22  
CHALLAN  
MTR Form Number-6



GRN	MH001287130202324P	BARCODE	Date 27/04/2023-15:09:26		Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name BDR9_ANDHERI NO 3 SUB REGISTRAR			Full Name		S R PADIYAR
Location MUMBAI					
Year 2023-2024 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		50.00	Road/Street		CTS No.4207
			Area/Locality		Village-Kolekalyan
			Town/City/District		
			PIN		
			Remarks (If Any)		
			FROM 2022 and 2023		
Total		50.00	Amount In	Fifty Rupees Only	
			Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502023042706160 0510363024929
Cheque/DD No.			Bank Date	RBI Date	27/04/2023-15:09:54 Not Verified with RBI
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : 9323802133  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चालन 'सिडप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.