

Padiyar & Co.

Advocates & Legal Consultants

Unit No.111, The Summit Business Bay, Opp. PVR Cinema, A. K. Road, Andheri (E), Mumbai -93.

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REF: PC/SBI/Diamond BKC Br./NILEC-15/22

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 Office Premises bearing No. GW5021, admeasuring 208 sq. ft., carpet area equivalent to 297 sq. ft. salable/built up area, in G Tower, West Wing, 5th floor, and 0 Number of Car Parking Space in the building compound, of the "Bharat Diamond Bourse", constructed on all that piece and parcel of land bearing CTS No. 4207, Plot No. C-28 at G-Block Bandra Kurla Complex, lying, being and situated at, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban.

CERTIFICATE

Further to our legal opinion REF: PC/SBI/BKC Diamond Br./LSR-71/22 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.





MILLEC-15/22

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 | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
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| | | | | | | | | | | |
| | | | | | Amount In | | Fifty Rupees Only | | | |
| Total | | | | 50.00 | 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 चालान "राइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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 Arvindbhai Jayantilal Shah, Varsha Arvindbhai Shah, Vishal Alias Sani Arvindbhai 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.

