Padiyar & Co.

Advocates & Legal Consultants

Cell Office: 93238 02133

: 81697 90167

Tel : 49736054

Email:padiyarco@gmail.com

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

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

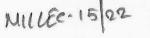
SUB: Scrutiny of records of Office Premises bearing No. GW5021, admeasuring 208 sq. ft., carpet area equivalent to 297 sq. ft. salable/built up area, in G Tower, West Wing, 5th floor, and 0 Number of Car Parking Space in the building compound, of the "Bharat Diamond Bourse", constructed on all that piece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





CHALLAN MTR Form Number-6



GRN MH001287130202324P BARCODE			II III Dat	Date 27/04/2023-15:09:26 Form ID		
Department Inspector General Of Registration		Payer Details				
Search Fee Type of Payment Other Items		TAX ID / TA	AN (If Any)			
		PAN No.(If	Applicable)			
Office Name BDR9_ANDHERI NO 3 SUB REGISTRAR		Full Name		S R PADIYAR		
Location MUMBAI	The state of the s					
Year 2023-2024 One Time		Flat/Block No.				
Account Head Details	Amount In Rs.	. Premises/Building				
0030072201 SEARCH FEE	50.00	J Road/Street		cTS No.4207 village-Kolekalyan		
		PIN				
		Remarks (If Any)				
		FROM 2022 and 2023				
		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		
lame 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 रादर चंतन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाढीच लागु आहे . इंटर कारणांसाढी किंवा नोदणी न करावसाच्या दस्तांसाठी लागु 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.

YEAR LIEN / CHARGE

Nil

2022

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.