

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-21/22

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

BORROWER: M/S. DHANERA DIAMONDS

OWNER: M/S. GUJARAT DIAMONDS

SUB: Scrutiny of records of Unit No. 117 admeasuring 320 sq. ft, on the 1st floor, of the building known as "Shreeji Chambers situated at Tata Road No.2, Opp House Prasad Chambers Opera House Mumbai-400004 Constructed on all that piece and parcel of land bearing C.S No. 168/169, Lying and being situated at Village-Tata Road No.2 Girgaum Division Registration District and Sub-District of Mumbai City.

C E R T I F I C A T E

Further to our legal opinion REF: PC/SBI/BKC Diamond Br./LSR-61/22 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.



NILLEC-21/22



CHALLAN
MTR Form Number-6

GRN MH001288370202324P		BARCODE 		Date 27/04/2023-15:20:04		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name BBE3_JT SUB REGISTRA MUMBAI CITY 3				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		Cadastral Survey No.168-169	
				Area/Locality		Village-Malabar	
				Town/City/District			
				PIN		<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	
				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.	
				10000502023042706378		2326361512815	
Cheque/DD No.				Bank Date		RBI Date	
				27/04/2023-15:20:25		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

Department ID : _____ Mobile No. : _____
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करता वसाहत्या दरत्यांसाठी 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 Mumbai City-1.

SUB - REGISTRAR OFFICE AT MUMBAI CITY-1 FOR 2 YEARS.

<u>YEAR</u>	<u>LIEN / CHARGE</u>
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2022	Nil
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2023	Nil
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We certify that, **M/S. GUJARAT DIAMONDS** have clear, valid and marketable title free from all encumbrances to the said Unit, **Subject to Charge of State Bank of India Consortium.**

The Government Fee is paid for the search taken at Sub-Registrar at Mumbai City-1 vide receipt no. **MH001288370202324P 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.

