

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-23/22

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

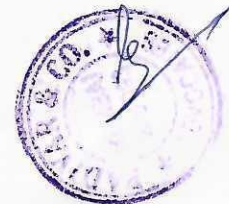
M/S. DHANERA DIAMONDS

SUB: Scrutiny of records of Unit No. 115 admeasuring 390 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.

CERTIFICATE

Further to our legal opinion REF: PC/SBI/BKC Diamond Br./LSR-63/22 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.





MUEC-23/23

CHALLAN
MTR Form Number-6

GRN	MH001288370202324P	BARCODE			Date	27/04/2023-15:20:04		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Other Items					PAN No.(If Applicable)					
Office Name					BBE3_JT SUB REGISTRA MUMBAI CITY 3		Full Name		S R PADYAR	
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			
							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
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "लडप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तऐवादी 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>
2022	Nil
2023	Nil

We certify that, **M/S. DHANERA 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.

