

Enrollment No. - G/4270/99 Dated: 19/09/1999

Residence :- Plot No. A - 88, NU - 3, Apna Nagar, Gandhidham - Kutch. 370 240
M - 9737349405 E-mail: rana_unpredicatble2004@yahoo.co.in.

Ref:

:: 1 ::

Date:-

22/04/2022

TITLE CLEARANCE CERTIFICATE

I have been approached by **M/S. SAGAN INFRAPROJECTS PVT. LTD.**, Through its One of Authorized Signatory **SHRI GANGARAM DHIRUMAL GANWANI**, Residing at : Gandhidham - Kutch, instructed and requested to me to investigate title of the immovable property bearing **PLOT NO. 574, (CONSTRUCTED) WARD 12/C**, Situated at Gandhidham (Kutch), State : Gujarat (hereinafter referred to as the " The said Property " for the sake of brevity) and more particularly described in the schedule appended hereto and to issue title clearance certificate and No Encumbrance Certificate in respect of The said Property.

Pursuance to the above said request I have investigate the title of the said land and also have examined and verified all the copies / original of the documents and papers and revenue record in respect of the above said property and also necessary search has been taken with the office of the Sub Registrar, Gandhidham - Kutch for the period from 2009 to 2022.

I, **SHRI SHESHKUMAR SHRINATHSINGH RANA, B.A., L.L.B.** Advocate of Gandhidham Bar, DO HEREBY certify that the title in respect of above said property of by **M/S. SAGAN INFRAPROJECTS PVT. LTD.**, is incorporated under the Companies Act - 2013 of sub - Section (2) of Section 7 and Rules of the Companies (Incorporation) Rules 2014 and its CIN No. is **U45201GJ2019PTC109933** Dated 17/09/2019 is clear, absolute, perfect, complete marketable, free from encumbrances of charges of whatsoever nature and free from reasonable doubts. This is to certify and state that I have investigated the Title of **M/S. SAGAN INFRAPROJECTS PVT. LTD.**, of Gandhidham - Kutch; in respect of **PLOT NO. 574, WARD 12/C**, Situated at Gandhidham (Kutch), State : Gujarat and in pursuance of this I have to state as under :-

1. That the Sindhu Resettlement Corporation Ltd., a joint Stock Company registered under the provisions of the Indian Companies Act, having its registered office at Adipur - Kutch, holds certain piece of land in Gandhidham and Adipur Municipality area on the lease from The Government of India for period of 99 years under the " Head Lease " Dated 28-11-1955 on the terms and conditions contained therein.

2. That one of the conditions of the "Head Lease" inter alia is that Sindhu Resettlement Corporation Ltd., Adipur will Sub-divide the demised land into plots for of allotment by way of Sub-lease.

3. That the **M/S. SAGAN INFRAPROJECTS PVT. LTD.**, Gandhidham - Kutch is a Company incorporated under the Companies Act - 2013 and company corporate Identity Number is : **U45201GJ2019PTC109933** Dated 17/09/2019.

Cont.....2/-

Enrollment No. - G/4270/99 Dated : 19/09/1999

*Residence :- Plot No. A - 88, NU - 3, Apna Nagar, Gandhidham - Kutch. 370 240
M - 9737349405 E-mail : rana_unpredicatble2004@yahoo.co.in.*

Ref:

:: 2 ::

Date:-

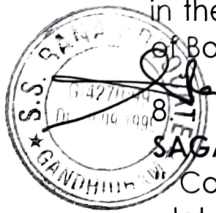
4. That S.R.C. Ltd. has Allotted a **Plot No. 574**, admeasuring about 334.40 Sq. Meters, in Ward 12/C, Situated at Gandhidham - Kutch to SHRI CHAMPAKLAL S/O. SHRI RUPCHAND SHAH Thru Allotment Letter and thereafter the said SRC LTD., has granted a 99 years Sub-lease for **Plot No. 574**, admeasuring about 334.40 Sq. Meters, in Ward 12/C, Situated at Gandhidham - Kutch to SHRI CHAMPAKLAL S/O. SHRI RUPCHAND SHAH by way of Sub - Lease Deed on **21/08/1958** and the said Sub - lease Deed is registered before the Sub - Registrar, Gandhidham - Kutch vide Registration No. 982, at pages 332 of Vol. 42 of Book No. 1 (one), Dated 24/11/1959.

5. That thereafter the said SHRI CHAMPAKLAL S/O. SHRI RUPCHAND SHAH Through his Power of Attorney holder SHRI TIKAMDAS MOTIRAM obtaining prior approval of the Chairman, Kandla Port Trust through Sindhu Resettlement Corporation Limited, Adipur for the transfer of Sub lease hold rights of the above said plot as required under the provisions of Sub Lease Deed executed by the lessor sold the said plot of land and also transferred their all sub lease hold rights in respect of the above said plot to SHRI ASHOK KUMAR SAGALCHAND CHANDAN by way of Transfer Sale Deed and the same is registered with the Registrar in the office of the Sub - Registrar, Gandhidham - Kutch at Registered No. 1432 at pages 23 to 27 of Vol. 109 of Book No. 1 (one), Dated 10/07/1987 and the said plot of land was mutated in the name of SHRI ASHOK KUMAR SAGALCHAND CHANDAN vide their Mutation Letter No. SRC/LD/M/574-12C/07/5569, Dated 15/10/2007.

6. That thereafter the said SHRI ASHOK KUMAR SAGALCHAND CHANDAN has after obtaining the prior permission from Gandhidham Development Authority Vide No. 50724/SR issued under 4 GDA (31508)/2020 Dated 04/11/2020 and the said Gandhidham Development Authority has also issue Completion Certificate in this regard on Dated 15/09/2021.

7. That thereafter the said SHRI ASHOK KUMAR SAGALCHAND CHANDAN obtaining prior approval of the Chairman, Kandla Port Trust through Sindhu Resettlement Corporation Limited, Adipur for the transfer of Sub lease hold rights of the above said plot as required under the provisions of Sub Lease Deed executed by the lessor sold the said Property and also transferred their all sub lease hold rights in respect of the above said Property to M/S. **SAGAN INFRAPROJECTS PVT. LTD.**, by way of Transfer Sale Deed and the same is registered with the Registrar in the office of the Sub - Registrar, Gandhidham - Kutch at Registered No. 2456 of Book No. 1 (one), Dated 09/03/2022.

8. That after purchasing the said plot of land by the Said Company i.e. M/S. **SAGAN INFRAPROJECTS PVT. LTD.** has become **LAWFUL - SUB -TENANT** of the said Corporation, " with regard of said plot of land and **DEFACTO OWNER** of the said plot the said corporation has mutated the said **Plot No. 574**, (CONSTRUCTED) WARD 12/C, admeasuring about 334.40 Sq. Meters, M/S. SAGAN INFRAPROJECTS PVT. LTD., Situated at Gandhidham - Kutch in the name of the Company vide their mutation letter No. SRC/LD/M/574(Constd.)/12C/2022/26, Dated 04/04/2022.



S. S. Rana

ADVOCATE
Gujarat High Court

Office :

2, 1st Floor, Plot No. 211,
Shah Avenue -1, Ward 12/B,
Police Station Road,
Gandhidham - Kutch. - 370 201

Enrollment No. - G/4270/99 Dated: 19/09/1999

Residence :- Plot No. A - 88, NU - 3, Apna Nagar, Gandhidham - Kutch. 370 240
M - 9737349405 E-mail: rana_unpredicatble2004@yahoo.co.in.

Ref:

:: 3 ::

Date:-

9. It is also certified that I have made necessary search from 2009 to 2022 in the matter relating the above PLOT **NO. 574**, (CONSTRUCTED) WARD 12/C, Situated at Gandhidham (Kutch), State : Gujarat to trace the title and found that the Title of said property is clear and Situated in the name of M/S. SAGAN INFRAPROJECTS PVT. LTD.

10. It is also certified that the title created in favour of M/S. SAGAN INFRAPROJECTS PVT. LTD., in respect of above said PLOT **NO. 574**, (CONSTRUCTED) WARD 12/C, Situated at Gandhidham (Kutch), is clear and free from reasonable doubts and are marketable.

Enclosed : Search Receipt



(S.S. Rana)
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : Plot No 574 (Const) Ward No 12/C

Search in : GANDHIDHAM../GANDHIDHAM..

પહોંચ નંબર ૨૦૨૨૦૪૫૦૦૦૦૮૫૫૩ અરજી નંબર ૨૫૩૪ અરજી વર્ષ ૨૦૨૨
તારીખ ૭ માહે જુન સને ૨૦૨૨

રજુ કરનારનું નામ S S Rana ADV

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1991 2022

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૩૩૦.૦૦

કુલ એકંદરે રૂ.

૩૩૦.૦૦

અંકે રૂપીયા ત્રણ સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Kanubha Dolatsinh Jadeja
સબ રજીસ્ટ્રાર
ગાંધીધામ

અંકે રૂ. : 330.00

20220607514207139

સબ રજીસ્ટ્રાર, ગાંધીધામ