



MUKESH M. DANGAR

B. Com., LL.B. (Sp.), LL.M.
ADVOCATE
(Gujarat High Court)



Office No. 15, Second Floor, Plot No. 204, Ward No. 12 - B, Aavishkar Complex, Gandhidham - Kachchh

Ref. :-

Date :-

Dated :- 11-09-2018

-// NIL ENCUMBRANCES CERTIFICATE //

THIS IS TO CERTIFY AND STATE THAT I have verified the relevant documents and have done necessary investigated etc., about the Title of VIVEKANAND ARCADE PVT. LTD. to the ownership of Leasehold constructed property, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh, Dist. Kachchh, State of Gujarat (hereinafter referred to as the "Said Property" for the sake of brevity) and I satisfied that VIVEKANAND ARCADE PVT. LTD. holds a clear and marketable title to the said property, It is further certified that :-

1. That the said Property is free from all charges and encumbrances of whatsoever nature.
2. That the said Property is free from all pending litigation.
3. That the said Property belongs absolutely to the applicant is Company's own name and not a individual or joint family.
4. That the said property is purchased by the applicant from a person who had valid title the said Property.
5. I have verified/inspected the following documents by me as under :-
 - (i) Original :- Gandhidham Development Authority :- Permission No. 45728 issued under No. 4 GDA (2655) / 17 dated 29-06-2017 and Completion Certificate No. 4 GDA (2655) / 2018 / 6239 dated 21-02-2018.
 - (ii) Original :- Transfer - Cum - Sale Deed :- executed by SHRI LILADHAR TIKAMDAS KHUSHLANI in favour of VIVEKANAND ARCADE PVT. LTD., Registered No. 3187, of Book No. 1 (One) Dated 22-06-2018.
 - (iii) Original :- Mutation Letter :- issued by the Deendayal Port Trust in favour of VIVEKANAND ARCADE PVT. LTD. vide their letter No. ES / LD / 1407 / 1820 Dated 16-07-2018.
6. That the relevant document of said property have been inspected by me.
7. Search of record in the office of Sub Registrar, Gandhidham has been carried out by me last 10 years.




(MUKESH MANJIBHAI DANGAR)
B.Com. LL.B. (Sp.) LL.M.
ADVOCATE (Gujarat High Court)
Gandhidham - Kachchh.

Encl :- Search Receipt of the Sub-Registrar, Gandhidham.



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ADVOCATE

TRUE COPY (Gujarat High Court)



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Title Clearance Certificate And / Or No Encumbrances Certificate.

This is to certify and state I have investigated the Title of **VIVEKANAND ARCADE PVT. LTD.**, in respect of constructed property known Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh and in pursuance of this I have to state as under.

WHEREAS THE ABOVE SAID PLOT was first leased out by the lessor i.e. The Board of Trustees of Kandla Port Trust to **SHRI LAXMICHAND CHIMANLAL SHAH** through his duly constituted holder **SHRI ASHWINKUMAR H. MEHTA**, under the Lease Deed dated 29-01-1967 for a period of 99 years commencing from 07-12-1963, and which Lease Deed is duly registered in the office of the Sub - Registrar, Anjar, at Registered No. 1007, at Pages 5 to 8, Vol. 72, of Book No. 1 Add (One) Dated 19-08-1967. Thus **SHRI LAXMICHAND CHIMANLAL SHAH** have become the lessee-cum-owner and in respect of the above said Plot, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh.

WHEREAS **SHRI LAXMICHAND CHIMANLAL SHAH** through his duly constituted holder **SHRI AMRITLAL ATMARAM** after obtaining prior written permission of Chairman, Kandla Port Trust for the transfer of the lease hold rights of the above said Plot and transferred their all lease hold rights of the abovesaid Plot, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh to (1) **SHRI VIKAS KUMAR GOKHAR S/O RAGHUNATH RAI** through his father and natural guardian **SHRI RAGHUNATH RAI RAMNARAIN GOKHAR**, (2) **SHRI HARSHAD KUMAR DHIRAJLAL GANDHI** and (3) **SMT. SHANTABEN RAVJIBHAI**, and the Transfer Deed for the same was executed by **SHRI LAXMICHAND CHIMANLAL SHAH** through his duly constituted holder **SHRI AMRITLAL ATMARAM** in favour of (1) **SHRI VIKAS KUMAR GOKHAR S/O RAGHUNATH RAI** through his father and natural guardian **SHRI RAGHUNATH RAI RAMNARAIN GOKHAR**, (2) **SHRI HARSHAD KUMAR DHIRAJLAL GANDHI** and (3) **SMT. SHANTABEN RAVJIBHAI**.

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M. Dangar

MUKESH M. DANGAR

B.COM, LL.B.

Advocate

Gandhidham-Kutch

11 SEP 2018

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B. Com., LL.B. (Sp.), LL.M.

ADVOCATE

(Gujarat High Court)



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- 2 -

And which Transfer Deed was duly registered in the office of the Sub-Registrar, Gandhidham, at Registered No. 88, at Pages 64 to 68, Vol. 1, of Book No. 1 (One) Dated 23-09-1982. AND the Kandla Port Trust has mutated the abovesaid Plot in favour of (1) **SHRI VIKAS KUMAR GOKHAR S/O RAGHUNATH RAI** through his father and natural guardian **SHRI RAGHUNATH RAI RAMNARAIN GOKHAR**, (2) **SHRI HARSHAD KUMAR DHIRAJLAL GANDHI** and (3) **SMT. SHANTABEN RAVJIBHAI**. AND they have become the lessee-cum-owner and in respect of the above said Plot, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh.

WHEREAS (1) **SHRI VIKAS KUMAR GOKHAR S/O RAGHUNATH RAI** through his duly constituted holder **SHRI GIRISH RATILAL THAKKAR**, (2) **SHRI HARSHAD KUMAR DHIRAJLAL GANDHI** through his duly constituted holder **SMT. SARLABEN RAMESH ANAM** and (3) **SMT. SHANTABEN RAVJIBHAI** after obtaining prior written permission of Chairman, Kandla Port Trust for the transfer of the lease hold rights of the above said Plot and transferred their all lease hold rights of the abovesaid Plot, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh to **SHRI LILADHAR TIKAMDAS KHUSHLANI**, and the Transfer - Cum - Sale Deed for the same was executed by (1) **SHRI VIKAS KUMAR GOKHAR S/O RAGHUNATH RAI** through his duly constituted holder **SHRI GIRISH RATILAL THAKKAR**, (2) **SHRI HARSHAD KUMAR DHIRAJLAL GANDHI** through his duly constituted holder **SMT. SARLABEN RAMESH ANAM** and (3) **SMT. SHANTABEN RAVJIBHAI** in favour of **SHRI LILADHAR TIKAMDAS KHUSHLANI**. And which Transfer - Cum - Sale Deed was duly registered in the office of the Sub-Registrar, Gandhidham, at Registered No. 3526, at Pages 96 to 103, Vol. 699, of Book No. 1 (One) Dated 27-07-1998. AND the Kandla Port Trust has mutated the abovesaid Plot in favour of **SHRI LILADHAR TIKAMDAS KHUSHLANI**, vide their letter No. ES / LD / 1407 / 8390 Dated 24-04-2017. Thus he has become the lessee-cum-owner and in respect of the above said Plot, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh.

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MUKESH M. DANGAR
(B.COM LLB)
Advocate
Gandhidham-Kutch

11 SEP 2018

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ADVOCATE
(Gujarat High Court)



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- 3 -

AND WHEREAS **SHRI LILADHAR TIKAMDAS KHUSHLANI** had built a building structure on the above said plot after obtaining prior written permission from the Gandhidham Development Authority vide Permission No. 45728 issued under No. 4 GDA (2655) / 17 dated 29-06-2017 and the Gandhidham Development Authority has also issued the Completion Certificate for the same vide their letter No. 4 GDA (2655) / 2018 / 6239 dated 21-02-2018. Thus **SHRI LILADHAR TIKAMDAS KHUSHLANI** had become the DEFACTO OWNER of the said Constructed Property and lawful lessee of the said Deendayal Port Trust with regard to the lease hold rights of the said plot of land over which the said property is built, constructed and erected, hereinafter referred to as the "SAID PROPERTY" for the sake of brevity.

WHEREAS **SHRI LILADHAR TIKAMDAS KHUSHLANI** after obtaining prior written permission of Chairman, Deendayal Port Trust for the transfer of the lease hold rights of the above said Property and transferred their all lease hold rights of the abovesaid Plot, alongwith the constructed property thereon, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh to **VIVEKANAND ARCADE PVT. LTD.**, and the Transfer - Cum - Sale Deed for the same was executed by **SHRI LILADHAR TIKAMDAS KHUSHLANI** in favour of **VIVEKANAND ARCADE PVT. LTD.**.. And which Transfer - Cum - Sale Deed was duly registered in the office of the Sub-Registrar, Gandhidham, at Registered No. 3187, of Book No. 1 (One) Dated 22-06-2018. AND the Deendayal Port Trust has mutated the abovesaid Plot, alongwith the constructed property thereon in favour of **VIVEKANAND ARCADE PVT. LTD.** vide their letter No. ES / LD / 1407 / 1820 Dated 16-07-2018. Thus **VIVEKANAND ARCADE PVT. LTD.** has become the lessee-cum-owner and in respect of the above said Plot, alongwith the constructed property thereon, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh now.

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M. Dangar
MUKESH M. DANGAR
(B.COM LL.B)
Advocate
Gandhidham-Kutch

11 SEP 2018

MUKESH M. DANGAR

B. Com., LL.B. (Sp.), LL.M.

ADVOCATE

(Gujarat High Court)



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- 4 -

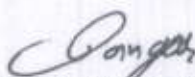
THAT I have made necessary search in the office of the Sub - Registrar, Gandhidham on 11-09-2018 for the period from 2008 to 2018. Thus it is certified that I have made necessary search for the last more than 10 years in the matter relating to the said Plot, alongwith the constructed property thereon, bearing Plot No. 54, in Sector No. 9, situated at Gandhidham - Kachchh, to trace the title and found that the said Plot, alongwith the constructed property thereon is free from all sorts of charges and encumbrances of whatsoever.

THAT I am enclosing herewith one receipt (Search Receipt) issued by the Sub - Registrar, Gandhidham for the search taken by me in his office for the last more than 10 years.

IT IS further certified that the title created in favour of **VIVEKANAND ARCADE PVT. LTD.** is marketable, clear and free from reasonable doubts.

Place : Gandhidham - Kachchh

Date : 11-09-2018


(**MUKESH MANJIBHAI DANGAR**)

B.Com. LL.B. (Sp.) LL.M.

ADVOCATE

Gujarat High Court
Gandhidham - Kachchh



24 SEP 2018
TRUE COPY

(**SAPNA D. DADLANI**)
ADVOCATE & NOTARY
Gandhidham-Kutch

TRUE COPY

પહોંચ નંબર: ૨૦૧૮૦૪૫૦૦૮૦૬૯ અરજી નંબર: ૪૨૮૩ અરજી તારીખ: ૨૦૧૮

તા: ૧૧

માહે: સપ્ટેમ્બર

સને: ૨૦૧૮

રજી કરનારનું નામ Mukesh M Dangar (ADVOCATE)

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year : ૨૦૦૮ ૨૦૧૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.

૬૫

અંકે રૂપીયાપાસઠ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(Jitendra Jethalal Davda)

સબ રજીસ્ટ્રાર

ગાંધીધામ

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24 SEP 2018

TRUE COPY

(SAPNA D. DADLANI)
ADVOCATE & NOTARY
Gandhidham-Kutch