

A. T. LALWANI

B. Com, L.L.B.
ADVOCATE
Gujarat High Court

Office :

Office No. 8, 9, First Floor,
Plot No. 211, Ward 12/B,
Police Station Road,
Gandhidham - Kutch,
Mob. 9925006740

Ref:

Date:- 20/01/2017

To,
HDFC Ltd.,
Gandhidham - Kachchh.

TITLE CLEARANCE AND/OR
NO ENCUMBRANCES CERTIFICATE

This is to certify and state that I have investigated the Title of GOKULESH LANDSCAPE PRIVATE LIMITED, incorporated on 28/04/2015, under the Companies Act, 2013, the CIN of the company is U45400GJ2015PTC083037, Address: Plot No. 79, Tenement No. 5, Subhash Nagar, Ward No. 8/B, Gandhidham - Kachchh, 370201, Gujarat, India., in respect of PLOT NO. 166, IN WARD NO. 8A, SITUATED AT GANDHIDHAM - KACHCHH, containing by measurement of 742.12 Sq. Metres or thereabouts (hereinafter referred to as the said Plot for the sake of brevity), in pursuance of this I have to state as under :-

1. THAT the Sindhu Resettlement Corporation Limited, a Joint Stock Company, registered under the provisions of Indian Companies Act, having its registered Office at Adipur, holds certain piece of land in Gandhidham Municipal area on lease basis from Government of India for a period of 99 years under the "Head Lease" dated 28/11/1955, on the terms and conditions contained therein.
2. AND one of the conditions of the "Head Lease" inter-alia is that Sindhu Resettlement Corporation Limited will sub divide the demised land into plots for allotment by way of sub lease.
3. WHEREAS the above said PLOT NO. 166, IN WARD NO. 8A, SITUATED AT GANDHIDHAM - KACHCHH (for Residential Purpose)) was sub leased out by the lessor i.e. The Sindhu Resettlement Corporation Limited, Adipur- Kachchh, to SHRI ARUNKUMAR KASTURILAL AGRAWAL, against Share No. 11324 & 12296, under the deed of sub lease dated 11/03/2003, for the period commencing from 10/11/1995 and ending on 27th November 2054, and which deed is duly registered in the office of the Sub-Registrar, Gandhidham, at Registered No. 1107, at Pages 95 to 98, Vol. 843, of Book No. Add. 1, Dated 05/07/2003.

A. T. LALWANI

GANDHIDHAM - Kutch.

Cont... 2/-

A. T. LALWANI

B. Com, L.L.B.
ADVOCATE
Gujarat High Court

Office :

Office No. 8, 9, First Floor,
Plot No. 211, Ward 12/B,
Police Station Road,
Gandhidham - Kutch.
Mob. 9925006740

Ref:

Date:- 20/01/2017

.. 2 ..

4. AND WHEREAS; still earlier the said Corporation had acquired certain piece of land on lease, from the Government of India for a period of 99 years, ending and expiring on 27th November, 2054. AND WHEREAS; the said plot of land forms part of land demised to the said Corporation by the Government of India.

5. WHEREAS SHRI ARUNKUMAR KASTURILAL AGRAWAL obtained the prior approval of the Chairman, Kandla Port Trust, in writing, through the Sindhu Resettlement Corporation Limited, to transfer the said plot as required under the provisions of the Sub Lease Deed vide Letter No. ES/SR/18731/2742, dated 05/11/2016, issued by the Kandla Port Trust in favour of GOKULESH LANDSCAPE PRIVATE LIMITED.

6. That the Transfer permission in respect of the said Plot has been given by the Kandla Port Trust in favour of GOKULESH LANDSCAPE PRIVATE LIMITED subject to the condition that "THAT the transfer fee as finalized by the Arbitrator shall be paid by the TRANSFEREE on demand without any hitch or demur and failure to pay the same shall be considered as breach of the terms and conditions of the Head / Lease / Sub - lease / Allotment letter and the permission granted shall be treated as cancelled without issuance of further notice and action shall be taken to determine the lease."

7. WHEREAS said SHRI ARUNKUMAR KASTURILAL AGRAWAL sold the said plot and also transferred his all sub leasehold rights in respect of the above said plot, to GOKULESH LANDSCAPE PRIVATE LIMITED, and the Transfer Deed dated 25/11/2016, was duly executed and registered in the office of the Sub-registrar, Gandhidham, at Registered No. 4588, of Book No. 1, Dated 25/11/2016.

Cont... 3/-

(8)
A. T. LALWANI
ADVOCATE

A. T. LALWANI
B. Com, L.L.B.
ADVOCATE
Gujarat High Court

Office :
Office No. 8, 9, First Floor,
Plot No. 211, Ward 12/B,
Police Station Road,
Gandhidham - Kutch.
Mob. 9925006740

Ref:

Date:- 20/01/2017

.. 3 ..

8. AND THE SAID CORPORATION also mutated the above said Plot in favour of GOKULESH LANDSCAPE PRIVATE LIMITED, vide letter No. SRC / LD / M / 166 - 8A / 2016 / 2237, Dated 19/12/2016.
9. Thus GOKULESH LANDSCAPE PRIVATE LIMITED has become the sub-lessee of the said corporation in respect of the PLOT NO. 166, IN WARD NO. 8A, SITUATED AT GANDHIDHAM - KACHCHH.
10. WHEREAS the G.D.A. vide its Permission No. 45083/R, issued under No. 4GDA (27582)16, Dated 28/10/2016, approved the plan for construction of Duplexes on the said Plot. AND WHEREAS thereafter the G.D.A. has approved the Revised Plan for construction of 5 Duplexes on the said Plot, and has granted the Permission No. 45209/R, issued under No. 4GDA (27582)16, Dated 20/12/2016. AND WHEREAS the company shall allot the Plots of Duplexes to members and Shareholder of the Company, and the allottees shall construct residential duplexes according to the Revised Plan approved by the G.D.A. on the allotted plots of Duplexes with their own cost and expenses and risk for their individual use and occupation.
11. It is also certified that I have made necessary search in the matter relating the said PLOT NO. 166, IN WARD NO. 8A, SITUATED AT GANDHIDHAM - KACHCHH, to trace the title and found that the said Plot is free from all sorts of encumbrances and charges.
12. It is also certified that the title created in favour of GOKULESH LANDSCAPE PRIVATE LIMITED in respect of the above said PLOT NO. 166, IN WARD NO. 8A, SITUATED AT GANDHIDHAM - KACHCHH, is clear, marketable and free from reasonable doubts.

Cont...4/-

A. T. LALWANI

A. T. LALWANI
B. Com, L.L.B.
ADVOCATE
Gujarat High Court

Office :
Office No. 8, 9, First Floor,
Plot No. 211, Ward 12/B,
Police Station Road,
Gandhidham - Kutch,
Mob. 9925006740

Ref:

Date:- 20/01/2017

.. 4 ..

13. Documents referred :

- (i) Sub Lease Deed executed by The Sindhu Resettlement Corporation Ltd., in favour of SHRI ARUNKUMAR KASTURILAL AGRAWAL.
- (ii) Transfer Deed executed by Shri Arunkumar Kasturilal Agrawal, in favour of Gokulesh Landscape Private Limited.
- (iii) Mutation Letter of the Plot issued by the Sindhu Resettlement Corporation Ltd. in favour of GOKULESH LANDSCAPE PRIVATE LIMITED.
- (iv) Permission No. 45083/R, issued under No. 4GDA (27582)16, Dated 28/10/2016 issued by G.D.A.
- (v) Revised Plan & Permission No. 45209/R, issued under No. 4GDA (27582)16, Dated 20/12/2016 for construction, granted by the G.D.A.
- (vi) Search Receipt.


(A. T. LALWANI)
Advocate
A. T. LALWANI
ADVOCATE
GANDHIDHAM - Kutch.