



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 :-

Date :- 10-05-2019

Title Clearance Certificate And / Or No Encumbrances Certificate.

This is to certify and state I have investigated the Title of **SONKAMAL INFRASTRUCTURES PVT. LTD.**, in respect Plot Nos. 175 & 176, in Ward No. 7-A, situated at Gandhidham - Kachchh and in pursuance of this I have to state as under.

➤ **History of Plot No. 175, Ward No. 7-A, Gandhidham - Kachchh.**

That the Sindhu Resettlement Corporation Limited, Adipur - Kachchh, had allotted the abovesaid Plot No.175, Ward No.7-A, Gandhidham-Kachchh; (for Residential Purpose) on Sub Lease basis to Smt. Dhiraj W/O Ashokkumar Solanki. The Sindhu Resettlement Corporation Limited Smt. Dhiraj W/o Ashokkumar Solanki had duly executed the Sub Lease Deed on the 26.11.1997. Which Sub Lease Deed was also duly presented by The Sindhu Resettlement Corporation Limited for registration in the office of the Sub - Registrar, Gandhidham, and which Sub Lease Deed is duly registered in the office of the Sub - Registrar, Gandhidham, at Registered No.5270 at pages 73 to 76 Vol. 654 of Book No. Add.1 (One) dated : 18.12.1997.

That the said Smt. Dhiraj W/o Ashokkumar Solanki after obtaining prior approval of the Chairman, Kandla Port Trust, through the Sindhu Resettlement Corporation Limited, Adipur, for the transfer of Sub Leasehold rights of the abovesaid Plot, issued by the Kandla Port Trust, as required under the provisions of Sub Lease Deed executed by the lessor gave the said plot and also transferred his all Sub Leasehold rights in respect of the abovesaid plot to Smt. Devi Mohandas Lakhwani and the Transfer Deed for the same was duly executed by Smt. Dhiraj W/o Ashokkumar Solanki acting through her duly constituted Power of Attorney holder Shri Jaikishin Bulchand Hemnani in favour of Smt. Devi Mohandas Lakhwani and which Transfer Deed was also duly registered

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in the office of the Sub - Registrar, Gandhidham at Registered No. 3822 of Book No. 1 (one) dated 19.07.2004. And the abovesaid Corporation i.e. the Sindhu Resettlement Corporation Limited, Adipur, has mutated the abovesaid Plot of land, bearing Plot No. 175, in Ward No.7-A, situated at Gandhidham- Kachchh in favour of Smt. Devi Mohandas Lakhwani, vide their letter No. LD/M/7A-175/3978, Dated: 28-09-2004.

That the said Smt. Devi Mohandas Lakhwani after obtaining prior approval of the Chairman, Kandla Port Trust, through the Sindhu Resettlement Corporation Limited, Adipur, for the transfer of Sub Leasehold rights of the abovesaid Plot, issued by the Kandla Port Trust, as required under the provisions of Sub Lease Deed executed by the lessor gave the said plot and also transferred his all Sub Leasehold rights in respect of the abovesaid plot to Shri Chandrashekhhar Sugnaram Ladkani and the Transfer Deed for the same was duly executed by Smt. Devi Mohandas Lakhwani in favour of Shri Chandrashekhhar Sugnaram Ladkani and which Transfer Deed was also duly registered in the office of the Sub - Registrar, Gandhidham at Registered No. 927 of Book No. 1 (one) dated 18.02.2008. And the abovesaid Corporation i.e. the Sindhu Resettlement Corporation Limited, Adipur, has mutated the abovesaid Plot of land, bearing Plot No. 175, in Ward No.7-A, situated at Gandhidham- Kachchh in favour of Shri Chandrashekhhar Sugnaram Ladkani, vide their letter No. LD/M/175-7A/08/801 Dated: 26-05-2008.

That the said Shri Chandrashekhhar Sugnaram Ladkani after obtaining prior approval of the Chairman, Kandla Port Trust, through the Sindhu Resettlement Corporation Limited, Adipur, for the transfer of Sub Leasehold rights of the abovesaid Plot, issued by the Kandla Port Trust, as required under the provisions of Sub Lease Deed executed by the lessor gave the said plot and also transferred his all Sub Leasehold rights in respect of the abovesaid plot to Dr. Inderjit Kishanchand Thadani and Smt. Meena Inderjit Thadani and the Transfer Deed for the

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same was duly executed by Shri Chandrashekhar Sugnaram Ladkani acting through her duly constituted Power of Attorney holder Shri Tikam Mohandas Korwani in favour of Dr. Inderjit Kishanchand Thadani and Smt. Meena Inderjit Thadani and which Transfer Deed was also duly registered in the office of the Sub - Registrar, Gandhidham at Registered No. 657 of Book No. 1 (one) dated 30.01.2012. And the abovesaid Corporation i.e. the Sindhu Resettlement Corporation Limited, Adipur, has mutated the abovesaid Plot of land, bearing Plot No. 175, in Ward No.7-A, situated at Gandhidham- Kachchh in favour of Dr. Inderjit Kishanchand Thadani and Smt. Meena Inderjit Thadani, vide their letter No. LD/M/175-7A/2012/351, Dated: 23-04-2012.

That the said Dr. Inderjit Kishanchand Thadani and Smt. Meena Inderjit Thadani after obtaining prior approval of the Chairman, Kandla Port Trust, through the Sindhu Resettlement Corporation Limited, Adipur, for the transfer of Sub Leasehold rights of the abovesaid Plot, issued by the Kandla Port Trust, as required under the provisions of Sub Lease Deed executed by the lessor gave the said plot and also transferred their all Sub Leasehold rights in respect of the abovesaid plot to Sonkamal Infrastructures Pvt. Ltd. and the Transfer Deed for the same was duly executed by Dr. Inderjit Kishanchand Thadani and Smt. Meena Inderjit Thadani in favour of Sonkamal Infrastructures Pvt. Ltd. and which Transfer Deed was also duly registered in the office of the Sub - Registrar, Gandhidham at Registered No. 3512 of Book No. 1 (one) dated 21-08-2017. And the abovesaid Corporation i.e. the Sindhu Resettlement Corporation Limited, Adipur, has mutated the abovesaid Plot of land, bearing Plot No. 175, in Ward No.7-A, situated at Gandhidham- Kachchh in favour of Sonkamal Infrastructures Pvt. Ltd., vide their letter No. SRC/LD/M/175-7A/2017/2053, Dated: 21-09-2017.

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➤ **History of Plot No. 176, Ward No. 7-A, Gandhidham - Kachchh.**

That the Sindhu Resettlement Corporation Limited, Adipur - Kachchh, had allotted the abovesaid Plot No. 176, Ward No. 7-A, Gandhidham-Kachchh; (for Residential Purpose) on Sub Lease basis to Shri Praveen Shaw The Sindhu Resettlement Corporation Limited and Shri Praveen Shaw through his Attorney Shri Dayaram Mangalji Thacker had duly executed the Sub Lease Deed on the 07.10.1998. Which Sub Lease Deed was also duly presented by The Sindhu Resettlement Corporation Limited for registration in the office of the Sub - Registrar, Gandhidham, and which Sub Lease Deed is duly registered in the office of the Sub - Registrar, Gandhidham, at Registered No. 4660 at pages 56 to 59 Vol.718 of Book No. Add.1 (One) dated : 11.11.1998.

That the said Shri Praveen Shaw acting through his duly constituted General Power of Attorney holder Shri Dayaram Mangalji Thacker after obtaining prior approval of the Chairman, Kandla Port Trust, through the Sindhu Resettlement Corporation Limited, Adipur, for the transfer of Sub Leasehold rights of the abovesaid Plot, issued by the Kandla Port Trust, as required under the provisions of Sub Lease Deed executed by the lessor gave the said plot and also transferred his all Sub Leasehold rights in respect of the abovesaid plot to Shri Chandulal Laxmanbhai Patel and the Transfer Deed for the same was duly executed by Shri Praveen Shaw acting through his duly constituted General Power of Attorney holder Shri Dayaram Mangalji Thacker in favour of Shri Chandulal Laxmanbhai Patel and which Transfer Deed was also duly registered in the office of the Sub - Registrar, Gandhidham at Registered No.1736 of Book No. 1 (one) dated 23.03.2004. That the abovesaid Corporation i.e. the Sindhu Resettlement Corporation Limited, Adipur, has mutated the abovesaid Plot of land, bearing Plot No. 176, in Ward No.7-A, situated at Gandhidham- Kachchh in favour of Shri Chandulal Laxmanbhai Patel, vide their letter No. LD/M/ 7A-176/1179, Dated : 04-06-2004.

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That the said Shri Chandulal Laxmanbhai Patel after obtaining prior approval of the Chairman, Kandla Port Trust, through the Sindhu Resettlement Corporation Limited, Adipur, for the transfer of Sub Leasehold rights of the abovesaid Plot, issued by the Kandla Port Trust, as required under the provisions of Sub Lease Deed executed by the lessor gave the said plot and also transferred his all Sub Leasehold rights in respect of the abovesaid plot to Sonkamal Infrastructures Pvt. Ltd. and the Transfer - Cum - Sale Deed for the same was duly executed by Shri Chandulal Laxmanbhai Patel in favour of Sonkamal Infrastructures Pvt. Ltd. and which Transfer - Cum - Sale Deed was also duly registered in the office of the Sub - Registrar, Gandhidham at Registered No. 3218 of Book No. 1 (one) dated 04-08-2017. And the abovesaid Corporation i.e. the Sindhu Resettlement Corporation Limited, Adipur, has mutated the abovesaid Plot of land, bearing Plot No. 176, in Ward No.7-A, situated at Gandhidham- Kachchh in favour of Sonkamal Infrastructures Pvt. Ltd. their letter No. Vide Mutation Letter No. SRC/LD/M/176-7A/2017/1754 Dated: 29-08-2017.

Thus SONKAMAL INFRASTRUCTURES PVT. LTD. has become the lessee-cum-owner and in respect of the above said Two Plots, bearing Plot Nos. 175 & 176, in Ward No. 7-A, situated at Gandhidham - Kachchh now.

THAT I have made necessary search in the office of the Sub - Registrar, Gandhidham on 10-05-2019 for the period from 2008 to 2019. 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 property thereon, bearing Plot Nos. 175 & 176, in Ward No. 7-A, situated at Gandhidham - Kachchh, to trace the title and found that the said Plot, alongwith the property thereon is free from all sorts of charges and encumbrances of whatsoever.

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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 **SONKAMAL
INFRASTRUCTURES PVT. LTD.** is marketable, clear and free from
reasonable doubts.

Place :Gandhidham - Kachchh

Date : 10-05-2019



Dangar 10 MAY 2019
(**MUKESH MANJIBHAI DANGAR**)

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

અરજી પહોંચ

મેલ્કતનું વર્ણન Plot No.175 & 176, Ward No.7-A

Search in : GANDHIDHAM../GANDHIDHAM..

પહોંચ નંબર: ૨૦૧૮૦૪૫૦૦૪૮૧૬

અરજી નંબર:

૨૨૮૯

અરજી વર્ષ:

૨૦૧૯

તા: ૧૦

માહે: મે

સને: ૨૦૧૯

રજુ કરનારનું નામ **Mukesh M Dangar ADV**

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

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શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

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શોધ અગર તપાસણી..... Year : ૨૦૦૮ ૨૦૧૯

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દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

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ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

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અંકે રૂપીયા સીતેર પુરા.

દસ્તાવેજ

નકલ

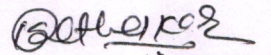
ના દિવસે તૈયાર થશે અને

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.



(Kamleshbhai Lavangji Thakor)

સબ રજીસ્ટ્રાર

ગાંધીધામ

IGR-NIC

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