

ANIL S. NATHANI

B.A., L.L.B.,
Advocate & Notary
(Gujarat High Court)



Office :

DAZ-29, Ward 2/A, Adipur (Kutch)

Mobile : 98790 74050

Resi. :

House No. SEX-86, Ward 2/A, Adipur (Kutch)

Email : anilnathani72@gmail.com

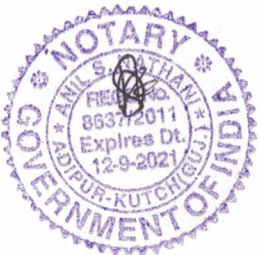
Date : 18/07/2019

TITLE CLEARANCE CERTIFICATE

I have been approached by **JADEJA DEVELOPERS PRIVATE LIMITED**, a Registered Company and They instructed and requested to me investigate title of the immovable property known and described as in respect of **Plot No. 361**, in **Ward No. 6-A**, situated at **Adipur**, Taluka **Gandhidham**, District **Kachchh**, State of Gujarat; (hereinafter referred to as the "said property" for the sake of brevity) and more particularly described in the schedule appended hereto and to issue Title Clearance Certificate and Non Encumbrance Certificate in respect of said property.

Pursuant to the above said request I have investigated the title of said property and also I have examined and verified all the necessary documents and papers and record in respect of the above said property and also necessary search has been taken with the office of the Sub Registrar, Gandhidham – Kachchh for the period of **30 Year** from **1989 to 2019**.

I, **Anil Somdutt Nathani, B.A.LL.B.**, Advocate and having standing of **21** years at Bar and **Notary** appointed by Government of India in the year of 2011, DO HEREBY certify that the title in respect of above said property of **JADEJA DEVELOPERS PRIVATE LIMITED**, a Registered Company is clear, absolute, perfect, complete marketable, free from encumbrances or charges of whatsoever nature and free from reasonable doubts. This is to certify and state that I have investigated the title of **JADEJA DEVELOPERS PRIVATE LIMITED**, a Registered Company in respect of **Plot No. 361** in **Ward No. 6-A**, situated at **Adipur**, Taluka **Gandhidham**, District **Kachchh**, State of Gujarat; and in pursuance of this I have to state as under :-



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1. THAT said property is FREE FROM ALL CHARGES AND ENCUMBRANCES OF WHATSOEVER NATURE and that TITLE IS CLEAR AND MARKETABLE AND FREE FROM ALL REASONABLE DOUBTS.
2. THAT the present District Kachchh was Princely State of Cutch and entire land belonged to the then Old State of Cutch. THAT the old Princely State of Cutch was merged with Union of India in the year 1948 and became "C" State known as State of Kutch governed by The Chief Commissioner appointed by government of India and was directly under the Central Government.
3. THAT the Government of India decided to develop a major Port at Kandla to recoup the loss of Karachi Port on Western Coast of India and also to establish a new township near the Kandla Port to rehabilitate the Refugees migrated from the then West Pakistan and as such Government of India has declared certain area as port area and thus entire land belongs to Central Government / Government of India is the owner of the said land.
4. THAT the Major Port Trustees Act, 1963 came into w.e.f. 01/01/1964 and by virtue of Sec. 29 of the said Act the said land now vests in the Board of Trustees, Kandla Port Trust (now Deendayal Port Trust) and Kandla Port Trust in managing the said land on behalf of the Central Government. THAT the then Ministry of Transport of Government of India has prepared the master plan for the purpose of establishing New Township and as such the above said land has been divided in Districts, Sectors, Wards, Neighboring Units and plots and the Kandla Port Trust is authorized to grant the lease in respect of the plots and various schemes were prepared for the allotment / grant of lease and such plots have been reserved for various purpose.



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5. THAT out of the above said land the Government of India has granted the lease for about 2600 acres of land to the SINDHU RESETTLEMENT CORPORATION LTD., for the establishment of the New Township at Gandhidham, for rehabilitating the Refugees migrated from the then West Pakistan for the period of 99 years vide Lease Deed, Dtd. 28/11/1955 executed by The Collector of Kutch for and on behalf of the President of India. The said Corporation has been authorized to grant sub lease in respect of the plots of land to its share – holders for the residue period of 99 years and on the payment of ground rent and development charges as may be decided by the Government of India from time to time. The said Lease Deed has been duly registered with the Sub-Registrar, Anjar – Kachchh; at Regtd. No. 225, at pages 691 to 725 of Book No. 44, dtd. 29/11/1955 (hereinafter referred to as the “said Head Lease” for the sake of brevity). That said plot of land bearing Plot No. 309, in Ward No. 7/D, situated at Gandhidham, District Kachchh; State of Gujarat; is one of such plot of the said entire land of 2600 acres of land.

6. THAT The Sindhu Resettlement Corporation Limited, Adipur-Kachchh; has allotted a residential plot of land bearing **Plot No. 361**, in **Ward No. 6-A**, situated at **Adipur**, Taluka **Gandhidham**, District **Kachchh**, State of Gujarat; (hereinafter referred to as the “said property” for the sake of brevity) against **Share No. 6078** in favour of **Shri Dharmesh Bogilal Doshi** on 99 years lease basis commencing from **02/11/2000** as per Sub Lease Deed, Dtd. 05/08/2014 executed by and between them and which deed was duly registered before the Sub Registrar, Gandhidham-Kachchh, at Regd. No. **3688** of Book No. 1, Dtd. **20/08/2014**. Thus, **Shri Dharmesh Bogilal Doshi** has become **LAWFUL LESSEE-CUM-ALLOTTEE** of said Corporation with regard to said property.

7. That thereafter **Shri Dharmesh Bhogilal Doshi** sold, transferred and conveyed all his rights, interests & title in respect of **Plot No. 361**, in



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Ward No. 6-A, situated at **Adipur**, Taluka – **Gandhidham**, Dist. **Kachchh** to **(i) Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani**. That Sale Agreement (with Possession) was Registered before the Office of Sub-Registrar, Gandhidham at **Reg. No. 4593**, of Book No. 1, on dtd. **28/11/2016**.

8. THAT after said **Shri Dharmesh Bogilal Doshi** after obtaining prior permission from the Chairman, Kandla Port Trust (through SRC Ltd., Adipur) for sell, transfer of leasehold rights, interest title etc. of said property in favour of **(i) Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani**, vide Transfer-Cum-Sale Deed, Dtd. **20/02/2017** executed by and between them and which deed/document was duly registered before the Sub Registrar, Gandhidham – Kachchh; at Registered No. **577** of Book No. 1, Dtd. **20/02/2017**. And thereafter said lessor the SRC Ltd., Adipur-Kachchh; has mutated the said property in favour of **(i) Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani** in their records as per Mutation letter No. **SRC/LD/M/361-6A/2017/3187**, Dtd. **23/03/2017** after received letter No. **ES/SR/19875/7453A**, Dtd. **07/03/2017** from the Dy. Secretary(Estate) Kandla Port Trust, Gandhidham. Thus, **(i) Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani** have become the lawful joint lessee of the lessor SRC Ltd., Adipur-Kachchh with regards to the said property.

9. THAT **JADEJA DEVELOPERS PRIVATE LIMITED** a registered company incorporated under the Companies Act. 2013 (Corporate identity No. **U45203GJ2013PTC074876**, Dtd **16/05/2013**) having its Registered office at **Plot No. 152, Ward No. 4-A, Adipur-Kachchh**.

10. THAT after said **(i) Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani** after obtaining prior permission from the Chairman, Deendayal Port Trust (Previously Kandla Port Trust) (through



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SRC Ltd Adipur) in favour of **JADEJA DEVELOPERS PRIVATE LIMITED** for sell, transfer of leasehold rights, interest title etc, of said property in favour of **JADEJA DEVELOPERS PRIVATE LIMITED** through its authorized signatory/Director vide Transfer-Cum-Sale Deed Dtd. **15/01/2019** executed by and between them and which deed/document was duly registered before the Sub Registrar, Gandhidham -Kachchh, at registered No. **207** of Book No. 1 Dtd . **15/01/2019** AND thereafter said lessor the SRC Ltd Adipur -Kachchh, has mutated the said property in favour of **JADEJA DEVELOPERS PRIVATE LIMITED** in their record as per Mutation letter No. **SRC/LD/M/6A-361/2019/3654**, Dtd **31/01/2019** after received letter No. **ES/SR/19875/3766**, Dtd **25/01/2019** from Asst. Executive Engineer, (Estate) Deendayal Port Trust, Gandhidham. Thus **JADEJA DEVELOPERS PRIVATE LIMITED** has become the lawful lessee of the lessor SRC Ltd. Adipur-Kachchh with regards to the said property.

11. THAT said **JADEJA DEVELOPERS PRIVATE LIMITED** has obtained approved plan/map and prior permission letter from the Gandhidham Development Authority, Adipur-Kachchh as per Construction Permission No. **48628/R**, issued under No. **4GDA(30015)19**, Dtd. **16/05/2019** for construct, built and erect the residential buildings on the said property as per plan and drawing got approved by said company from the Gandhidham Development Authority as per the prevailing rules and regulations of the Government.

12.

SCHEDULE OF PRPERTY

All that land admeasuring **344.73** Square Meters or thereabouts, being area of **Plot No. 361**, in **Ward No. 6-A**, situated at **Adipur-Kachchh**, in the Sub Registration district of **Gandhidham** and the Registration District of **Kachchh** in the State of **Gujarat** and bounded as follows that is to say:-



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Four Boundaries :

SURROUNDED ON THE NORTH BY : PLOT NO. 372
SURROUNDED ON THE SOUTH BY : ROAD
SURROUNDED ON THE EAST BY : PLOT NO. 360
SURROUNDED ON THE WEST BY : PLOT NO. 362

13. It is certified that I have made necessary search for more then last 30 years in the office of the Sub Registrar, Gandhidham-Kachchh; for the period from 1989 to 2019 in the matter relating to the above said land / property to trace the title and found that the said land / property is free from all sorts of encumbrances and charges of whatsoever.

14. It is also certified that I have made necessary search in the matter in the office of the Sub Registrar, Gandhidham-Kachchh. I am enclosing herewith one search receipt issued by Sub Registrar, Gandhidham-Kachchh; for search taken by me from office to verify the records.

15. THAT the equitable mortgage of said property / land can be created after the prior permission in writing of the Deendayal Port Trust, Gandhidham.

16. THAT I further certify that no adverse interest of any third party is existing in respect of the above said property.

17. That I certify that above said property is not subject to the provisions of Urban Ceiling Act or Agriculture Land Ceiling Act or any other law which would effect the rights of the mortgage.



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18. THAT I certify that all the dues in respect of said property / land have been paid. That I certify that no suit or any other legal proceedings are pending in any Court or before any authority in respect of said property / plot of land.

It is further certified that the title of said property created in favour of **JADEJA DEVELOPERS PRIVATE LIMITED** is clear, saleable and free from all reasonable doubts.

[Anil S. Nathani]

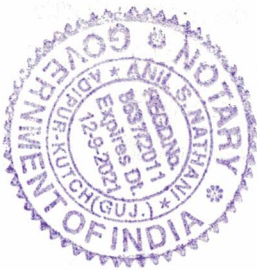
Advocate & Notary

Encl. : Search Receipt No. 2019045007466

Dtd :- 18-07-2019 of the Sub

Registrar, Gandhidham-Kachchh.

& Encumbrance Certificate



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Date : 18/07/2019

NIL ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY AND STATE THAT I have verified the relevant documents/papers and have done necessary investigation etc. about the title of **JADEJA DEVELOPERS PRIVATE LIMITED**, a registered Company to the ownership of leasehold immovable property bearing **Plot No. 361**, in **Ward No. 6-A**, Situated at **Adipur**, Taluka **Gandhidham**, Distirct **Kachchh**: State of **Gujarat**; land admeasuring **344.73** Square Meters or thereabouts (hereinafter referred as " said property" for the sake of brevity) and I am satisfied that **JADEJA DEVELOPERS PRIVATE LIMITED** holds a clear and marketable title to said property. It is further certified that :-

1. That said property is free from all charges and encumbrances of whatsoever nature.
2. That said property is free from all pending litigation.
3. That said property belongs absolutely to the applicant and not a joint family.
4. That the said property/land is purchased by the applicants from a person who had valid title to said property.
5. I have verified / inspected the following documents/ papers by me as under :-

- [1] **Original** Sub-Lease Deed dtd. **05/08/2014** executed by and between **SRC Ltd.** and **Shri Dharmesh Bhogilal Doshi** in respect of **Plot No. 361**, in Ward No. **6-A**, situated at **Adipur**, Taluka



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Gandhidham, District Kachchh, Which is Registered before office of the Sub-Registrar, Gandhidham-Kutch, Vide Registered No. 3688, of Book No. 1, on dtd. 20/08/2014.

- [2] **Original Registered Sale Agreement (With Possession) dtd. 28/11/2016 executed by Shri Dharmesh Bhogilal Doshi in favour of (i) Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani, in respect of Plot No. 361, in Ward No. 6-A, situated at Adipur, Taluka Gandhidham, District Kachchh, Registered before Office of the Sub-Registrar, Gandhidham-Kachchh, vide Registered No. 4593 of Book No. 1, on dated 28/11/2016.**
- [3] **Original Transfer-Cum-Sale Deed dtd. 20/02/2017 executed by Shri Dharmesh Bhogilal Doshi in favour of (i) Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani, in respect of Plot No. 361, in Ward No. 6-A, situated at Adipur, Taluka Gandhidham, District Kachchh, Registered before Office of the Sub-Registrar, Gandhidham-Kachchh, vide Registered No. 577 of Book No. 1, Dated 20/02/2017.**
- [4] **Original Mutation Letter No. SRC/LD/M/361-6A/2017/3187, dated 23/03/2017 from Manager (H&S), SRC, Adipur Mutated said Plot in the name of (i) Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani in Respect of Plot No. 361, in Ward No. 6-A, situated at Adipur, Taluka-Gandhidham, District-Kachchh.**
- [5] **Original Certificate of Company dtd. 16/05/2013 registered under the Companies Act 2013 with the registrar of Companies, Ahmedabad along with Articles of Company of JADEJA DEVELOPERS PRIVATE LIMITED, at Regd. No. U45203GJ2013PTC074876**



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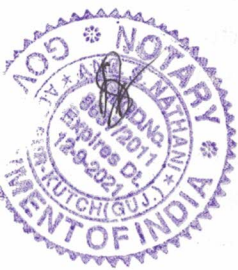
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- [6] **Original** Articles of Association of **Jadeja Developers Private Limited** a Registered company, incorporated under the Companies Act.
- [7] **Original** Transfer-Cum-Sale Deed dtd. **15/01/2019** executed by (i) **Shri Manoj Chandru Tikyani & (ii) Smt. Bhavisha Manoj Tikyani** in favour of **M/S. Jadeja Developers Pvt. Ltd.** through its Authorized Signatory / Director **Shri Mahipalsinh Jayendrasinh Jadeja** in respect of **Plot No. 361**, in Ward No. **6-A**, situated at **Adipur**, Taluka **Gandhidham**, District **Kachchh**, Registered before Office of the Sub-Registrar, Gandhidham-Kachchh, vide **Registered No. 207**, of Book No. 1, on **15/01/2019**.
- [8] **Original** Mutation Letter No. **SRC/LD/M/6A-361/2019/3654**, dated **31/01/2019** from Manager (H&S), SRC, Adipur Mutated said Plot in the name of **M/S. Jadeja Developers Pvt. Ltd** in Respect of **Plot No. 361**, in **Ward No. 6-A**, situated at Adipur, Taluka-Gandhidham, District-Kachchh.,
- [9] **Original** Construction Permission No. **48628/R**, Issued Under No. **4 GDA(30015)19**, dated **16/05/2019** issued by **Gandhidham Development Authority**, Adipur (Kachchh) to **M/s. Jadeja Developers Pvt. Ltd.**, in Respect of **Plot No. 361**, in **Ward No. 6-A**, situated at Adipur, Taluka-Gandhidham, District-Kachchh for Residential Purpose.
- [10] **Original** Approved Plan (Map) dated **16/05/2019** passed by Secretary, **Gandhidham Development Authority** bearing **Permission No. 48628/R**, Issued Under No. **4 GDA(30015)19**, in respect of **Plot No. 361**, in **Ward No. 6-A**, situated at Adipur, Taluka-Gandhidham, District-Kachchh in favour of **M/s. Jadeja Developers Pvt. Ltd.**



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6. That relevant documents of said property have been inspected by me.

7. Search of records in the office of Sub Registrar, Gandhidham-Kachchh; has been carried out by me since last 30 years from **1989 to 2019.**

Note : Bank/Financial Institution shall Retain prior written mortgage permission letter from the Chairman, Deendayal Port Trust, Gandhidham (through SRC Ltd., Adipur) of said property for creating valid, legal & equitable mortgage in favour of Bank/Financial institution.


[Anil S. Nathani]

Advocate & Notary

Encl.: Search Receipt No. 2019045007466

Dtd :- 18-07-2019 of the Sub

Registrar, Gandhidham-Kachchh.

