



S.A.SIDDIQUE,
B.A. LLB.
ADVOCATE HIGH COURT.

04, Vardhman Chambers Premises Co-op. Society Ltd.,
Plot No.84, Sector No.17, Vashi Navi Mumbai-400 703.
Tel No.022-27894503, Mob.No.9820282981.
E-mail:-siddiquevashi@gmail.com

Ref. No.

12/16/12/2019

Date: 16/10/2019

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re:-All that piece and parcel of land known as Plot No.28 B, Sector No.54, at Dronagiri, G.E.S (12.5% Scheme) Navi Mumbai, containing by admeasurements 199.04. sq.mtrs or thereabouts.

I have investigated the Title of M/S. T.R. ENTERPRISES through its Proprietor MRS. RAZIYA BEGUM THAIUP ALI, aged about 54 years, Indian Inhabitant, having address at Shop No.8/A, Mahavir Milan CHS, Plot No.1, Sector-28, Vashi, Navi Mumbai, Tal. & Dist. Thane-400703., hereinafter referred to as "the Developer" [Which expression shall unless repugnant to the context or meaning thereof mean and include its successor and assigns] with regard to the above-mentioned Plot.

WHEREAS The City and Industrial Development Corporation of Maharashtra Limited, is a Government Company within the meaning of the Companies Act 1956 [hereinafter referred to as "the Corporation"] having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New town Development Authority, under the Provisions of Sub Sec.[3-A] of Section 113 of the Maharashtra Regional and Town Planning Act 1966 [Maharashtra Act on XXXVIII of 1966][hereinafter referred to as "the said Act"] -





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AND WHEREAS the Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that as Per the Provisions of Section-113 of the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it/or vested in to it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS the Corporation by its Allotment Letter Ref. CIDCO/ VASAHAT/ SATAYO/DRONAGIRI/195/2015/5509, Dated 29/12/2014, allotted to the 1) Shri. Gokul Joma Thakur, 2) Mr. Hasubai @ Hasuram Balu Thakur, 3) Smt. Padmabai # Padmavati Baburao Naik @ Patil, 4) Smt. Gunabai Balu Thakur, 5) Shri. Sopan Balu Thakur, 6) Smt. Hasubai Gopichand @ Gopinath Thakur, 7) Shri. Meghnath Gopichand @ Gopinath Thakur, 8) Smt. Jyostna Gopichand @ Gopichand Thakur, 9) Smt. Jagruti Gopichand @ Gopinath Thakur, 10) Smt. Mathura Joma Thakur @ Manjula Anant Thakur, 11) Smt. Gajrubai Posha Gharat 12) Shri. Leeladhar Shyam Gharat, 13) Smt. Barnubai Balu Thakur and 14) Smt. Anubai Gangaram Madhavi, a Plot No. 28 B, containing by admeasuring an area of 199.04 Sq. Mtrs. Sector No.54, at Dronagiri, Navi Mumbai, more particularly described in the First Schedule hereunder written.





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Ref. No.

111/10/2019

Date: - 16/09/2019

AND WHEREAS Pursuant to an Agreement to Lease dated 18/01/2016, made & entered into at CBD Belapur, Navi Mumbai between the City & Industrial Development Corporation of Maharashtra Ltd therein referred to the "the Corporation" of the One Part; and (1) Shri. Gokul Joma Thakur, 2). Shri. Hasubai @ Hasuram Balu Thakur, 3). Smt. Padmabai @ Padmavati Baburao Naik @ Patil, 4). Smt. Gunabai Balu Thakur, 5.) Shri. Sopan Balu Thakur, 6). Smt. Hasubai Gopichand @ Gopinath Thakur, 7) Shri. Meghnath Gopichand @ Gopinath Thakur, 8.) Smt. Jyostna Gopichand @ Gopinath Thakur, 9.) Smt. Jagruti Gopichand @ Gopinath Thakur, 10.) Smt. Mathira Joma Thakur @ Manjula Anant Thakur, 11). Smt. Gajrubai Posha Gharat, 12). Smt. Anubai @Anusaya Gangaram Madhavi and 13.) Mr. Leeladhar Shyam Gharat, therein referred to as "the Licensees" of the Other Part. The Corporation leased to the Licensee a Plot bearing No.28 B, containing by admeasuring an area of 199.04. Sq. Mtrs, Sector No.54, at Dronagiri [GES], Navi Mumbai, or thereabouts on the terms & conditions contained in the Agreement to Lease & same was registered with Sub-Registrar of Assurance of Uran, under Serial No.243/2016, dated 16/02/2016 and other terms & conditions contained in the said Agreement In Pursuance of the said Agreement the Corporation handed over Possession of the said Plot to the Licensee enabling the Licensee to construct a building thereat for Residential Purpose as per the terms and conditions in the said Agreement to Lease





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Ref. No.

J. 11/12/2019

Date: -16/09/2019

AND WHEREAS by a Tripartite Agreement made on 14/02/2018, between the Corporation of the One Part, and the said 1). Smt. Subhadrabai Gokul Thakur, 2). Mr. Ram Gokul Thakur, 3). Mr. Shyam Gokul Thakur, 4). Smt. Vandana Vasant Thakur, 5). Kum. Akshay Vasant Thakur, 6). Kum. Supriya Vasant Thakur, 7). Mrs. Ashwini Pramod Bhoir, 8). Mrs. Vijaya Vishwanath Joshi, 9). Mrs. Vaishali Vijay Thakur, 10). Mr. Manoj Dinkar Naik, 11). Mr. Hasu @ Hasuram Balu Thakur, 12). Smt. Padmabai @ Padmavati Baburao Naik @ Patil, 13). Smt. Gunabai Balu Thakur, 14). Shri. Sopan Balu Thakur, 15). Smt. Hasubai Gopichand @ Gopinath Thakur, 16). Shri. Meghnath Gopichand @ Gopinath Thakur, 17). Smt. Jyostna Gopichand @ Gopichand Thakur, 18). Smt. Jagruti Gopichand @ Gopinath Thakur, 19). Smt. Mathira Joma Thakur @ Manjula Anant Thakur all Legal Heirs of Late Gokul Joma Thakur, Late Vasant Thakur And Late Rajendra Dinkar Naik, 20). Mr. Dinkar Posha Gharat, 21). Smt. Meena Narendra Tandel both Legal Heirs of Late Gajrubai Posha Gharat, 22). Smt. Anubai @ Anusaya Gangaram Madhavi and 23). Shri. Leeladhar Shyam Gharat, therein referred to as "Original Licensees" of the Second Part; and the M/s. T.R. ENTERPRISES, through its Proprietor Mrs. Raziya Begum Thaiup Ali, therein referred to as "the New Licensee" of the Third Part, in respect of Plot No.28 B, admeasuring about 199.04 Sq. Mtrs. in Sector No.54, at Dronagiri (GES), Navi Mumbai, and the same was registered with Sub-Registrar of Assurance of Urban under Serial No.310/2018, dated 17/02/2018 and other terms & conditions contained in the said Tripartite Agreement.





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Ref. No. 159/14/13/2019

Date: -16/09/2019

AND WHEREAS The City & Industrial Development Corporation of Maharashtra Ltd has transferred Plot No. 28B, admeasuring about 199.04 sq.mtrs, in the name of M/S. T.R. ENTERPRISES, through its Proprietor Mrs. Raziya Begum Thaiup Ali, vide its Letter Ref No. CIDCO/VASAHAT/SATAYO/DRONAGIRI/195/2018/ 23690, Dated 05/03/ 2018, in respect of abovementioned Plot.

AND WHEREAS the Developer has appointed M/s. PIONEER, an Architect registered with the council of Architect and the copy of approved plans hereto.

AND WHEREAS the Developer, have submitted the building Plans to the City & Industrial Development Corporation of Maharashtra Ltd & has accorded their approval to the said Plan and the City & Industrial Development Corporation of Maharashtra Ltd has issued Commencement Certificate vide its Ref. letter No CIDCO/BP-1680/ TPO(NM&K)/ 2019/ 4949, dated 27/06/2019.

By virtue of Agreement to lease & Tripartite Agreement, the Developer become entitled to the development of the said Plot of land, Developer have exclusive right to sell Flat in the proposed new building and to receive the sale price from prospective purchaser/s.





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Ref. No. 1112/11/2019

Date: -16/09/2019

The building is to be constructed on the said plot named as "ERASALI QUEENS"

That the New Licensee has produced before me the following documents:-

1) Original Copy of the Agreement to Lease, dated 18/01/2016 alongwith the registered copy of the Registration Receipt No 243, dated 16/02/2016, 2) Original Copy of the CIDOC Tripartite Agreement, dated 14/02/2018 alongwith the registered copy of the Registration Receipt No 310, dated 17/02/2018 3) Original copy of the Commence Certificate, dated 27/06/2019, 4) CIDCO Final Order, dated 05/03/2018 substituting the New Licensee in place and instead of the Original Licensees.

On the basis of the above and on the basis of the documents placed before me, I hereby opined that M/S. T. R. ENTERPRISES, through its Proprietor MRS. RAZIYA BEGUM THAIUP ALI is entitled to develop the said property and has absolute right to alienate, sell or dispose of flats to be constructed thereon and the title of the said Plot is clear, marketable & free from all encumbrances.





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SCHEDULE:-

[Description of Land]

ALL that piece and parcel of land bearing Plot No.28 B, Sector No.54, lying being and situated at Village Dronagiri of 12.5% [G.E.S.] Tal. Uran Dist. Raigad, containing by admeasurements about 199.04. sq.mtrs or thereabouts and bounded as follows:-

ON OR TOWARDS THE NORTH:- Plot No.28A.

ON OR TOWARDS THE SOUTH:- Plot No. 29

ON OR TOWARDS THE EAST :- Plot No.29A

ON OR TOWARDS THE WEST :- 9.00. Mtrs Wide Road.

S. A. Siddique.
Advocate.

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15A, Vardhman Chambers,
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