

Venkatesh T. Chitiken

B.A., LL.B., LL.M.

Advocate (High Court)

502, Ground Floor, Siddivinayak Building, Beside Ustav Snack Center, Kasar Ali, Bhiwandi, Dist: Thane-421 308.

Date:-09/03/2019

TITLE CLEARANCE CERTIFICATE

Ref :- In respect of ALL THAT piece and parcel of land bearing City Survey No. 4372, bearing Survey No. 49, Hissa No. 1Paiki and Survey No. 130, Plot No. 6, admeasuring about 800.45 Sq. Mtrs; equivalent to 958.00 Sq. Yds; situate lying and being at Mouje Nizampura, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; (hereinafter referred to as "the said property") belonging to 1) SHRI ATAULLAH NISAR AHMAD ANSARI, 2) SHIR TUFAIL ATAULLAH ANSARI, 3) SHRI SOHEL ATAULLAH ANSARI, 4) SHRI WAQAR ATAULLAH ANSARI, ; (hereinafter referred to as "the Owner").

And I say that I have seen all the documents provided to me and I have taken search in the Office of Sub-Registrar of Assurances at Bhiwandi vide application No. 503/2019, and Receipt No. 2580/2019, dated 08/03/2019, and as per the documents and search report taken by the title of the said property is as under;

By Virtue of Registered Sale Deed bearing Serial No 5788/1995, dated 20/12/1995 1) ANSARI ROOHULLA NISAR AHMED, 2) ANSARI HAMEEDA BANO ROOHULLA, 3) ANSARI ATAULLAH NISAR ANSARI, 4) ANSARI ZEENAT BANO ATAULLAH, AND 5) ANSARI MEHERUNNISA NISAR AHMED have purchased ALL THAT piece and parcel of land bearing City Survey No. 4372, bearing Survey No. 49, Hissa No. 1Paiki, Plot No. 6, admeasuring about 800.45 Sq. Mtrs; equivalent to 958.00 Sq. Yds; situate lying and being at Mouje Nizampura, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from SALAUDDIN ASADULLAH ANSARI.



By Virtue of Registered Rectification Deed bearing Serial No. 4368/2008, dated 14/05/2008 has been rectified principal Deed of Conveyance Deed bearing Serial No. 5788/1995, dated 20/12/1995, the area of the City Survey No. 4372, admeasuring about 800.45 Sq. Mtrs; has been rectified as 757.40 Sq. Mtrs; and it should be read as 757.40 Sq. Mtrs;

By Virtue of Registered Gift Deed bearing Serial No 6020/2008-BWD-2, dated 01/12/2008 ANSARI HAMEEDA BANO ROOHULLA has gifted her 1/4th share in ALL THAT piece and parcel of land bearing City Survey No. 4372, bearing Survey No. 49, Hissa No. 1Paiki, Plot No. 6, admeasuring about 800.45 Sq. Mtrs; equivalent to 958.00 Sq. Yds; situate lying and being at Mouje Nizampura, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to SMT. ZEENAT BANO ATAULLAH ANSARI.

By Virtue of Registered Gift Deed bearing Serial No 6021/2008-BWD-2, dated 01/12/2008 SHRI ROOHULLAH NISAR AHMED ANSARI has gifted his 1/4th share in ALL THAT piece and parcel of land bearing City Survey No. 4372, bearing Survey No. 49, Hissa No. 1Paiki, And Survey No. 130, Plot No. 6, admeasuring about 800.45 Sq. Mtrs; equivalent to 958.00 Sq. Yds; situate lying and being at Mouje Nizampura, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to SHRI ATAULLAH NISAR AHMED ANSARI.

And by virtue of Mutation Entry bearing No. 2676, dated 12/10/2018, the legal heirs of late Smt. Zeenat Ataullah Ansari has been mutated as 1) SHRI ATAULLAH NISAR AHMAD ANSARI, 2) SHIR TUFAIL ATAULLAH ANSARI,



3) SHRI SOHEL ATAULLAH ANSARI, 4) SHRI WAQAR ATAULLAH ANSARI, 5) SMT. SAIQA BANO ATAULLHA ANSARI & 6) SMT. AQSA MOHD. RASHID ANSARI

By Virtue of Registered Release Deed bearing Serial No 10100/2018, dated 04/12/2018, 1) SMT. SAIQA BANO ATAULLHA ANSARI & SMT. AQSA MOHD. RASHID ANSARI have released their Undivided share in ALL THAT piece and parcel of land bearing City Survey No. 4372, bearing Survey No. 49, Hissa No. 1Paiki, Plot No. 6, And Survey No. 130, admeasuring about 800.45 Sq. Mtrs; equivalent to 958.00 Sq. Yds; along with other City Survey Nos. 4020, 4021, 4045 = Survey Nos. 32/1/3, 4, & 98/A/5; situate lying and being at Mouje Nizampura, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favor of 1) SHRI ATAULLAH NISAR AHMAD ANSARI, 2) SHIR TUFAIL ATAULLAH ANSARI, 3) SHRI SOHEL ATAULLAH ANSARI, 4) SHRI WAQAR ATAULLAH ANSARI,

TRANSACTION FOR THE YEAR 2019:-

By Virtue of Development Agreement bearing Serial No 1860/2019-BWD-1, dated 18/02/2019, and Registered Power of Attorney bearing Registration Serial No. 1861/2019- BWD-1, dated 18/02/2019 the land owners 1) SHRI ATAULLAH NISAR AHMAD ANSARI, 2) SHIR TUFAIL ATAULLAH ANSARI, 3) SHRI SOHEL ATAULLAH ANSARI, 4) SHRI WAQAR ATAULLAH ANSARI have Sold and Assigned Development Rights in respect of ALL THAT piece and parcel of land bearing City Survey No. 4372, bearing Survey No. 49, Hissa No. 1Paiki, Plot No. 6, admeasuring about 800.45 Sq. Mtrs; equivalent to 958.00 Sq. Yds; situate lying and being at Mouje Nizampura, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District



502, Ground Floor, Siddivinayak Building, Beside Ustav Snack Center, Kasar Ali, Bhiwandi, Dist: Thane-421 308.

Thane; to **M/S. AL ARAAF INFRA PRIVATE LIMITED**, (PAN NO. AARCA5581E); having its Registered Office at House No. 1203, Near Tayyab Hotel, AvchitpadaRoad, Neagaon-2, Bhiwandi, Dist : Thane- 421302; through its Directors; **1) SHRI ATAULLAH NISAR AHMAD ANSARI**, Age 53 Years, Occupation : Business; (PAN NO. AAPPA9762L); **2) SHIR TUFAIL ATAULLAH ANSARI**, Age 30 Years, Occupation: Business; (PAN NO. AIOPA3907G);

I hereby certify upon reference in respect of the said property and documents provided by the client, that, I have examined and inspected the title of ALL THAT piece and parcel of land bearing City Survey No. 4372, bearing Survey No. 49, Hissa No. 1Paiki, Plot No. 6, admeasuring about 800.45 Sq. Mtrs; equivalent to 958.00 Sq. Yds; situate lying and being at Mouje Nizampura, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; belonging to 1) SHRI ATAULLAH NISAR AHMAD ANSARI, 2) SHIR TUFAIL ATAULLAH ANSARI, 3) SHRI SOHEL ATAULLAH ANSARI, 4) SHRI WAQAR ATAULLAH ANSARI, Development Agreement bearing Serial No 1860/2019-BWD-1, dated 18/02/2019, and Registered Power of Attorney bearing Registration Serial No. 1861/2019- BWD-1, dated 18/02/2019 they have sold Development rights to **M/S. AL ARAAF INFRA PRIVATE LIMITED**,

AND in my opinion, the title of the said property is clear, marketable and beyond reasonable doubt subject to terms and conditions mentioned in the said Development Agreement.



Signature,

(Venkatesh T. Chitiken)

Advocate.