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DIVYA SHAH ASSOCIATES
advocates, solicitors and notaries

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: ALL that piece and parcel of land or ground hereditaments and premises bearing Cadastral Survey No. 2/1787 of Byculla Division Bombay admeasuring approx. 420.62 Sq. yards or thereabout and as per property card the area is 384.62 together with the building standing thereon, situated at the corner of 1st & 2nd Sankli Street, Byculla, Mumbai: 400 008. Hereinafter referred to as "the said Property"

We have pursued the following documents:-

- (A) By an Indenture of Conveyance dated 29th September, 1994 made and entered into between Smt. Sarawati Shivandas Chandnani and 22 Ors. therein referred to as 'the Vendors' of the One Part and (1) Moiz Mansoor Hussein (2) Shri. Zulfiqar Gulam Abbas Hami (3) Gulamabbas Ahmedali Hami (4) Mansoor Husain Ahmedali Hami alias Mansoor Husain Ahmed Ali Attarwala therein referred to as 'the Purchasers' of the Other Part and registered with the Office of Sub Registrar of Assurances at Bombay under Serial No.BBE-2898 of 1994 dated 29th September, 1994, the Vendors therein sold, conveyed, transferred and assured unto the Purchasers therein the property being ALL THAT piece of land together with messuage tenements or dwelling house standing thereon situate lying and being at Sankli Street in the Island and registration district of Bombay and

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BRANCH OFFICE 'Swagatam', 4th Floor, Plot No. 141, S. V. Road, Opp. Khar Police Station, Khar (W), Mumbai 400 052. Tel: 26492218 / 19 Fax: 26492220
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containing by admeasurements 384.62 square meters or thereabouts the same be a little more or less and registered by the Land Revenue under New Nos. 13531, 13532 and Survey No. Part of 2-3/3549 Cadastral Survey No. 2/1787 of Byculla Division and assessed by the Municipality of Bombay under E Ward No. 395 Street Nos. 51-55 and 40 together with the building standing thereon consist of ground and three upper storeys and more particularly described in the Schedule thereunder and the same Schedule hereunder written (hereinafter referred to as the **"said Property"**) for the consideration and on the terms and conditions more particularly mentioned therein;

- (A) Mansoor Husain Ahmedali Hami alias Mansoor Husain Ahmed Ali Attarwala died intestate on 19th October, 1998 at Mumbai leaving behind him his widow being Batulbai. three sons and one daughter namely; Moiz Mansoor Husain Hami, Iqbal Mansoor Husain Hami, Imtiaz Mansoor Husain Hami and one married daughter Zehra Mansoor Husain Hami, herein, as his only heirs and legal representatives as per the laws of succession applicable to him.
- (B) (1) Moiz Mansoor Hussein Hami in his individual capacity and as legal heir of Late Mansoor Husain Ahmedali Hami alias Mansoor Husain Ahmed Ali Attarwala, (2) Shri. Zulfiqar Gulam Abbas Hami, (3) Gulamabbas Ahmedali Hami, (4) Batulbai Widow Of Late Mansoor Husain Ahmedali Hami, (5) Iqbal Son of Late Mansoor Husain Ahmedali Hami, (6) Imtiaz Son Of Late Mansoor Husain Ahmedali Hami, (7) Zehra married daughter of Mansoor Husain Ahmedali Hami are seized possessed of and/or otherwise and sufficiently entitled to the said property as more particularly described in the schedule hereunder written. However name of the Legal Heirs is not appearing on the property register card in respect of the said property.

- (C) By the Deed of Conveyance registered with Sub-registrar of Assurance at Mumbai under Registration No. BBE3/4579/2013 dated 13.09.2013 between (1) Moiz Mansoor Hussein Hami in his individual capacity and as legal heir of Late Mansoor Husain Ahmedali Hami alias Mansoor Husain Ahmed Ali Attarwala, (2) Shri. Zulfiqar Gulam Abbas Hami, (3) Gulamabbas Ahmedali Hami, (4) Batulbai Widow Of Late Mansoor Husain Ahmedali Hami, (5) Iqbal Son Of Late Mansoor Husain Ahmedali Hami, (6) Imtiaz Son Of Late Mansoor Husain Ahmedali Hami, (7) Zehra married daughter of Mansoor Husain Ahmedali Hami the legal heirs of Late Mansoor Husain Ahmedali Hami alias Mansoor Husain Ahmed Ali Attarwala herein have sold and transfer the said property in favor of M/s. KSA DEVELOPERS a partnership firm, having its office at Kapur Mansion, 2-B Ground Floor, 10 Moreland Road, Agripada, Mumbai: 400 011, through its partners (1) Mr. Athar Hussain Shaikh, (2) Mr. Ansari Qaiser Saleem, (3) Mr. Ansari Mohd. Ayub, (4) Mr. Shezad A. Reshamwala, (5) Mr. Basharatullah A. Khan.

In the circumstance in our opinion M/s. KSA DEVELOPERS is the absolute owner of the said property and as the owner M/s. KSA DEVELOPERS is entitled to deal with and develop the same.

SCHEDULE OF THE PROPERTY

All That piece of land together with messuage tenements or dwelling house standing thereon situate lying and being at Sankli Street in the registration district of Mumbai containing by admeasurements 384.62 square meters or thereabouts the same be a little more or less together with building standing thereon known as "Hami Building" consisting of ground plus three upper floors, fully occupied by the

Tenants and registered by the Land Revenue under New Nos. 13531, 13532 and Survey No. Part of 2-3/3549 Cadastral Survey No. 2/1787 of Byculla Division and assessed by the Municipality of Bombay under E Ward No. 395 Street Nos. 51-55 and 40 and bounded as follows:

North : Public Road.
East : Property of Fatemabai wd/of
Munshi Mohamedali Tungekar;
South: By the property of Qurban Husain Jiwaji Madraswal;
West : Public passage.

Dated this 23rd day of September, 2013.

Divya Shah Associates



Partner

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DIVYA SHAH ASSOCIATES
advocates, solicitors and notaries

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: ALL that piece and parcel of land or ground hereditaments and premises bearing Cadastral Survey No. 1787 of Byculla Division Bombay admeasuring approx. 413.30 Sq. yards or thereabout and as per property card the area is 377.93 together with the building standing thereon, situated at the corner of 1st Sankli Street, Byculla, Mumbai: 400 008. Hereinafter referred to as "the said Property"

We have pursued the following documents:-

- (A) By an Indenture dated 5th February, 1960 made and entered into between (1) Noormahomed Valimahomed and (2) Sarabai widow of Fakirmahomed Valimahomed therein referred to as 'the Vendors' of the One Part, Abdullabhai Jafferji therein referred, to as 'the Confirming Party' of the Second Part and (1) Aishabai wife of Abdul Rehman Abdul Kader Hava, (2) Mohamedhussin Abdul Rehman Hava, (3) Zhaibunnisa daughter of Rehman Abdul Kader Hava and (4) Fazlunnisa, daughter of Abdul Rehman Abdul Kader Hava, therein referred to as 'the Purchasers' of the Third Part and registered with the Office of Sub Registrar of Assurances at Bombay under Serial No.1106/2/10/1960 dated 9th February, 1960, the Vendors therein sold, conveyed, transferred, and assured unto the Purchasers therein the property being ALL THAT piece and parcel of land or ground with the messuage tenement on dwelling house standing thereon situate,

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lying and being at Sankli Street Cross Lane in the Registration Sub District of Bombay in the Island of Bombay containing by admeasurements 377.93 Sq. Mtrs. (equivalent to 451 square yards) or thereabout and registered in the Books of the Collector of Land Revenue under New Survey Nos.1,2,3,3549/1B/3587, 3F, 40/3530 and part of 3599 Cadastral Survey no.1787 of Byculla Division and in the Books of the Collector of Municipal rates and taxes under 'E' Ward No.3914(1) together with structure standing thereon and more particularly described in the Schedule thereunder and the same hereunder written (hereinafter referred to as the "said Property") for the consideration and on the terms and conditions more particularly mentioned therein.

- (B) The said Aishabai wife of Abdul Rehman Abdul Kader Hava died in the year 1969 leaving behind her (1) Mohamedhussin Abdul Rehman Hava, (2) Zhaibunnisa daughter of Abdul Rehman Abdul Kader Hava and (3) Fazlunnisa, daughter of Abdul Rehman Abdul Kader Hava and wife of Jamil Saudagar, as her heirs and legal representatives as per the law of succession applicable to her.
- (C) The said Zhaibunnisa daughter of Abdul Rehman Abdul Kader Hava also died in the year 2008 leaving behind her Mohamedhussin Abdul Rehman Hava and (2) Fazlunnisa, daughter of Abdul Rehman Abdul Kader Hava, as her heirs and legal representatives as per the law of succession applicable to her.
- (D) Mohamedhussin Abdul Rehman Hava died on 8th February, 2013 leaving behind him (1) Mrs. Rukaiya Widow of Mohammed Hussain Hava, (2) Mohammed Iqbal son of Mohammed Hussain, (3) Mohammed Zahir son of Mohammed Hussain Hava (4) Abdul Rashid son of Mohammed Hussain Hava, (5) ShamimAhmed son of Mohammed Hussain Hava, (6) Shahina daughter of Mohammed

Hussain Hava and wife of M. Yusuf Sayyed, (7) Tasneem daughter of Mohammed Hussain Hava and wife of Noor Mohammed Masani, (8) Anjum son of Mohammed Hussain Hava, and (9) Shafique son of Mohammed Hussain Hava, being the Owners Nos.2 to 10 hereinabove as his heirs and legal representatives as per law of succession applicable to him.

- (E) (1) Fazlunnisa, daughter of Abdul Rehman Abdul Kader Hava and wife of Jamil Saudagar, (2) Rukaiya Widow of Mohammed Hussain Hava, (3) Mohammed Iqbal son of Mohammed Hussain Hava, (4) Mohammed Zahir son of Mohammed Hussain Hava, (5) Abdul Rashid son of Mohammed Hussain Hava, (6) Shamim Ahmed son of Mohammed Hussain Hava, (7) Shahina daughter of Mohammed Hussain Hava and wife of M. Yusuf Sayyed, (8) Tasneem daughter of Mohammed Hussain Hava wife of Noor Mohammed Masani, (9) Anjum son of Mohammed Hussain Hava, and (10) Shafique son of Mohammed Hussain Hava are seized possessed of and/or otherwise and sufficiently entitled to the said property as more particularly described in the schedule hereunder written. However name of the Legal Heirs is not appearing on the property register card in respect of the said property.

- (F) By the Deed of Conveyance registered with Sub-registrar of Assurance at Mumbai under Registration No. BBE3/4104/2013 dated 19.08.2013 between (1) Fazlunnisa, daughter of Abdul Rehman Abdul Kader Hava and wife of Jamil Saudagar, (2) Rukaiya Widow of Mohammed Hussain Hava, (3) Mohammed Iqbal son of Mohammed Hussain Hava, (4) Mohammed Zahir son of Mohammed Hussain Hava, (5) Abdul Rashid son of Mohammed Hussain Hava, (6) Shamim Ahmed son of Mohammed Hussain Hava, (7) Shahina daughter of Mohammed Hussain Hava and wife of M. Yusuf Sayyed, (8) Tasneem

daughter of Mohammed Hussain Hava wife of Noor Mohammed Masani, (9) Anjum son of Mohammed Hussain Hava, and (10) Shafique son of Mohammed Hussain Hava the Legal Heirs herein have sold and transfer the said property in favor of M/s. KSA DEVELOPERS a partnership firm, having its office at Kapur Mansion, 2-B Ground Floor, 10 Moreland Road, Agripada, Mumbai: 400 011, through its partners (1) MR. ATHAR HUSSAIN SHAIKH, (2) MR. ANSARI QAISER SALEEM, (3) MR. ANSARI MOHD. AYUB, (4) MR. SHEZAD A. RESHAMWALA, (5) MR. BASHARATULLAH A. KHAN.

In the circumstance in our opinion M/s. KSA DEVELOPERS is the absolute owner of the said property and as the owner M/s. KSA DEVELOPERS is entitled to deal with and develop the same.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land or ground with together with messuage tenements or dwelling house standing thereon situate lying and being at Sankli Street Cross Lane in the Registration Sub District of Mumbai containing by admeasurements 451 square yards or thereabouts together with building standing thereon known as Hava Building, consisting of ground plus 3 upper floors, fully occupied by the Tenants and registered in the Books of the Collector of Land Revenue under New Survey Nos.1,2,3,3549/1B/3587, 3F, 40/3530 and part of 3599 Cadastral Survey no.1787 of Byculla Division and in the Books of the Collector of Municipal rates and taxes under 'E' Ward No.3914(1) and Street No.3 and bounded as follows: -

that is to say :

On or towards the East by Plot No.22

On or towards the West by Plot No.24

On or towards the North by passage

On or towards the South by the property of Poonawalla.

Dated this 26th day of August, 2013.

Divya Shah Associates

Partner