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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. 1756 of Byculla Division Bombay admeasuring approx. 751 Sq. yards or thereabout and as per property card the area is 627.93 together with the building standing thereon, situated at the corner of Maulana Azad Road, Mumbai: 400 008. Hereinafter referred to as "the said Property"

We have pursued the following documents:-

- (A) By an Indenture of Assignment dated 11th October, 1951 made between Akbarali Mulla Ibrahimji (therein referred to as "the Vendor") of the First Part, (i) Shaikh Mahomed Usman, (ii) Peer Mahomed Rehmani, (iii) Suleman Asimulla Ansari, (iv) Mahomed Ishaq Ansari and (v) Dr. Salim Ahmed Siddiqi (therein referred to as "the Confirming Parties") of the Second Part and "The Malegaon Society Of Education", (the Owners herein therein referred to as "the Purchasers") of the Third Part, and duly registered with Sub-Registrar of Assurances at Mumbai under Serial No.BOM/6102/8/1951 dated 27th November, 1951 in consideration of the amount paid by the Purchasers to the Vendor, the Vendor assigned his leasehold right, title and interest in all that piece or parcel of land hereditament and premises (forming part of the larger piece of land) containing by admeasurement 751 sq. yards or thereabout and registered by the Collector of Land Revenue alongwith other land under Collector's Old

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No.198, Collector's New No.13719 Part of New Survey No.1/3540 and bearing CS No.1756 of Byculla Division, assessed under Municipal of Bombay under 20 E ward (now E ward) 4012 to 4015, Street No.14 and 125-131, situate, lying and being at Sankli Street Cross Lane No, 6, Ripon Road (now Maulana Azad Road), Mumbai 400 008, in the city and registration Sub-District of Bombay, together with the buildings and structures standing thereon known as Marwari Chawl which is fully occupied by tenants and more particularly described in the schedule thereunder and hereunder written, (hereinafter referred to as "the said Property") to the Assignor/Owners herein in perpetuity at the apportioned yearly rent thereby reserved and subject to the covenants by the Lessee and conditions therein contained together with their right, easement and appurtenants and also together with the benefit of the covenant for production of the deeds and documents inter alia relating to the said larger portion of land and hereditament.

- (B) By a Development Agreement dated 4th June, 2010 (hereinafter referred to as the said "Development Agreement") executed by and between "The Malegaon Society Of Education" a Society registered under the Societies Registration Act, 1860 as well as a Public Trust under the Bombay Public Trust Act, 1950, bearing P.T.R No.F-50 (Bom) the Owners herein, therein referred to as the Owners of One Part and M/S. REGENT CONSTRUCTIONS a sole proprietary firm of Mr. Shezad A. Reshamwala the Developers herein, therein referred to as the Developers of the Other Part and registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE-3/5478/2010, the Owners herein granted development rights to the Developers herein in respect of the Owners Property with the permission of charity commissioner for being ALL THAT piece or parcel of land hereditament and premises (forming part of the larger piece of land) containing by admeasurements 751 sq. yards equivalent to 627.93

Sq. Mtrs. or thereabout and registered by the Collector of Land Revenue alongwith other land under Collector's Old No.198, Collector's New No.13719 Part of New Survey No.1/3540 and bearing CS No.1756 of Byculla Division, assessed under Municipal of Bombay under 20 E ward (now E ward) 4012 to 4015, Street No.14 and 125-131, situate, lying and being at Sankli Street Cross Lane No. 6, Ripon Road (now Maulana Azad Road), Mumbai 400 008, in the city and registration Sub-District of Bombay, together with the buildings and structures standing thereon known as Marwari Chawl which is fully occupied by the tenants and that the said building is a cessed building and falls under "B" Category, and more particularly described in the schedule hereunder written, (hereinafter referred to as "the said Property").

In view thereof we are of the opinion that title of M/s. REGENT CONSTRUCTION in respect of the above property is clear and marketable and free from any reasonable doubt.

SCHEDULE OF THE PROPERTY

ALL that piece or parcel of land hereditament and premises (forming part of the larger piece of land) containing by admeasurement 751 sq. yards or thereabout and registered by the Collector of Land Revenue alongwith other land under Collector's Old No.198, Collector's New No.13719 Part of New Survey No.1/3540 and bearing CS No.1756 of Byculla Division, assessed under Municipal of Bombay under 20 E ward (now E ward) 4012 to 4015, Street No.14 and 125-131, situate, lying and being at Sankli Street Cross Lane No, 6, Ripon Road (now Maulana Azad Road), Mumbai 400 008, in the city and

registration Sub-District of Bombay, together with the buildings and structures standing thereon known as Marwari Chawl which is fully occupied tenants.

Dated this 07th day of June, 2010.

Divya Shah Associates



Partner