

In the matter of leasehold land with dwelling house known as "Goorishina" situated at Souter Street, Byculla on the Plot No,90-A of the Agripada (West), Estate in the registration District of Mumbai City, bearing **CS No.2A/1865 of Byculla Division**, admeasuring 886 sq. yards, that is, 740.81 sq. mtrs. Or thereabout in Municipal E ward.

TO WHOMSOEVER IT MAY CONCERN

1. Under the instructions of Mr. Mohamed Afzal Abdul Gaffar Supariwala being a partner in the partnership firm of M/s. Prime Developers and Realtors having their office at 111-112, Regal Palace, 1st Floor, TATA Road No.1, Opera House, Mumbai 400 004, we have investigated into the title of the above captioned property.
2. By a Deed of Assignment dated 26th July, 2011, registered at the office of Sub-Registrar of Mumbai under Sr. No.6709/2011, M/s. Prime Developers and Realtors acquired the leasehold rights of the above captioned property for the then unexpired residual term of lease from Mrs. Khatijabai Sultanali Barodawala and four others [who became the Lessees of the above captioned property in pursuance of Deed of assignment dated 3rd June 1965 (Regd. under Sr.2808 of 1965] for a consideration and upon the terms

and conditions therein recorded. The plot was demised under the indenture of lease dated 7th February, 1933 by the then Trustees of the Bombay Improvement Trust Board for a term of 99 years which commenced from 14th November, 1932.

3. We have perused the documents and the search reports dated 4th February, 2010 and 18th March, 2016 of Shri Arvind Kadam, search clerk. We have perused the Survey Register (C.S. extract) of the captioned property. The name of M/s. Prime Developers and Realtors is reflected in the C.S. Extract issued by the office of the Superintendent, Mumbai City Survey and Land Records in respect of the above captioned property.
4. We hereby certify that in our opinion the title in respect of the above captioned property is clear, marketable and free from doubts.

Dated this 30th day of March 2016.



M/S. Zohair and Co.
Advocate and Solicitors