

Our Ref. No.: AK4853/62627

17th November 2016

To,
M/s. Grace Enterprises,
20, Shuklaji Street,
Mumbai-400 009.

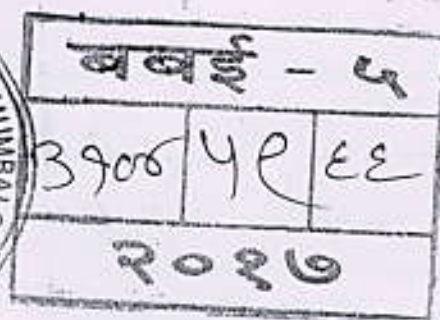
Dear Sirs,

TITLE CERTIFICATE

Re: ALL THAT piece or parcel of non-agricultural land being Plot No.6 admeasuring about 427.30 sq. mtrs. situated at Hirabai Compound, Ghodapdeo Cross Road No.1, Mazgaon, Mumbai 400 010 bearing C.S. No.4/643(Part) of Mazgaon Division in the Registration District and Sub-District of Mumbai City

Under your instructions, We have taken the search of the above referred property for the years 1985 till date and find that by an Indenture dated 9th day of March 2012 and registered with the Sub-Registrar of Assurances at Mumbai at their Sr. No.2501 of 2012 above refereed property is purchased and acquired by (1) Kifayatullah Mohmed Shafi, (2) Shaikh Ziyauddin Mohamed Ibrahim, (3) Abdul Kadar Gulam Deshagir, (4) Amirullah Mohd. Yasin and (5) Mohamed Rafique Ajmullah Shah and Others being residents of abovereferred property, hereinafter referred to as Owners.

Save and except said indenture we have not come across any other document of title, transfer or encumbrance to above referred property.



We have also published Public notices in local newspapers i.e. "The Economic Times" and "Navshakti" inviting third party claims and have not received any claim.

Said owners by a power of attorney dated 10th day of March 2012 confirmed development of above property through your firm and appointed, nominated and constituted your partner as their attorney giving all powers of development including sale of sale component under SRA Scheme.

In view of the above, we certify that your title to sale component at the aboveresferred property is good, clear and marketable.

Under a deed of partnership dated 19th day of December 2014 of your firm, your two partners i.e. 1) Shri. Umarshad Khan and 2) Shri. Rajuram Purohit are the only authorized partners to make sign execute and register any deed document writing to sale, assign, transfer all the residential flats available in the sale component.

Yours truly,
for S. ASHWINIKUMAR & CO.,


PARTNER
Advocates & Solicitors

