

Ref. No.

ALNK/718/11

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN.

1. That by virtue of diverse Deeds of Assignment and by operation of law 1) Momina Begum w/o Mohamed Omar Qureshi 2) Mohamed Anwar Mohamed Omar Qureshi 3) Mohamed Akhtar Mohamed Omar Qureshi, 4) Mohamed Shakeel Mohamed Omar Qureshi, 5) Mohamed Akil Mohamed Omar Qureshi, 6) Mohamed Zubair Mohamed Omar Qureshi, 7) Mohamed Parvez Mohamed Omar Qureshi, 8) Mohamed Javed Mohamed Omar Qureshi, and 9) Mrs. Yasmin w/o Akram Qureshi (d/o. Mohamed Omar Qureshi) prior to 20th November, 2009 were jointly entitled to as lessees in respect of land and hereditaments and premises and more particularly described in the schedule hereunder written (hereinafter be referred to as "said property"). The property card issued by Superintendent, Mumbai City Survey & Land Records, mentions the names of the aforesaid lessees and/or their pre-decessors in title as holders of the said property.



2. By a Deed of Assignment dated 20th November, 2009 and registered with Sub Registrar of Assurances at Bombay under Sr. No. BBE-1/8072/2009 on 5th December, 2009, the said Momina Begum w/o Mohamed Omar Qureshi and eight others assigned, transferred, conveyed and assured unto M/s. Hilton Infrastructure, a partnership firm, the said property for the consideration and upon terms and conditions and upon covenants to be performed and observed by the said Hilton Infrastructure, as therein mentioned.

3. We are informed that advocate A. Wahab A. Kazi had by public notice dated 4th July, 2009 and published in Free press Journal and Marathi translation thereof in a Marathi daily has invited objection or claim in respect of sale and assignment of the said property. The said advocate A. Wahab A. Kazi has by a writing informed us that he had not received any claim or objection against transfer or assignment of the said property from the aforesaid assignors in favour of M/s. Hilton Infrastructure.



4. We have gone through the title document viz. the Deed of Assignment dated 20th November, 2009, original of which was produced for our inspection, under which M/s. Hilton Infrastructure is claiming right, title and interest over the said property. We find that the said document is a duly registered document and confers upon the said M/s. Hilton Infrastructure right, title and interest of a lessee in respect of the said property.

5. Taking into totality and circumstances mentioned hereinabove we are of the opinion that leasehold right, title and interest of the M/s. Hilton Infrastructure having office at 52/53 Harbour Crest Building, Ground floor, Shivdas Chapsi Road, Mazgaon, Mumbai - 400 010 is clear, marketable and free from all encumbrances and reasonable doubts.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of leasehold land or ground together with the messuages, tenements, chawls dwelling houses and other pucca structures situate lying and being at



Sukhlaji Street without the Fort of Mumbai in the Registration District and Sub-District of Mumbai City containing by admesurement 4,184 sq. yards or 3,498.36 sq. mtrs. Or thereabouts and bounded as follows :- on or towards the East by Sukhlaji Street aforesaid, On or towards West by the property now or formerly of Arab Mahomeddin Haras, On or towards North by the property now or formerly of Jamshedji Edulji Banatwala and or towards the South by the property now or formerly of Khoja Cassum Mohamed and which said premises bear Collectors Old Nos. 505-506, New Nos. 14021 and A/14021 Old Survey Nos. 65 & A/20 and New Survey No.1/6944 and 2/6944, C.S. No. 208 of Tardeo Division Municipal "D" Ward Nos. 4042-46 and 4039, 4041 & 4030 and Street Nos. 122 to 138 and 130A.

Dated this 29th day of April, 2011.

For A.L.N. Khatri & Co.,

(A.L.N. Khatri)
Solicitor.