

SHILPA GONDALIA

Advocate High Court

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Add.: C-002, Kusumbharti Co-operative Housing Society Ltd., Dattapada Road, Borivali (East) Mumbai 400 066.

FORMAT-A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PLOT

That **SAHAJIV CO-OPERATIVE HOUSING SOCIETY LTD.**, (the “**said society**”) a Co-operative Housing Society formed by the occupant/s of Sahajiv building, having Wing ‘A’ consisting of ground and two upper floors, and two other wings being wing ‘B’ and wing ‘C’ consisting of Ground and three upper floors each, altogether having 44 residential flats registered under the Maharashtra Co-operative Societies Act, 1960; under registration No. B3208 of 17/12/1960 are absolutely seized and possessed of or otherwise well and sufficiently entitled to a Final Plot No. 19 of TPS VI of Andheri corresponding to CTS No. 641 of Village Vile Parle (West), situate at Lallubhai Park Road No. 2, Andheri (West), Mumbai – 400 058, admeasuring 1895.50 square metres along with the structure standing thereon being a residential building known as “SAHAJIV” (hereinafter referred to as “**the said Plot**”).

Vide an Indenture dated 1st November 1961 executed by and between one Nusserwanji Maneckji Seervai, Hormasji Maneckji Seervai, Phiroza Nusserwanji Seervai and Feroza Hormasji Seervai (in their said capacity as trustees of Maneckji’s Will) of the first part, one Himatbhai Narbheram Rao and Surendra Kalubhai Tanna (in their capacity as the promoters of the Society), being confirming parties thereto of the second part, and the Society of the third part, and duly registered in the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. BOM-R/7325 of 1961, the said Nusserwanji Maneckji Seervai and Ors., at the request and with the confirmation of the said Himatbhai Narbheram Rao and Surendra Kalubhai Tanna, conveyed and transferred the said plot to the Society.

With the passage of time, the Existing Buildings have become old and are in dilapidated condition requiring extensive repairs with increasing frequency and cost;

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To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Final Plot No. 19 of TPS VI of Andheri corresponding to CTS No. 641 of Village Vile Parle (West), situate at Lallubhai Park Road No. 2, Andheri (West), Mumbai - 400 058, (hereinafter referred as the '**said plot**').

I have investigated the title of the said plot on request of **M/s. Downtown Lifespaces LLP.** (the Developer) and on following documents i.e.:-

1) Description of the property :-

All that piece of land plot of land bearing Final Plot No. 19 of TPS VI of Andheri corresponding to CTS No. 641 of Village Vile Parle (West), admeasuring 1895.50 square meters or thereabout and situate at Lallubhai Park Road No. 2, Andheri (West), Mumbai - 400 058.

2) The documents of allotment of plot.

3) ~~7-/12 extract of~~ Property card issued by CTS Office dated 25/02/2019 ~~mutation entry no.....~~

4) Search report for 70 years from 1949 till 2018

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of promoter is clear, marketable and without any encumbrances.

Owners of the land

1) Sahajiv Co-operative Housing Society CTS/C.S. No. 641

Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the Promoter on the said Plot is enclosed herewith as annexure.

Encl: Annexure.

Date : 07/09/2021

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In these circumstances considering the present condition of the Existing Buildings, the members of the Society were of the opinion that it would be in their best interest for the Society to re-develop the said property;

The said Society has thereafter entered into a Development Agreement vide a Registered Development Agreement dated 24/02/2021 registered under No. BDR-1-2921-2021 with **M/s. Downtown Lifespaces LLP.** a Limited Liability Partnership firm registered under the Limited Liability Partnership Act, 2008 and having its principal place of business at 7th & 8th Floor, Jet Prime, Suren Road, Near Western Express Highway, Andheri – Kurla Road, Andheri (East), Mumbai - 400 093, for re-development of the said property on the terms and conditions more particularly recorded therein. The said Society has also executed a Power of Attorney dated 24/02/2021 in favor of nominees/ partners of the said Developer herein registered with Sub Registrar of Assurances under Sr. No. BDR-1-2923-2021 for carrying out various works associated with the redevelopment of the said property.

Sr. No.

1) ~~7-12-extract~~ / P.R. Card of CTS No. 641 as on date of application for registration stands in the Name of Sahajiv Co-operative Housing Society Ltd.

~~2) Mutation Entry No-~~

3) Search report for 70 years from 1948 till 2018 Taken from Sub-Registrar' office at Mumbai, Bandra and Andheri 1 to 8.

4) Any other relevant title. No

5) Litigations if any. No

Date:07/09/2021



Advocate.