



IC LEGAL

Advocates & Solicitors

Unit No. 1 to 12, Ground Floor,
Onlooker Building, Sir P. M. Road,
Fort, Mumbai 400 001, India.
Telephone: +91 (22) 6140 3500 / 555

FORMAT – A
(Circular No 28/2021)

To,
MahaRERA,
4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the plot of land admeasuring 344 square yards equivalent to 287.63 square meters, bearing Cadastral Survey No.1189 of Mahim Division, Old Collector's rent Roll No. (B1/689) New CRR (204) and assessed by the Assessor and Collector of Municipal rates and Taxes under Ward G/North No.G5891, and bearing Original Plot No. 203 and Final Plot No. 606 of Bombay Town Planning Scheme, Bombay City No.III of Mahim Part 'B', situated at 50A Lady Jamshedji (First Cross Road), Mahim, Mumbai – 400 016, in the Registration District and Sub-district of Mumbai (hereinafter referred to as the "said Property").

1) We have investigated the title of the said Property on the request of Suraj Estate Developers Private Limited, a private limited company, registered under the provisions of the Companies Act, 1956, and deemed to be registered under the provisions of the Companies Act, 2013, having its registered office at 14, Nirmala Building, Miya Mohd Chhotani 2nd X Road, Mahim (West), Mumbai - 400 016 ("Suraj Estate"), and perused the following documents i.e.:

1. **Description of the said Property:** Plot of land admeasuring 344 square yards equivalent to 287.63 square meters, bearing Cadastral Survey No.1189 of Mahim Division, Old Collector's rent Roll No. (B1/689) New CRR (204) and assessed by the Assessor and Collector of Municipal rates and Taxes under Ward G/North No.G5891, and bearing Original Plot No. 203 and Final Plot No. 606 of Bombay Town Planning Scheme, Bombay City No.III of Mahim Part 'B', situated at 50A Lady Jamshedji (First Cross Road), Mahim, Mumbai – 400 016, in the Registration District and Sub-district of Mumbai.

2. **The documents in respect of the said Property:**

- (a) Copy of the Development Agreement dated 7th May, 2012, executed between Desmond Francis Gonsalves of the one part and Sarah Heights Private Limited of the other part, and registered with Sub-Registrar of Assurances at Mumbai under Serial No.BBE-1-6724-2012;
- (b) Copy of the Power of Attorney dated 7th May, 2012, executed by Desmond Francis Gonsalves in favour of Sarah Heights Private Limited. The said Power of Attorney is registered with Sub-Registrar of Assurances at Mumbai under Serial No.BBE-1-6725-2012;
- (c) Copy of the Deed of Cancellation dated 21st March, 2021, executed between Desmond Francis Gonsalves of the first part, Sarah Heights Private Limited of the second part, Satish Raghunath Patil of the third part and Samiksha Satish Patil of the fourth part and registered with Sub-Registrar of Assurances at Mumbai under Serial No.BBE-3-5347-2021;
- (d) Copy of the Agreement for Sale dated 31st March, 2021, executed between Desmond Francis Gonsalves of the one part and Suraj Estates of the other part, and registered with Sub-Registrar of Assurances at Mumbai under Serial No.BBE-3-5383-2021;
- (e) Copy of the Power of Attorney dated 15th April, 2021, executed by Desmond Francis Gonsalves in favour of Suraj Estate. The said Power of Attorney is registered with Sub-Registrar of Assurances at Mumbai under Serial No.BBE-3-5385-2021.

3. **Copy of Property Register Card issued on 15th November, 2021.**

4. **Search Report for eighty-three (83) years from 1938 to 2021.**

- 2) On perusal of the above mentioned documents relating to the title of the said Property, and subject to what is stated herein, we are of the opinion that on the plans for development of the said Property and construction of building(s) thereon being sanctioned and other approvals being granted from time to time, and on Desmond



Francis Gonsalves granting conveyance in respect of the said Property in favour of Suraj Estate, Suraj Estate will be entitled to develop the said Property and construct building(s) thereon.

Owner(s) of the said Property:
Desmond Francis Gonsalves

- 3) The report reflecting the flow of the title of the said Property is enclosed herewith as an annexure.

Encl: Annexure

Date: 16th November, 2021

For IC Legal



Partner

Email id: bheru@iclegalindia.in

FORMAT – A
(Circular No.28/2021)

FLOW OF TITLE OF THE SAID PROPERTY

1. **Copy of Property Register Card issued on 15th November, 2021.**
2. **Mutation Entry No. - N/A**
3. **Search Report for eighty-three (83) years from 1938 to 2021 taken at Mumbai (Old Custom House) & Mumbai - 1 to 5 Sub-Registrar Offices.**
4. **TITLE FLOW**
 - (a) Desmond Francis Gonsalves is the owner and seized and possessed of and well and sufficiently entitled to the said Property.
 - (b) By a Development Agreement dated 7th May, 2012, executed between Desmond Francis Gonsalves of the one part and Sarah Heights Private Limited of the other part, and registered with Sub-Registrar of Assurances at Mumbai under Serial No.BBE-1-6724-2012, Desmond Francis Gonsalves had granted development rights in respect of the said Property to Sarah Heights Private Limited;
 - (c) Pursuant to the aforesaid Development Agreement, Desmond Francis Gonsalves had executed a Power of Attorney dated 7th May, 2012, in favour of Sarah Heights Private Limited. The said Power of Attorney is registered with Sub-Registrar of Assurances at Mumbai under Serial No. No.BBE-1-6725-2012;
 - (d) By a Deed of Cancellation dated 21st March, 2021, executed between Desmond Francis Gonsalves of the first part, Sarah Heights Private Limited of the second part, Satish Raghunath Patil of the third part and Samiksha Satish Patil of the fourth part, and registered with Sub-Registrar of Assurances at

Mumbai under Serial No.BBE-3-5347-2021, Desmond Francis Gonsalves and Sarah Heights Private Limited, mutually terminated and cancelled the aforesaid Development Agreement and Power of Attorney;

- (e) By an Agreement for Sale dated 31st March, 2021, executed between Desmond Francis Gonsalves of the one part and Suraj Estates of the other part, and registered with Sub-Registrar of Assurances at Mumbai under Serial No.BBE-3-5383-2021, Desmond Francis Gonsalves agreed to sell, transfer, convey, assign and assure to Suraj Estates, the said Property;
- (f) Pursuant to the aforesaid Agreement for Sale, Desmond Francis Gonsalves executed a Power of Attorney dated 15th April, 2021, in favour of Suraj Estate. The said Power of Attorney is registered with Sub-Registrar of Assurances at Mumbai under Serial No.BBE-3-5385-2021;
- (g) Subject to what is stated herein, on the plans for development of the said Property and construction of building(s) thereon being sanctioned and other approvals being granted from time to time, and on Desmond Francis Gonsalves granting conveyance in respect of the said Property in favour of Suraj Estate, Suraj Estate will be entitled to develop the said Property and construct building(s) thereon.

Date: 16th November, 2021

For IC Legal



Partner

Email id: bheru@iclegalindia.in