

**FORMAT - A**  
(Circular no.-28/2021)

To,  
Maharashtra Real Estate Regulatory Authority,  
6th & 7th Floor, Housefin Bhavan, Plot No. C - 21,  
E - Block, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to ALL THAT piece or parcel of land or ground situate lying and being at Village Dahisar, Taluka Borivali in the registration of Sub-District Bandra, District Mumbai Suburban and admeasuring about 1666.2 square meters or thereabouts bearing Survey No.224, Hissa No.1 and City Survey No.2351/A of Dahisar alongwith building / structure standing thereon situated in R North Ward of Municipal Corporation of Greater Mumbai bearing Property Assessment No.RN1101800800000 (hereinafter referred as "**the said Plot**").

1) I have investigated the title of the said plot of **Borivali Sai Smruti Cooperative Housing Society Ltd.** on the request of **M/s. Sapphire Developers** and following documents:

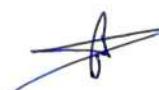
1) Description of the Property:

ALL THAT piece or parcel of land or ground situate lying and being at Village Dahisar, Taluka Borivali in the registration of Sub-District Bandra, District Mumbai Suburban and admeasuring about 1666.2 square meters or thereabouts bearing Survey No.224, Hissa No.1 and City Survey No.2351/A of Dahisar alongwith building / structure standing thereon situated in R North Ward of Municipal Corporation of Greater Mumbai bearing Property Assessment No.RN1101800800000 and bounded as follows :-

- On or towards the East : By Nancy Colony;
- On or towards the West : 60 Feet wide D.P. Road;
- On or towards the North : By property owned by MSRTC;
- On or towards the South : 44 feet D.P. Road.

2) The documents of allotment of plot:

- i) Deed of Conveyance dated 18<sup>th</sup> July, 1985 registered before the Sub Registrar of Assurances at Bandra under Serial No.BOM/B/3648/1985 made and entered into between one Ratilal Gokuldas Thakkar and the Borivali Sai Smruti Cooperative Housing Society Ltd.
- ii) Development Agreement dated 27<sup>th</sup> September 2021 registered with the Sub-Registrar of Assurances at Borivali - 8 under Serial



No.BRL8-10799-2021 dated 28<sup>th</sup> September 2021 executed by Borivali Sai Smruti Cooperative Housing Society Ltd in favour of M/s. Sapphire Developers.

- iii) Property Registration Card Issued by City Survey Officer, Borivali, Mumbai.
- iv) Search report for 60 years from year 1962 till year 2021.

2) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of **M/s. Sapphire Developers (Developers) CA to Owner Borivali Sai Smruti Cooperative Housing Society Ltd**, is clear, marketable and without any encumbrances.

Owners of the land: Borivali Sai Smruti Cooperative Housing Society Ltd.

Promoter – M/S. SAPPHIRE DEVELOPERS, a partnership firm duly incorporated and registered under the provisions of the Indian Partnership Act, 1932, having its Registered Office at 402, Siddhivinayak Enclave, Plot No.12, Shrikrishna Nagar, Near Sona Gold Talkies, Road No.12, Borivali (East), Mumbai 400 066.

3) The report reflecting the flow of the title of the **M/s. Sapphire Developers (Developers) CA to Owner Borivali Sai Smruti Cooperative Housing Society Ltd**, on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Date: 17<sup>th</sup> April, 2023

Place: Mumbai

  
Advocate



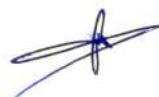
**GRADEA SAL**  
ADVOCATES & ATTORNEYS

### FLOW OF THE TITLE OF THE SAID LAND

- 1) Deed of Conveyance dated 18<sup>th</sup> July, 1985 registered before the Sub Registrar of Assurances at Bandra under Serial No.BOM/B/3648/1985 made and entered into between one Ratilal Gokuldas Thakkar and the Borivali Sai Smruti Cooperative Housing Society Ltd.
- 2) Development Agreement dated 27<sup>th</sup> September 2021 registered with the Sub-Registrar of Assurances at Borivali – 8 under Serial No.BRL8-10799-2021 dated 28<sup>th</sup> September 2021 executed by Borivali Sai Smruti Cooperative Housing Society Ltd in favour of M/s. Sapphire Developers.
- 3) Property Registration Card Issued by City Survey Officer, Borivali, Mumbai.
- 4) Search report for 60 years from year 1962 till year 2021, Taken from Sub-Registrar's office at Bombay, Bandra, Goregaon and Borivali Sub-Registrar-Office.

### DETAILS OF THE PLOT:

1. The Society derives title to the Property by virtue of a Deed of Conveyance dated 18<sup>th</sup> July, 1985 registered before the Sub Registrar of Assurances at Bandra under Serial No.BOM/B/3648/1985 made and entered into between one Ratilal Gokuldas Thakkar and the Society herein, the Society became absolute and lawful owner of an immovable property admeasuring 2019.4 square meters or thereabout bearing Survey No.224, Hissa No.1 and City Survey No.2351/A at Village Dahisar, Taluka Borivali, Mumbai Suburban District within the Registration District and Sub District of Mumbai City and Mumbai Suburban. On account of road widening an area of 353.2 square meters was reduced from earlier referred land thereby resulting into total area of about 1666.2 square meters. In the circumstances, the Society has become absolutely entitled to the Property.
2. The name of the Society is reflected on the Property Register Card in respect of the Property.
3. The Society after obtaining Conveyance of the said Property had constructed a building of ground + four floors with three wings known as "A", "B" and "C" and allotted flats to its 50 members on ownership basis and who are the owners of their respective flats in the building of Borivali Sai Smruti Cooperative Housing Society Ltd. that stood on the Property.
4. By a Development Agreement dated 27<sup>th</sup> September 2021 made between the Society of the First Part, the Members of the Society of the Second Part and M/S. SAPPHIRE DEVELOPERS, a partnership firm engaged in business of land development, construction, sale of flats and its management, duly incorporated and registered under the provisions of the Indian Partnership Act, 1932, having its Registered Office at 402, Siddhivinayak Enclave, Plot No.12, Shrikrishna Nagar, Near Sona Gold Talkies, Road No.12, Borivali (East), Mumbai 400 066 ("the



**Developers")** of the Third Part ("the Development Agreement"), the Society and its members granted development rights in respect of the Property to the Developers on the terms and conditions contained therein. The Development Agreement is duly stamped and has been registered with the Sub-Registrar of Assurances at Borivali – 8 under Serial No.BRL8-10799-2021 dated 28<sup>th</sup> September 2021.

5. The development of the Property entails inter alia the demolition of the building, of Borivali Sai Smruti Cooperative Housing Society Ltd. and the construction of a new building on the Property, utilizing therefor the Floor Space Index ("FSI") of the Property and Floor Space Index of other properties that may be obtained by way of Transferable Development Rights as per the Development Control And Promotion Regulations, 2034 for Greater Mumbai. In terms of the Development Agreement, the Developers are required inter alia to allot to the members of the Society, free of costs, fifty new flats in the new building so as to cover the lower floors of the new building and the rest of the premises are available to the Developers to deal with/sell the same under the provisions of the Real Estate (Regulation and Development) Act, 2016.
6. There is/are no notice/s served for any litigation filed in any court of law related to the said property till date of issue of this certificate.



Advocate.

Date: 17<sup>th</sup> April, 2023

Place: Mumbai

