

Gayatri



Ref No: JLaw/2015/DP/YR/ 22

Date: 9.2.16

To,

**MESSRS. SABARI DEVELOPERS LLP**

**(Formerly known as M/s Sabari Enterprises),**

101, "Sabari Prasad", Plot No. 535,

11<sup>th</sup> Road, Chembur, Mumbai- 400 071

**REPORT RELATING TO TITLE**

**I. Location:**

ALL THAT piece or parcel of land situate at Central Avenue, Chembur, Greater Bombay, comprised in and being Plot No. 160, Part of CTS No. 1012, 1012-1 to 9 of the Suburban Scheme No. III Sector A Chembur in the registration sub-district of Bandra, District Bombay Suburban containing by ad measurement 786.80 sq. meters or thereabout equivalent to 933.33 sq. yards or thereabout together with the building known as "Gayatri" standing thereon bearing Municipal Assessment No. M-695(A/C No 0205720020000) (hereinafter referred to as "**the said Property**").

**II. Dimension / Area of the said Property:**

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786.80 sq. meters or thereabout equivalent to 933.33 sq. yards or thereabout as per Property Register Card.

**III. Boundaries:**

On or towards the East	:	By Central Avenue Road
On or towards the West	:	By Plot No. 162
On or towards the North	:	By Final Plot No.159A
On or towards the South	:	By Final Plot No. 161

**IV. Title Documents:**

For the purpose of this certificate, we have reviewed the following documents:

(a) Photocopy of the Deed of Conveyance dated 21<sup>st</sup> September, 1963 duly registered with the Sub-Registrar of Assurances under serial no. BND/2223/1963 and made between Mr. Jayantilal Chimanlal Shah (therein referred to as "the Vendor") and The Ambal Cooperative Housing Society Limited, a Society registered under the Bombay Cooperative Societies Act, 1925 under registration no. B-4587/1961 (therein referred to as "the Purchasers"),

(b) Photocopy of the Registration Certificate bearing No. BOM/WM/HSG/[TC](TO)(OH)/5894/91-92 dated 4-11-91 issued to

the said The Ambal Cooperative Housing Society Ltd. upon its name being changed to Ambal Gayatri Cooperative Housing Society Ltd.,

- (c) Photocopy of the Development Agreement dated 20.05.2015 registered with the Sub-Registrar of Assurances under Serial No.KRL1-6070-2015 executed by the Ambal Gayatri Co-operative Housing Society Ltd. in favour of M/s Sabari Enterprises,
- (d) Photocopy of the Property Register Card in respect of the said property.
- (e) Photocopy of the Certificate of Registration dated 22.07.2015 issued by the Registrar of Companies, Ministry of Corporate Affairs for conversion from partnership to LLP.

**(V) Brief History of Title in respect of the said Property:**

Based on the documents and information furnished to us, we observe as follows:

- A. It appears that by a Deed of Conveyance dated 21<sup>st</sup> September, 1963 duly registered with the Sub-Registrar of Assurances under serial no. BND/2223/1963 and made between one Mr. Jayantilal Chimanlal Shah (therein referred to as "the Vendor") and The Ambal Cooperative Housing Society Limited, a Society registered under the Bombay Cooperative Societies Act, 1925 under registration no. B-4587/1961

(therein referred to as "the Purchasers") the Vendor therein sold to the Purchasers therein the Plot No. 160 of Suburban Scheme No. III, Sector A, Chembur being all that piece or parcel of land situate at Chembur Taluka South Salsette Bombay Suburban District in the registration sub-district of Bandra, District Bombay Suburban bearing City Survey Nos. 1012, 1012/1 to 1012/9 containing by admeasurements 786.8 sq. meters or thereabout equivalent to 933.33 sq. yards or thereabout (**'the said plot'** comprised in the said property) at or for the price and on the terms and conditions as recorded therein.

- B. It appears that the Ambal Co-operative Housing Society Limited constructed a building known as "Gayatri" consisting of two wings each of ground and two upper floors on the said Plot in or about the year 1964 having therein 15 flats.
- C. It appears that subsequently the name of the said The Ambal Cooperative Housing Society Ltd. was changed to Ambal Gayatri Cooperative Housing Society Ltd. ('the society'), and the same was registered under Regn. No. BOM/WM/HSG/[TC](TO)(OH)/5894/91-92 dated 04.11.91. The property register card now stands in the new name of the society as "The Ambal Gayatri Cooperative Housing Society Ltd".

- D. It appears that the society and M/s Sabari Enterprises (now known as Sabari Developers LLP) entered into a Development Agreement dated 20.05.2015 duly registered with the Sub-Registrar of Assurances under serial no.KRL1-6070-2015, thereby granting development rights to M/s Sabari Enterprises (now known as Sabari Developers LLP) in respect of the said property on the terms and conditions stated therein.
- E. It appears that the erstwhile M/s Sabari Enterprises underwent a change in its constitution and was converted into a Limited Liability Partnership firm in the name and style of Sabari Developers LLP which is duly registered under the Limited Liability Partnership Act, 2008 and has also been issued a Certificate of Registration dated 22.07.15 by the competent authority.
- F. In the circumstances aforesaid, it appears that the title of the Ambal Gayatri Cooperative Housing Society to the said property as owner thereof and Sabari Developers LLP (formerly known as M/s Sabari Enterprises) as Developers thereof is clear and marketable and free from all encumbrances and charges.
- V. **Searches conducted with the Statutory Authority/ies:**
- (i) To investigate the title of the society and the Developers to the said property as owners and Developers thereof respectively,

public notices were published by us in daily newspaper "Free Press Journal" and "Nav-Shakti" Mumbai Edition on 10.06.2015 inviting claims. We have till date not received any objection/claims pursuant to the public notices published by us in respect of the said Property.

- (ii) We have caused search to be carried out in the office of the Sub-Registrar of Assurances in respect of the said Property from the year 1985 to 2015. The Search Report dated 10.7.2015 by Rakesh Kubal for the last 40 years (1976 to 2015).

**VI. Conclusion:**

Subject to what is stated herein and in the aforesaid documents and in the Search report dated 10.7.2015 we state that the title of the Ambal Gayatri Cooperative Housing Society Ltd. as owner and Sabari Developers LLP (formerly known as M/s Sabari Enterprises) as Developers of the said property is free and clear of all encumbrances and Sabari Developers LLP (formerly known as M/s Sabari Enterprises) has a free, clear and marketable title thereto for the purpose of development on the terms and conditions stated in the said Development Agreement dated 20.05.2015.

**VIII. General:**



- a. This Certificate is issued solely on the basis of the documents provided by you as mentioned in Clause IV hereinabove.
- b. We are not qualified to and have not independently verified the area of the said Property. We have referred to and retained the admeasurements in sq. meters, as we have found them in various documents.
- c. For the purpose of this Certificate, we have assumed:
  - i) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
  - ii) That there have been no amendments or changes to the documents examined by us.
  - iii) The accuracy and completeness of all the factual representations made in the documents.
  - iv) Any statements in the documents, authorization or any certificates or confirmations relied upon by us for issuance of this Certificate is correct and otherwise genuine.
  - vi) Each document binds the parties intended to be bound thereby.
  - vii) Photocopies provided to us are accurate photocopies of originals.
- d. We have not verified the market value of the properties involved nor whether appropriate stamp duty has been paid on the various

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documents referred to herein nor do we express any opinion thereon.

- e. The report is issued without any financial or other liability on the undersigned.

Dated this 9<sup>th</sup> day of February 2016

For M/s. J Law Associates



Advocate Deepa Pohuja