

AVV/AJ/

0711

FORMAT- A
(Circular No. 28/2021)

To,
MahaRERA
Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai – 400 051.

LEGAL TITLE REPORT

Sub.: All that piece or parcel of land bearing Plot No. 182-D admeasuring 2659.78 sq. mtrs. or thereabouts ("**said Land**") together with two building comprising i.e. A and B wings each consisting of ground + 8 upper floors on the said land and 10 Row Houses consisting of Ground + 1st floor ("**said Buildings**") of Jimmy Park-1 Co-operative Housing Society Limited ("**said Society**") situate, lying and being at Sector No. 17 of Village Nerul, Taluka Thane, District Thane within the Registration District Thane and Sub-District Thane ("**Property**").

1. We have investigated the title of the said Property on the request of **SACVIR REALTORS LLP**, and the following documents i.e.

a. **Description of the said Property:**

All that piece or parcel of land bearing Plot No. 182-D admeasuring 2659.78 sq. mtrs. or thereabouts ("**said Land**") together with two building comprising i.e. A and B wings each consisting of ground + 8 upper floors on the said land and 10 Row Houses consisting of Ground + 1st floor ("**said Buildings**") of Jimmy Park-1 Co-operative Housing Society Limited ("**said Society**") situate, lying and being at Sector No. 17 of Village Nerul, Taluka Thane, District Thane within the Registration District Thane and Sub-District Thane ("**Property**"). The documents and papers made available to us ("**Annexure-A**").

b. Search report dated 27th April, 2023 for a period of 30 years from 1994 to 2023.

2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Property, we are of the opinion that **Jimmy Park-1 Co-operative Housing Society Limited viz., the Society herein has leasehold rights to the Property and Sacvir Realtors LLP has development rights to the Property subject to our qualifications mentioned in the Title Report dated 20th March, 2024.**

Owners of the Property:

- i. Jimmy Park-1 Co-operative Housing Society Limited viz., the Society herein has leasehold rights to the Property and Sacvir Realtors LLP has development rights to the Property
- ii. Qualifying remarks / comments if any: Subject to detailed Title Report dated 20th March, 2024.

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

Date: 21st day of March, 2024

Yours truly
For Lexicon Law Partners


Partner

Encl: Annexure

FORMAT – A
(Circular No. 28 /2021)

A. FLOW OF THE TITLE OF THE SAID PROPERTY

1. By and under an Agreement to Lease dated 15th July 1993 executed between City & Industrial Development Corporation of Maharashtra Limited ("**CIDCO**"), therein referred to as the Corporation of the One Part and Jimmy Park Co-operative Housing Society Ltd., a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under No. TNA(TNA)/HSG/ (TC)/5981/93-94 dated 26th June, 1993 ("**Old Society**"), therein referred to as the Licensee of the Other Part, CIDCO had consented to grant to the Licensee therein a lease of the said Land viz., all that piece and parcel of land bearing Plot No.182-D in Sector 17 of Nerul admeasuring 2659.78 sq. meters or thereabouts for the purpose of constructing a building or buildings for residential user and permitted the aforesaid Licensee to occupy the said Land from the date of the said Agreement, on the terms and conditions more particularly contained therein.
2. In pursuance of the aforesaid Agreement to Lease dated 15th July 1993, it appears the Old Society had constructed the said Buildings viz., two buildings i.e. A and B wings each consisting of Ground + 8 upper floors on the said Land and 10 Row Houses consisting of Ground + 1st floor.
3. Thereafter, by letter bearing No. JTR/Co-op.Soc, (CIDCO)/1256 dated 13th January, 1999, an Order under Section 21 of the Maharashtra Cooperative Societies Act, 1960 read with Rule 21 of the Maharashtra Cooperative Societies Rules, 1961 was passed by the Joint Registrar, Co-operative Society (CIDCO) to bifurcate the Old Society into two societies being (i) Jimmy Park-I Cooperative Housing Society Limited and (ii) Jimmy Park II Cooperative Housing Society Limited. Additionally, an Order to cancel the registration of the said Old Society was also passed in the said Order dated 13th January, 1999.
4. Subsequently, by and under letter bearing No. JTR/Co-op.Soc., (CIDCO)/1258 dated 13th January, 1999, an Order under Section 17 of the Maharashtra Cooperative Societies Act, 1960 read with Rule 16 of the Maharashtra Cooperative Societies Rules, 1961 was passed by the Joint Registrar, Co-operative Society (CIDCO) thereby bifurcating the Old Society into two societies being (i) Jimmy Park-I Cooperative Housing Society Limited viz. the Society and (ii) Jimmy Park II Cooperative Housing Society Limited.
5. The Society herein i.e., Jimmy Park (1) Co-operative Housing Society Limited was duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under No. NBOM / CIDCO / HSG (OH) / 717 / JTR of 1998-99 having address at Sector 17, Plot No.182-D, Nerul, Navi Mumbai, Tahsil and District Thane.



6. Upon due performance and observance of the obligations and conditions contained in the aforesaid Agreement to Lease dated 15th July 1993, by Lease Deed dated 6th March 2007 executed between the CIDCO, therein referred to as the Lessor of the One Part and the Society i.e. Jimmy Park-I Co-operative Housing Society Ltd., therein referred to as the Lessee of the Other Part, and registered at the office of Sub-Registrar of Assurances at Thane under Serial No. TNN6/1524/2007, CIDCO demised unto the Society, the said Land, on the payment of premium and rent reserved therein and on the terms and conditions more particularly contained therein. The lease has been granted for the term of 60 (sixty) years computed from 15th July 1993.
7. Thus, it appears that, the Society is the Lessee of and seized and possessed of otherwise well and sufficiently entitled to the said Property.
8. We are informed that the Society comprises of 42 (Forty Two) Members of the Society who are allotted and were in use of 32 residential flats and 10 Row Houses in the said Buildings. The said Buildings standing on the said Land were more than 27 years old and were declared to be in dilapidated condition as per structural audit conducted by the NMMC after the accident that occurred on 11th June, 2022.
9. Subsequently, it appears that the NMMC had issued notice to the Society under Section 264 of Maharashtra Municipal Corporation Act for demolishing the said Buildings, as the same was the same was in a dangerous condition and the said Buildings were declared and categorized as a C-1 Building being very dangerous vide its letter bearing No. NaMuMaPA/BiYiNe/2464/2022 dated 21st June, 2022. Considering the order received from NMMC dated 21st June, 2022 and order to vacate the said Property, the said Members and the Society passed a resolution in its Special General Body Meeting dated 25th June, 2022 to demolish the said Buildings and proceed with construction of new building on the said Land through a reputed and expert Developer.
10. Subsequently, the Society resolved by majority and selected Sacvir Realtors LLP ("**the Developer**") for undertaking the redevelopment of the said Property at the Special General Body Meeting of the Society held on 27th April, 2023.
11. By a Development Agreement dated 14th August, 2023 executed by and between the Society, therein also referred to as the Society of the First Part, 42 (Fourty-Two) members of the Society, therein referred to as the Members of the Second Part and Sacvir Realtors LLP, therein also referred to as the Developer of the Third Part and duly registered with the Sub-Registrar of Assurances, Thane-2 under serial no.19614/2023, the said Society granted to the Developer the redevelopment rights in respect of the said Property on principal-to-principal basis and upon the terms and conditions mentioned therein.



12. By and under a Power of Attorney dated 14th August, 2023 and registered with the office of the Sub-Registrar of Assurances, Thane-2 under Serial No. 19615/2023, the Society viz. Jimmy Park (1) Co-operative Housing Society Ltd., nominated, constituted and appointed (i) Mr. Virji Kanji Dhadhi and (ii) Mr. Sachin Dashrath Dakhtode, Partners of Sacvir Realtors LLP viz. the Developer, jointly and severally, as their Constituted Attorneys to do the acts, deeds, matters and things as described therein in respect of the said Property.
13. Thereafter, it appears that pursuant to Letter bearing Ref. No. NamuMaPa/Naravi/SASANAR/18298/2023 dated 7th July, 2023 issued by Navi Mumbai Municipal Corporation for demolition of structure constructed on Plot No. 182-D, Sector-17, Nerul, Navi Mumbai and Letter bearing Ref. No. CIDCO/M (TS-I)/2023/1076 dated 16th November, 2023 issued by CIDCO granting its NOC for demolition of structure and reconstruction of the building in respect of Plot No. 182-D, Sector-17, Nerul, Navi Mumbai, the said Buildings were demolished.

B. REVENUE RECORDS:

The said Land forms a part of the CIDCO layout and CIDCO does not issue Property Register Cards, hence the same is not applicable in respect of the said Land.

C. SEARCHES:

We have caused searches to be conducted in the office of the Sub-Registrar of Assurances *inter-alia* in respect of the said Property for a period of 30 (Thirty) years i.e. 1994 to 2023 and have been furnished with a Search Report dated 27th April, 2023 issued by Vishwas Daware, Search Clerk. Observations of the Search Reports have been enumerated in the Title Reports dated 20th March 2024.

Date: 21st day of March, 2024

Yours Truly,
For Lexicon Law Partners


Partner

ANNEXURE "A"

LIST OF DOCUMENTS

For the purpose of this Report on Title, we have been furnished with a copy of the below-mentioned documents:

1. Agreement to Lease dated 15th July 1993 executed between City & Industrial Development Corporation of Maharashtra Limited and Jimmy Park Co-operative Housing Society Ltd.
2. Possession Receipt dated 18th July, 1993 issued by City & Industrial Development Corporation of Maharashtra Limited to Jimmy Park Co-operative Housing Society Ltd.
3. Letter bearing No. JTR/Co-op.Soc, (CIDCO)/1256 dated 13th January, 1999 issued by Joint Registrar, Cooperative Societies, City & Industrial Development Corporation of Maharashtra Limited to Jimmy Park Co-operative Housing Society Ltd.
4. Letter bearing No. JTR/Co-op.Soc., (CIDCO)/1258 dated 13th January, 1999 issued by Joint Registrar, Cooperative Societies, City & Industrial Development Corporation of Maharashtra Limited to Jimmy Park Co-operative Housing Society Ltd.
5. Registration Certificate bearing No. NBOM / CIDCO / HSG (OH) / 717 / JTR of 1998-99 dated 13th January, 1999 issued by Cooperative Society, City & Industrial Development Corporation of Maharashtra Limited, Navi Mumbai.
6. Lease Deed dated 6th March 2007 executed between City & Industrial Development Corporation of Maharashtra Limited and Jimmy Park - I Co-operative Housing Society Ltd. and registered at the office of Sub-Registrar of Assurances at Thane under Serial No. TNN6/1524/2007.
7. Letter bearing No. NaMuMaPA/BiYiNe/2464/2022 dated 21st June, 2022 issued by Navi Mumbai Municipal Corporation Jimmy Park - I Co-operative Housing Society Ltd.
8. Proceedings of the Extra Ordinary General Body Meeting dated 25th June, 2022 held by Jimmy Park - I Co-operative Housing Society Ltd.
9. Proceedings of the Extra Ordinary General Body Meeting dated Special General Body Meeting of the Society dated 27th April, 2023 held by Jimmy Park - I Co-operative Housing Society Ltd.
10. Search Report dated 27th April 2023 issued by Mr. Vishwas Daware.
11. Letter bearing Ref. No. NamuMaPa/Naravi/SASANAR/18298/2023 dated 7th July, 2023 issued by Navi Mumbai Municipal Corporation for demolition of structure constructed on Plot No. 182-D, Sector-17, Nerul, Navi Mumbai.



12. Development Agreement dated 14th August, 2023 executed by and between Jimmy Park - I Co-operative Housing Society Ltd. and Members of Jimmy Park - I Co-operative Housing Society Ltd and Sacvir Realtors LLP and duly registered with the Sub-Registrar of Assurances, Thane-2 under serial no.19614/2023.
13. Power of Attorney dated 14th August, 2023 and registered with the office of the Sub-Registrar of Assurances, Thane-2 under Serial No. 19615/2023.
14. Letter bearing Ref. No. CIDCO/M (TS-I)/2023/1076 dated 16th November, 2023 issued by CIDCO granting its NOC for demolition of structure and reconstruction of the building in respect of Plot No. 182-D, Sector-17, Nerul, Navi Mumbai.
15. Fire Brigade Provisional NOC Stipulating Fire Protection & Fire Fighting requirements to the proposed construction of high rise residential cum commercial building on Plot No. 182 D, Sector-17, Nerul, Navi Mumbai for M/s. Jimmy Park -I Co-operative Housing Society Limited bearing Ref. No. NO/FIRE/HO/VASHI/195/2024 dated 12th January, 2024.
16. Sanction of Building Permission and Commencement Certificate dated 19th March, 2024 issued by Navi Mumbai Municipal Corporation to Jimmy Park 1 CHS Ltd.

Date: 21st March, 2024

Yours Truly,
For Lexicon Law Partners

Partner