

District Deputy Registrar, Co-operative Societies, Mumbai City (3)

Office of the Competent Authority

under section 5A of the Maharashtra Ownership Flats Act, 1963,

Mhada Building, Ground Floor, Room No. 69, Bandra East, Mumbai-400051.

No.DDR-3/Mum./deed/Suman Tulsiani CHSL/ /2025

Date: 15/07/2025

To,

The Sub-Registrar /Appropriate Registration Officer
Appointed Under Registration Act, 1908
Andheri Taluka, Mumbai

**Subject: - Registration of Deed of Unilateral Conveyance as Deemed Conveyance of
Suman Tulsiani Co-op. Housing Society Ltd., at Samarth Nagar, 3rd Cross
Road, Lokhandwala Complex, Andheri (West), Mumbai- 400 053**

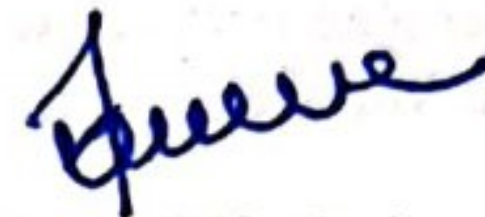
**Reference:- This office order No. DDR-3/Mum./D.C./Suman Tulsiani CHSL /2284/2024
Dated 30/7/2024**

In exercise of the powers conferred on me under section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, I, **Anand Katke**, District Deputy Registrar, Co-operative Societies, Mumbai City (3), Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963 was pleased to pass necessary certificate in favour **Suman Tulsiani Co-op. Housing Society Ltd., at Samarth Nagar, 3rd Cross Road, Lokhandwala Complex, Andheri (West), Mumbai- 400 053** certifying that it is a fit case for enforcing unilateral execution of conveyance deed conveying the right, title and interest of **Opponent Nos. 1 to 5 in respect of total land admeasuring 2248.20 sq.mtrs., bearing Plot No. 22, CTS No. 1/147 and land admeasuring 2248.20 sq.mtrs., bearing plot No. 23, CTS No.1/148, Survey No. 41 (part) Village Oshiwara, Taluka Andheri in the Mumbai Suburban District within the Registration District and Sub- District of Mumbai City and Mumbai Suburban** alongwith the building situated thereon known as "**Suman Tulsiani Co-op. Housing Society Ltd.**", the said plot of land after verifying the documents, giving sufficient opportunities to the opponents as demanded under law of natural justice and after hearing the parties as required under the Act and the Rules and have it registered with you as required under Registration Act, 1908.

I am therefore, forwarding you herewith the Original Conveyance Deed duly signed by me and on behalf of the Promoter/Land Owner/Opponents as Vendor/Confirming Party in the above case for registration. In this condition I have to further state that by section 88 of Registration Act, 1908 it is provided that the Government officers and certain public functionaries need not appear in person or

in any proceedings connected with registration of instruments executed by them in their official capacity and that in such cases reference may be made to the office for information.

In view of the above provision, the competent authority being a Government Gazetted officer and the instrument is required to be registered in the official capacity is exempted from appearing before the officer of the Sub- Registrar of Assurances for admitting the execution. You are requested to get the Deed of Conveyance registered in accordance with the Registration Act.



(Anand Katke)

District Deputy Registrar,
Co-operative Societies, Mumbai City (3)
Competent Authority
u/s 5A of the MOFA, 1963

Enclosures-

1. Deemed conveyance order/ certificate dated 30/07/2024 issued by this office.
2. Original Conveyance Deed