



## realty factor



by **vinod sampat**  
Senior advocate and expert on realty and property related issues

**Q.** Plot of land belonged to A. He sold to B, B sold to C and C sold to D, who in turn has formed a co-operative society. How would a conveyance be executed?

**A.** The name as appearing in the property card is of A, whenever property transactions take place normally. A transfers the property to B for a valuable consideration by an agreement and executes a Power Of Attorney in favour of B. This chain is followed. "A" would act as owner, and B, C, D would act as confirming parties. The vendor from whom the members have purchased the flats may be the constituted attorney of the earlier parties. He would sign for and on behalf of A, B, C, D or a tripartite agreement between property owner, whose name is appearing in property card. The builder who has made the building and the co-op society is executed. The aim of the co-op society should be to get to the property card in favour of the society, which is a legal entity.

**Q.** Builder A has developed six societies on the same plot of land. All six societies are insisting on conveyance. What should be the stand of the society as well as the builder? Who shall retain the original chain of agreements?

**A.** Federation of Co-operative Housing Society can be formed. It would be advisable for the six societies to form a federation. Conveyance of the property can be taken in favour of the Federation if all the societies have become members of the federation. A watertight agreement should be drafted between A, B, C, D, E, & F, so that the rights of each of the society are well defined. The city survey officer does not subdivide the plot unless all formalities of sub-division are complied with. The buildings are designed in such a way that optimum utilisation of the property can take place, and there is hardly any scope for sub-division of the property, once constructed. The society with the largest area retains the original documents of title to the property with a covenant with other societies formed by the builder.

You can send in your questions to advocate Vinod Sampat with 'Realty Factor' in the subject. Send an email to [mailbag@mid-day.com](mailto:mailbag@mid-day.com) and your queries will be answered right here.

## Mock drill at sea

# 2,500 people to be 'rescued' from sinking cruise liner

In a dummy rescue operation, 20 state and maritime authorities will come together to test their preparedness to handle massive disasters at sea and save lives

### Moloobhoy Liferaft



■ Navy, Coast Guard, Air Force and Mumbai Police to participate

■ Artificial calamity to be created off Girgaum chowpatty

**VINOD KUMAR MENON**  
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MUMBAIKARS walking along Girgaum Chowpatty today may be surprised to see high drama at sea. The city is getting ready for a mammoth naval exercise called SAREX-2014, where 20 maritime agencies including the Navy, Coast Guard, Air Force and Mumbai Police would display their search and rescue skills at sea.

While the main drill will take place on March 20, a dry run will be held today.

The artificial disaster scenario that would be created to test the preparedness of the authorities involved looks like this: A cruise liner carrying 2,500 passengers has been hit by a merchant vessel, tilting the liner to one side. Rescue workers will have to save the lives of the passengers.

"This is a mass search-and-rescue operation, and since it is not possible for the armed forces alone to handle such a disaster, state machineries and other maritime agencies are roped in to ensure that the entire

**DISASTER-READY:** Scenes from the rehearsal held on Saturday show the cruise liner and the merchant vessel that would 'hit' it. (Below) Rescue boats and choppers save make-believe passengers



### Moloobhoy Liferaft

operation is a success," said a senior Coast Guard official.

The officer said that nearly 100 divers would pose as passengers and nearly 200 dummies would be thrown into the water to be saved. Air Force and Navy helicopters, along with patrolling vessels and rescue boats, would have to pull them out from the sea in time.

"The rescue team would then swing into action and pull out the 'passengers', who would then be airlifted by the helicopters and taken to INHS Asvini (the Navy hospital), and others rescued would be taken by hovercraft to Girgaum chowpatty, and rushed to St George's Hospital in CST by ambulance," the official said.

## March 20

The day the mock rescue operation will take place

### OPERATION MINUTIAE

- Special Branch, CID and Central Excise units would participate in the event
- Mumbai Port Trust, Chowpatty, Mahalakshmi Racecourse, Fishery Harbour and INHS Asvini have been marked for the exercise
- Operation to be supervised by senior officials from Navy, Coast Guard and Air Force
- International dignitaries to be present at the event meant to showcase the capability of Indian defence and maritime agencies to tackle mass disaster mid-sea

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