



To,
The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor,
Housefin Bhavan,
Plot No.C-2, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400 051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all that piece and parcel of Plot of land bearing Plot No. K-80 of Gazdar Private Scheme at Santacruz admeasuring 563.95 sq.mtrs. bearing Survey No. 370 and corresponding CTS No. G/625/8 of village Bandra- G Taluka Bandra in the Registration District of Mumbai City and Sub District of Mumbai Suburban (**said Plot**) together with the New Building to be known as “Nine Aces” comprising of stilt plus 8 upper floors to be constructed on the said Plot as per the plans and specifications duly sanctioned by MCGM (**said New Building**) situate, lying and being at 18th Road, Khar (West), Mumbai – 400 052 and the Plot is bounded as follows: On or towards North: by Plot No. K-81; On or towards South: by Plot No. K-79 ; On or towards West: by 18th Road; On or towards East: by Plot No. K-71.The said Plot and the said New Building shall unless referred independently be hereinafter collectively referred to as “**the said Property**”.







We have investigated the title of the following Property on the request of **JMJ Maxrich Buildcon, a Partnership firm, registered under the provisions of Indian Partnership Act, 1932 and having its registered office at Office No. 207, Shri Krishna Complex, Opp. Laxmi Industrial Estate, New Link Road, Andheri (W) Mumbai 400 053** (hereinafter referred to as "**said Developers**"): -

Description of Property: All that piece and parcel of Plot of land bearing Plot No. K-80 of Gazdar Private Scheme at Santacruz admeasuring 563.95 sq.mtrs. bearing Survey No. 370 and corresponding CTS No. G/625/8 of village Bandra- G, Taluka Bandra in the Registration District of Mumbai City and Sub District of Mumbai Suburban (**said Plot**) together with a New Building to be known as "Nine Aces" comprising of stilt plus 8 upper floors (**said New Building**) to be constructed on the said Plot situate, lying and being at 18th Road, Khar (West), Mumbai – 400 052 and the Plot is bounded as follows:

On or towards North:	by Plot No. K-81;
On or towards South:	by Plot No. K-79 ;
On or towards West:	by 18th Road;
On or towards East:	by Plot No. K-71.





1) The Documents of allotment of plot/Documents Relied upon:

- (i) Copy of Society Registration Certificate bearing No. BOM/HSG/3140 of 1970 dated 20th September, 1971 issued by Assistant Registrar, Co-operative Society, Bombay in respect of "The Nine Aces Co-operative Housing Society Limited";
- (ii) Copy of the Indenture dated 28th March, 1972 executed between Ram Sarup Bhandari (as Vendor) and Sudhir Sohanlal Duggal (as Confirming Party) and Nine Aces Co-operative Housing Society Limited (as Purchaser) and duly registered with the Office of the Sub Registrar of Assurances at Bombay under serial No. BOM/R-1310 of 1972;
- (iii) Copy of the Final Offer Letter submitted by the Developers dated 23rd July, 2021;
- (iv) Copy of the Letter of Intent/Appointment dated 25th July, 2021 issued by Nine Aces Co-operative Housing Society (**the said LOI**) in favour of the Developers inter alia appointing the Developers for redevelopment of the Society' Building and on the terms and conditions set-out in final offer letter dated 23rd July, 2021 of the Developers.
- (v) Copy of the Letter dated 16th December, 2021 addressed by the Dy. Registrar Co-operative Societies H-West Division Mumbai confirming the appointment of the Developers herein by the Society, as the Developers for redevelopment of the said Property;


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- (vi) Copy of the Development Agreement dated 27th December, 2021 executed by Nine Aces Co-operative Housing Society Limited (**said Society**) and Mr. Prakash Tarachandani & Ors. (**The Members**) And M/s JMJ Maxrich Buildcon (**as Developers**) and duly registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial no. BDR-15-13968-2021 (**said Development Agreement**).
 - (vii) Copy of the General Power of Attorney dated 27th December, 2021 executed by Nine Aces Co-operative Housing Society Limited in favour of (1) Mayurdhavjsinh Mahendrasinh Jadeja; (2) Haresh Meghji Gori; and (3) Mayur Narain Aswani (being Partners of JMJ Maxrich Buildcon) and duly registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial no. BDR15-13969-2021 (**said Power of Attorney**).
 - (viii) Copy of the OC in respect of the said Building of the Society;
 - (ix) Copy of the Property Register Card;
 - (x) Copy of the D.P Remarks;
 - (xi) Copy of the List of Members of the Society and the details of the Share Certificates of the Members;
 - (xii) Copy of the IOD bearing No. P-8941/2021/(625/8)/H/W Ward/BANDRA-G/IOD/1/New dated 4th January 2022.
- 2) **Copy of Property Register Card ("PR Card")** pertaining to CTS No. G/625/8 of Village Bandra - G, Taluka Bandra, Mumbai Suburban District.


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- 3) **Search Report for the period of 52 years** i.e., from 1970 to 2021 dated 15th January 2022 issued by search clerk Mr. Rajesh Bhandari for search taken in the Office of Sub Registrar at Mumbai Bandra.
- 4) On perusal of the above referred documents and all other relevant documents provided by the said Developers we are of the Opinion that the Title of **JMJ Maxrich Buildcon, a Partnership Firm** to develop the said Plot by constructing thereon a New Building as per the duly approved/sanctioned plan by the Competent Authority and amendments thereto from time to time is clear, marketable and without any encumbrances.
- 5) **Owner of the Land:**
The Owner of said Survey No. 370 and corresponding CTS No. G/625/8 of village Bandra- G is "Nine Aces Co-operative Housing Society Limited".
- 6) The report reflecting the flow of the title of the said Developers i.e. **JMJ Maxrich Buildcon**, on the said Property is enclosed herewith as **Annexure "A"**.

Dated this 24th day of January, 2022

For Law Origin,

Encl.: a/a Annexure A



Namita Natchar
Partner