



# HEMA S. SHARMA

ADVOCATE  
NOTARY (GOVT. OF INDIA)

A/9, Building No. 2, Nilkanth Nagar, Next to State Bank of India, B.P. Cross Road No. 2,  
Mulund - West, Mumbai - 400080. • Mob: 9987551749 • Email: hema.onkar@gmail.com

Date : 06/11/2025

## FORMAT - A



To  
MahaRERA  
Mumbai Headquarter  
"Housefin Bhavan"  
PlotNo.C-21,"E"-Block  
Bandra-Kurla Complex,  
Bandra East – 400051.

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 1040, CTS No.1013 area admeasuring 1672.20 sq.mtrs situated at Off. Devidayal Road, Mulund-(West), Mumbai-400080 Taluka Kurla District-Mumbai Suburban (hereinafter referred as the said plot "EMERALD HEIGHTS CHS LTD") and assessed under T- Ward of BMC/MCGM.

I have investigated the title of the said plot on the request of Emerald Heights Co-operative Housing Society Limited and M/s. Jalaram Icon LLP and following documents i.e. :-





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- 1) Description of the property.
- 2) The documents of Conveyance of plot.
- 3) 7/12 extract or property card issued by City Survey Office/Land Revenue department, mutation entry no 2321.
- 4) Development Agreement dated 06/11/2024 for the Doc Sr. No KRL-1/21052/2024
- 5) Power of attorney dated 06/11/2024 for the Doc Sr No KRL-1/21053/2024
- 5) Search report from 1980 till 2025

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Emerald Heights Co-operative Housing Society Limited is clear, marketable and without any encumbrances and M/s. Jalaram Icon LLP, a Limited Liability partnership firm duly registered under the provision of the Limited Liability Partnership Act 2008 and having its registration office at 1006, 360 Degree Business Park, Next to R Mall, LBS Marg, Mulund-(West), Mumbai-400080.

Owners and developers of the land:

Owner : Emerald Heights Co-operative Housing Society Limited

Developer : M/s. Jalaram Icon LLP





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## PLOT DETAILS :-

All that piece and parcel land or ground hereditaments and premises bearing Plot No. 1040, CTS No.1013 area admeasuring 1672.20 sq.mtrs situated at Off. Devidayal Road, Mulund-(West), Mumbai-400080 Taluka Kurla District-Mulund Taluka Kurla District Mulund (hereinafter referred as the said plot "Emerald Heights Co-operative Housing Society Limited") and assessed under T-Ward of BMC/MCGM.

The report reflecting the flow of the title of the Emerald Heights Co-operative Housing Society Limited as the owner and M/s. Jataram Icon LLP as the developer on the said land is enclosed herewith as annexure.

ADVOCATE

Encl : Annexure.

(Hema S. Sharma)

Advocate





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## FORMAT - A

(Circular No.: 28/2021)

### FLOW OF THE TITLE OF THE SAID LAND

Sub: Title clearance certificate with respect to respect to Plot No. 1040, CTS No.1013 area admeasuring 1672.20 sq.mtrs situated at Off. Devidayal Road, Mulund (West), Mumbai-400080 Taluka Kurla District-Mulund (hereinafter referred as the said plot "EMERALD HEIGHTS CHS LTD") and assessed under T- Ward of BMC/MCGM.

Sr. No.:

1. 7/12 extract as on date of application for registration \_\_\_\_/\_\_\_\_/202\_\_\_\_.
2. Mutation Entry/ Ferfar No. 2321 as per 7/12 Extract.
3. Search report from 1980 till 2025 Taken from Sub-Registrar' office at Bandra Kurla 1 to 5 Sub Registrar Office.
4. Development Agreement dated 06/11/2024 duly registered on 06/11/2024 with the office of Sub-Registrar of Assurance, Kurla under Sr.No.21052/ 2024





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in favour of M/s. Jalaram Icon LLP.

5. Power of attorney dated 06/11/2024 for the Doc Sr No KRL-1/21053/2024

On the basis of the copies and various above-mentioned documents presented by you,

A. By virtue of Deed of Unilateral Conveyance dated 10<sup>th</sup> February 2022, registered in the office of the Sub-Registrar of assurances at Kurla on 3<sup>rd</sup> March 2022, under Serial No. KRL-4/4365 of 2022, MARATHON "A" CO-OPERATIVE HOUSING SOCIETY LIMITED, duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under Registration No. MUM/WT/HSG/TC/10413/2011-12, was absolutely seized and possessed of the absolutely entitled to all that piece and parcel of land bearing Survey No. 1000(Part)-Plot No. 1040, CTS Nos 1013, adjoining about 1076.45 square metres on thereabouts and situate lying and being at off. Devidayal Road, Mulund (West), Mumbai-400 080, of village Mulund (West), Taluka Kurla within the Registration District and sub-District of Mumbai Suburban Plot "A" together with Building standing thereon (Building "A") and more particularly described in the First Schedule hereunder written.

B. By virtue of Deed of unilateral Conveyance dated 24<sup>th</sup> January 2022, registered in the office of the Sub- Registrar of assurances at Kurla on 11/03/2022 under





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Serial No. KRL-4/1532 of 2022 MARATHON "B" CO-OPERATIVE HOUSING SOCIETY LIMITED duly registered under the provision of the Maharashtra Co-operative Societies Act 1960 under Registration No. MUM/WT/HSG/TC/10432/2011-12 was absolutely seized and possessed of and absolutely entitled to all that piece and parcel of land bearing Survey No. 1000(Part)- Plot No. CTS No. 1013, admeasuring about 595.75 square meters or thereabout and situate, lying and being at off. Devidayal Road, Mulund (West), Mumbai 400 080, of Village Mulund (West), Taluka Kurla within the Registration District and Sub-District of Mumbai Suburban (Plot "B") together with Building standing thereon (Building "B") and more particularly described in the Second Schedule hereunder written.

C. Both the two Societies referred above ("Said Societies") are standing on independent/separate plots/or one single compact plot, which is not subdivided and Developer intend to redevelop the said Plot "A" and Plot "B".

D. The said Building "A" is being assessed for property Tax by assistant Assessor and Collector, "T" Ward of the Brihanmumbai Municipal Corporation ("BMC") under A/c No. TX04057303020000.

E. The said Building "B" is being assessed for property Tax by the Assistant Assessor and Collector "T" Ward of the Brihanmumbai Municipal Corporation ("BMC") under A/c. No.TX0405730020000.





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F. The said Building "A" consisting of grounds plus Seven (7) upper floors and 21 residential flats are standing on Plot "A"

G. The aggregate carpet area of Plot "A" allotted to the Existing Residential Members of the said SOCIETY "A", is 11410 square feet.

H. The said "Building "B" consisting of ground plus four (4) upper floor and 14 residential flats are standing on the said Plot "B"

I. The aggregate Carpet area of Plot "B" allotted to the Existing Residential Members of the SOCIETY "B" is 6330 square feet,

J. The SOCIETY "A", held Special General Body Meeting on 12<sup>th</sup> August, 2023, in the presence of the representative of the Registrar of the Co-Op Societies "T" Ward, confirmed the acceptance of the offer made by Developers. Accordingly, The Deputy Registrar of Co-Op. Societies "T" Ward by his letter dated 21<sup>st</sup> August, 2023, granted his NOC for the Re-Development, the intimation of which was given to the Deputy Registrar of Co-operative Societies, "T" ward who had deputed his representative, Co-operative Officer Grade II, to attend the said meeting in compliance with guidelines issued by the State Government under Section 79-A of the MCS Act, 1960 and the appointment of the Developers herein as the Developer for the redevelopment of the Plot "A" of the Society "A".





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K. The SOCIETY "B", herein has thereafter held Special General Body Meeting on 12<sup>th</sup> August, 2023 the intimation of which was given to the Deputy Registrar of Co-operative Societies, "T" confirmed the acceptance of the offer made by the developers. The Deputy Registrar of Co-Op Societies "T" Ward by his letter Dated 21<sup>st</sup> August, 2023, granted his NOC for the Re-Development the intimation of which was given to the Deputy Registrar of Co-operative Societies, "T" ward who had deputed his representative, Co-operative Officer Grade II, to attend the said meeting in compliance with guidelines issued by the State Government under Section 79-A of the MCS Act, 1960 and the appointment of the Developers herein as the Developer for the redevelopment of the Plot "B" of the SOCIETY "B".

(The Plot "A" and Plot "B" of SOCIETY "A" and SOCIETY "B", are hereinafter collectively referred to as the "said Societies")

(The Plot "A" and Plot "B" are hereinafter collectively referred to as the "said Properties")

L. The said Societies vide application dated 4<sup>th</sup> February, 2024 made before the Hon'ble requested the Competent Authority of the Registrar of Co-operative Societies, "T" Ward wherein they have requested to pass an order to amalgamate the Plot "A" and Plot "B".





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M. In pursuance to the above the Competent Authority of the Registrar of Co-operative Societies, "T" Ward vide its Order dated 18<sup>th</sup> March, 2024 passed an order to amalgamate the Plot "A" and Plot "B" and the amalgamated both the subject plots i.e. the said Properties and the same named as "Emerald Heights Co-operative Housing Society Limited" ("Amalgamated Society").

N. The said existing buildings belonging to the said Societies have become very old and requires extensive repairs besides which several works of improvements and recurring repairs are required to be carried out to the said existing buildings. The cost of such repairs, renovations and improvement is considerable. Since the said Societies and its members do not have any expertise and technical knowhow for re-development of properties, for better utilization of resources and planning, the said Societies and the existing member explored the feasibility of redevelopment of the said Properties through reputed Developers as a result the said Societies herein in its Special General Body Meeting dated 22<sup>nd</sup> November, 2023 and 6<sup>th</sup> January, 2024 respectively resolved to appoint the Developers for proceeding with redevelopment.

O. It is observed that Plot "A" and Plot "B" are not sub divided and construct buildings on such non sub-divided plots as per the approved plans (the





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proposed non sub-divided compact amalgamation of the said Properties of the said Societies shall herein after be referred to as "Proposed Plot".

P. SOCIETY "A", and SOCIETY "B", herein have accepted the Scheme of Amalgamation for the joint redevelopment of the Proposed Plot.

Q. The Partners of the Developer in its meeting held on 16<sup>th</sup> October 2025<sup>t</sup> has resolved to authorise Mr. Manish Narayanji Thakker, Partner of the Developer, to sign and execute all necessary documents, application, writings including the development Agreement, Power of attorney, Declarations, Indemnities, Permanent Alternate Accommodation Agreements, Amalgamation documents, and all other documents required for redevelopment till completion certificate (CC) etc., as may be required for the implementation of the scheme of the Amalgamation on the behalf of the Developer.

R. Subsequently both the Society "A" and "B" were Amalgamated and new societies under name and style of EMERALD HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED , A Cooperative Housing Society duly Registered under the provision of the Maharashtra Co-Operative Societies Act 1960 under Registration No. MUM/WT/HSG/TC/11487/2024 and members of Society "A" and "B" became members of the said new Society formed.





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S. By virtue of the Development Agreement dated 6<sup>th</sup> November, 2024 executed by and between Emerald Heights Co-operative Housing Society Limited (therein and herein referred to as the "Society") of the One Part and M/s. Jalaram Icon LLP through its partners (i) Mr. Manish Narayanji Thakker and Mr. Amit Jamnadas Ganatra (therein and hereinafter referred to as the "Developers") of the Other Part duly registered with the Office of the Sub-Registrar of Assurances at Kurla-I under KRL-1/21052/2024 dated 6<sup>th</sup> November, 2024 thereby the Society have granted development rights to the Developers for a consideration and upon the terms and conditions as more particularly mentioned therein.

6. Power of attorney dated 06/11/2024 for the Doc Sr No KRL-1/21053/2024

## SEARCH REPORT :

Title Search Report issued by Search Clerk-Shri. R. H. Shinde dated 26/02/2019 from the period 1980 to 2019.

## CONCLUSION :

- i. At this juncture, in my considered opinion, the title of the Society viz. Emerald Heights Co-operative Housing Society Limited with respect to the said Properties clear and marketable and free from encumbrances.





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ii. I opine that M/s. Jalaram Icon LLP have the right to redevelop the said Properties in accordance with terms of the Development Agreement dated 6<sup>th</sup> November, 2024 duly registered with the Office of the Sub-Registrar of Assurances at Kurla-II under KRL-1/21052/2024 dated 6<sup>th</sup> November, 2024 read with Power of attorney dated 06/11/2024 for the Doc Sr No KRL-1/21053/2024

## LITIGATION IF ANY – NIL

At this juncture on perusal of the above-mentioned documents, representation and information provided to me, I observe that the title of the Developer i.e. said Jalaram Icon LLP in respect of the Development Rights assigned to them by the said Emerald Heights CHS Ltd in respect of the above property is clear, marketable and free from encumbrances and there is no litigation is pending till date.

Date: 06/11/2025



(Hema S Sharma)

Advocate