



FORMAT -A
(Circular 28/2021 dated 08/03/2021)

To,
MahaRERA
Plot No. C-21, E-Block, Near Kamgar Bhavan
Behind RBI Building, Bandra Kurla Complex,
Bandra (East), Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title certificate with respect to land bearing Final Plot No. 395, area admeasuring about 720.09 Sq. Mtrs., T.P.S. III, Sitaladevi Temple Road, lying, being and situated at Village Mahim, Taluka - Mumbai 400016 (hereinafter referred as the “**Said Plot**”).

We have investigated the title of the said plot on the request of **M/s. Prathmeshwara Lifespaces LLP** and following documents i.e.: -

- 1) Description of the Said Plot.
- 2) Copy of Redevelopment Agreement dated **20/09/2024**, bearing Registration Document Serial No. **BBE-2/22590/2024**
- 3) Copy of Power of Attorney dated **20/09/2024**, bearing Registration Document Serial No. **BBE-2/22592/2024**.
- 4) Copy of Property Card issued dated **08/10/2024**, bearing receipt no. **829136**.
- 5) Search report for 24 years from 2002 till 2025.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the Said Plot we are of the opinion that the title of **Queens Corner Co-operative Housing Society Ltd.** as the Owner and **M/s. Prathmeshwara Lifespaces LLP** as the Developer is clear, marketable and without any encumbrances.



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1202, The Landmark, Plot No -26A,
Sector 7, Kharghar, Navi Mumbai,
Maharashtra 410210



Owners of the Plot:

Queens Corner Co-operative Housing Society Ltd: land bearing Final Plot No. 395, area admeasuring about 720.09 Sq. Mtrs., T.P.S. III, Sitaladevi Temple Road, lying, being and situated at Village Mahim, Taluka - Mumbai 400016.

Developer of the Plot:

M/s. Prathmeshwara Lifespaces LLP: land bearing Final Plot No. 395, area admeasuring about 720.09 Sq. Mtrs., T.P.S. III, Sitaladevi Temple Road, lying, being and situated at Village Mahim, Taluka - Mumbai 400016.

The report reflecting the flow of the title of **Queens Corner Co-operative Housing Society Ltd** as the Owner and **M/s. Prathmeshwara Lifespaces LLP** as the Developer on the said plot is enclosed herewith as annexure.

Encl : Annexure.

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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report for 24 years from 2002 - 2025 taken from Online Search Report, bearing receipt No.: **1114402043** dated **17/09/2025**.

- 2) Vide Redevelopment Agreement dated **20/09/2024**, Queens Corner Co-operative Housing Society Ltd through its office bearer 1) Mr. Pavan Ramani (Chairman), 2) Mrs. Seema Kale (Secretary) & 3) Mr. Kamalkishore Malani (Treasurer) Limited therein referred to as "**The Society**", party of the First Part along with the 1) Mr. Rajeev Pandit, 2) Mrs. J.L Kotlan & 20 others therein referred to as "**The Society Members**", party Second Part transferred and assigned all their development rights, title, interest and



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benefits with respect to the land bearing Final Plot No. 395, area admeasuring about 720.09 Sq. Mtrs., T.P.S. III, Sitaladevi Temple Road, lying, being and situated at Village Mahim, Taluka - Mumbai 400016 (hereinafter referred to as "**Said Plot**") in favour of **M/s. Prathmeshwara Lifespaces LLP** thereon referred to as "**The Developer**", party of the Third Part as per the terms and conditions mentioned therein. The same is duly Registered before the office of Sub-Registrar of Assurances at Mumbai, bearing Registration Document Serial No. **BBE-2/22590/2024** (hereinafter referred to as the "**said Redevelopment Agreement**").

It has been recorded in the said Redevelopment Agreement.

- i. One Mrs. Mira Purshottam & Ors. were the partners in a partnership firm by name of M/s. Home Builders and they had purchased the said plot and constructed the building consisting of ground + 03 upper floors having 15 residential flats, 06 shops and 02 garages on the said plot and sold all the flats, shops and garages.
- ii. Further, all the flats', shops and garages' purchasers, under the provisions of the Maharashtra Co-operative Societies Act 1960, formed the society known as "**Queens Corner Co-operative Housing Society Ltd**", bearing registration no. **HSG/611 of 1964**.
- iii. Vide an Indenture dated **14/05/1966**, executed by Mrs. Mira Purshottam & others therein referred to as "**Vendor**", party of the ONE PART sold, transferred and assigned all their rights, title, interest and benefits with respect to the *Said Plot* in favour of **Queens Corner Co-operative Housing Society Ltd** therein referred to as "**Purchaser**", party of the OTHER PART as per the terms and conditions mentioned therein. The same is duly registered before the office of Sub-Registrar of Assurances at Mumbai, bearing Registration Document Serial No. **BOM-2957/1966**.





- 3) In pursuance of the Development Agreement, a Separate Power of Attorney dated **20/09/2024** is executed by Queens Corner Co-operative Housing Society Ltd. through its office bearer 1) Mr. Pavan Ramani (Chairman), 2) Mrs. Seema V. Kale (Secretary) & 3) Mr. Kamalkishore Malani (Treasurer) with respect to the *Said Plot* in favour of **M/s. Prathmeshwara Lifespaces LLP** through its partners 1) Mr. Nilesh C Jani, 2) Mr. Ravi N. Koyale, 3) Bipin P. Pasalkar, 4) Kinjal R. Pithadia & 5) Mrs. Shreeya V. Date, as per the terms and conditions mentioned therein. The same is duly registered before the office of Sub-Registrar of Assurances at Mumbai, bearing Registration Document Serial No. **BBE-2/22592/2024** (hereinafter referred to as the “**said Power of Attorney**”).

- 4) Litigation if any: **NIL**
We have conducted search at sub-registrar office and no Lis Pendens has been registered and on basis of the same it appears that there is no litigation on the said Plot.

- 5) Paper Notice
Presently paper notice inviting claims (if any) from public at large with respect to the said Plot has been issued on **18/09/2025**, however, prescribed time limit to submit claims (if any) has not lapsed yet. Hence, on request of our client, we are issuing this interim title report and we shall issue final title report after expiry of time to submit claim (if any).

- 6) Since our scope of work does not include considering aspects within the domain of an architect or a surveyor, the title is only for the said plot and not for any structure that are or were standing thereupon.

- 7) We have not inspected the original documents mentioned herein and this Legal Title Report is based on the photocopies provided to us.





8) Our We have assumed that:

- All signatures and seals on any documents submitted to us are genuine
- There have been no amendments or changes to the documents examined by us and
- The legal capacity of all natural persons are as they purport it to be.

Date: **20/09/2025**

Place: Navi Mumbai

