

274/UT/2025-

**FORMAT – A**

(Circular No: 28 /2021 Dated 08/03/2021)

To,  
**Maharashtra Real Estate Regulatory Authority (MahaRERA),**  
6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhuvan,  
Plot 'C' 21E – Block,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai - 400 051.

**LEGAL TITLE REPORT**

Sub: Title Clearance Certificate in respect all that piece and parcel of land bearing CTS No.E/357, of Village 'E' Ward, Taluka Bandra admeasuring 836.1 sq. mtrs as per the Property Registered Card, in the Registration Sub-District of Bandra, Mumbai Suburban, District, together with a building known as 'Kohinoor Palace' standing thereon (now demolished) and situated, lying, being at Plot No. 364, Corner of 13<sup>th</sup> and 14<sup>th</sup> Road, Khar (West), Mumbai – 400 052 (hereinafter referred to as "the said Property").

A. We have investigated the title of the said Property at the request of Developer/Promoter, M/s. Zenith Construction Company and the following documents i.e.:-

**I. Description of the said Property:-**

All that piece and parcel of land bearing CTS No.E/357, of Village 'E' Ward, Taluka Bandra admeasuring 836.1 sq. mtrs as per the Property Registered Card, in the Registration Sub-District of Bandra, Mumbai Suburban, District, together with a building known as 'Kohinoor Palace' standing thereon (now demolished) and situated, lying, being at Plot No. 364, Corner of 13<sup>th</sup> and 14<sup>th</sup> Road, Khar (West), Mumbai – 400-052.

**II. Documents of title of the said Property:-**

The documents relating to the title of the said Property are listed in Annexure "C".

**III. Property Registered Card:-**

We have perused the Property Registered Card. As per the Property Registered Card, Kohinoor Palace Co-operative Housing Society Limited is the Owner/Holder of the said

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Property. The Property Registered Card does not reveal any encumbrances.

**IV. Search Report:-**

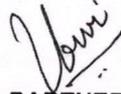
We have perused Search Report dated 26<sup>th</sup> June, 2024 of our Search Clerk, Mr. D. K. Patil who has taken searches in the office of Sub-Registrar of Bandra and Mumbai for a period of 53 years from 1971 to 2024. The Search Report does not reveal any encumbrances on the said Property.

- B. On perusal of the documents mentioned in Annexure 'C' hereto and all other relevant documents produced before us relating to title of the said Property and subject to what is stated in our Title Report dated 12<sup>th</sup> November, 2024, we are of the opinion that the title of Kohinoor Palace Co-operative Housing Society Limited in respect of the said Property is clear and marketable free from all encumbrances beyond reasonable doubts and M/s. Zenith Construction Company is entitled to redevelop the said Property.

**Owner and Developer of the said Property:-**

- (i) Kohinoor Palace Co-operative Housing Society Limited – Owner of the said Property.
- (ii) M/s. Zenith Construction Company - Developers of the said Property.
- C. There are no pending Suits/proceedings in respect of the title of the Society to the said Property as mentioned in **Annexure "B"**.
- D. The report reflecting the flow of the title of the Owners/Developers to the said Property is enclosed herewith as **Annexure "A"**.

For PRAVIN MEHTA AND MITHI & CO.,

  
PARTNER

Place: Mumbai  
Date: 12<sup>th</sup> June 2025

Encl:- Annexure 'A' - Flow of Title of the said Property.  
Annexure 'B' - List of pending Suits, if any.  
Annexure 'C' - Documents of Title of the said Property.

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**ANNEXURE "A"**

**TITLE REPORT**

To,  
**M/s. Zenith Construction Company,**  
201, 2<sup>nd</sup> Floor, Orion,  
Nehru Road,  
Santacruz (East),  
Mumbai - 400 055.

Dear Sirs,

As instructed by you, we have investigated the title of Kohinoor Palace Co-operative Housing Society Ltd., a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, (hereinafter referred to as "**the Society**") in respect of all that piece and parcel of land bearing CTS No.E/357, of Village 'E' Ward, Taluka Bandra admeasuring 836.1 sq. mtrs as per the Property Registered Card, in the Registration Sub-District of Bandra, Mumbai Suburban District, together with a building known as 'Kohinoor Palace' standing thereon (now demolished) and situated, lying, being at Plot No. 364, Corner of 13<sup>th</sup> and 14<sup>th</sup> Road, Khar (West), Mumbai - 400 052 (hereinafter referred to as "**the said Property**") and we submit our Title Report, inter alia, as under:-

I. **DESCRIPTION OF THE SAID PROPERTY:-**

All that piece and parcel of land bearing CTS No.E/357, of Village 'E' Ward, Taluka Bandra admeasuring 836.1 sq. mtrs as per the Property Registered Card, in the Registration Sub-District of Bandra, Mumbai Suburban District, together with a building known as 'Kohinoor Palace' standing thereon (now demolished) and situated, lying, being at Plot No. 364, Corner of 13<sup>th</sup> and 14<sup>th</sup> Road, Khar (West), Mumbai - 400 052.

II. **INSTRUCTIONS:-**

We have caused our Search Clerk, Mr. D. K. Patil to take searches at the Office of Sub-Registrar of Assurances for a period of 53

years from 1971 to 2024 in respect of the said Property and we have also caused Public Notice to be published in newspapers inviting claims from the Public.

III. **DEVOLUTION OF TITLE:-**

We have perused the documents of title and the Search Report of the Search Clerk, Mr. D.K.Patil and we find as under:-

- (a) By and under an Indenture dated 10<sup>th</sup> November, 1971 registered with the Office of Sub-registrar of Assurances under Serial No.BND-1861 of 1971 made between Prem Kumari and Prem Lata (therein referred to as the Vendors), Prakash Girdharilal Raheja (therein referred to as the Confirming Party) and the Society (therein referred to as the Purchaser), the Vendors therein granted, sold, assigned, and conveyed and the Confirming Party therein confirmed the same unto the Society all that piece and parcel of land bearing Final Plot No. 364 of Khar (Danda Village) Suburban Scheme No. VII now bearing CTS No.E/357, of Village 'E' Ward, Taluka Bandraadmeasuring 836.1 sq. mtrs as per the Property Registered Card, , in the Registration Sub-District of Bandra, Mumbai Suburban, District, (hereinafter referred to as **"the Plot"**) for the consideration and upon the terms and conditions set out therein. The Society through its Building Contractor caused to be constructed Building known as 'Kohinoor Palace' on the Plot (hereinafter referred to as **"the Building"**).
- (b) The Plot and the Building are hereinafter collectively referred to as **"the said Property"**.
- (c) The Society thus became and is absolutely seized and possessed of as the absolute Owner of the said Property. The Society decided to redevelop the said Property through a Developer.
- (d) Pursuant to considering all the offers received from various Developers, the Society in its Special General Body Meeting held on 21<sup>st</sup> December, 2023 (hereinafter referred to as the said **"SGBM"**) in the presence of the Authorized Officer, Mr.

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Pravin Karche, appointed by the Deputy Registrar of the Maharashtra Co-operative Societies and the Society's PMC, the Members present therein unanimously selected A. P. Properties and/or its sister concern as its Developers for the redevelopment project of the Society.

- (e) By a registered Development Agreement dated 27<sup>th</sup> September, 2024 executed between the Society therein also referred to as the Society of the First Part, all the 12 Members of the Society therein also referred to as the Members of the Second Part and yourselves i.e. M/s. Zenith Construction Company, a, sister concern of M/s. A.P. Properties therein referred to as the Developers of the Third Part, the Society has for the consideration and on the terms and conditions more particularly set out therein, granted redevelopment rights in respect of the said Property in your favour. The Redevelopment Agreement is registered with the Sub-Registrar of Assurances under Serial No. BDR-15-16961 of 2024 (for short "the Redevelopment Agreement").
- (f) By a Power of Attorney dated 27<sup>th</sup> September, 2024 executed by the Society in favour of your Partners, Mr. Hitesh Bhagtani and Mr. Girish Bhagtani, the Society has authorized them to do all the acts, deeds, matters and things in respect of the said Property. The Power of Attorney is registered with the Sub-Registrar of Assurances under Serial No. BDR-15-16962 of 2024.
- (g) The name of the Society is mutated in the Property Registered Card in respect of the said Property.

IV. SEARCHES:-

Under your instruction, we have instructed our Search Clerk, Mr. D. K. Patil to take searches who has taken searches in the office of Sub-Registrar of Bandra (Manual Index) from 1971 to 2024 (53 years) office of Sub-Registrar of Mumbai (Manual Index) from 1971 to 2024 (53 years) and in the office of Sub-Registrar of Bandra I, IV, IX & XV (Computerized Index) from 2002 to 2024 (23 Years) and submitted his Search Report dated 26<sup>th</sup> June 2024.

We have perused the Search Report submitted by our Search Clerk and the Search Report does not reveal any encumbrances on the said Property.

V. **PUBLIC NOTICE:**

Under your instruction, we have caused issuance of Public Notice in the newspapers in English language - Free Press Journal, Marathi Daily - Navshakti and Gujarati Daily - Janmabhoomi all on 2<sup>nd</sup> September, 2024, inviting claims from the public at large in respect of the said Property and we have not received any claim or objection in response to the said Public Notice.

**TITLE REPORT**

Subject to whatever is set out hereinabove, we are of the opinion that Kohinoor Palace Co-operative Housing Society Limited is the Owner of the said Property having a clear and marketable title free from all encumbrances beyond reasonable doubts and you, M/s. Zenith Construction Company are entitled to redevelop the said Property for the consideration and as per the terms and conditions of Redevelopment Agreement and as per sanctioned Plans and permissions and are entitled to saleable component as per the terms of Redevelopment Agreement.

Dated this 13<sup>th</sup> day of June, 2025.

Yours faithfully,  
For PRAVIN MEHTA AND MITHI & CO.,



**PARTNER**



PRAVIN H. MEHTA

SHARAD V. KALYANI

KALPESH P. MEHTA

URVI R. TANNA

ANNEXURE – “B”

THE LIST OF LITIGATIONS

NIL

For PRAVIN MEHTA AND MITHI & CO.,

**PARTNER**

Place: Mumbai

Date: 12<sup>th</sup> June 2025

**ANNEXURE "C"**

**List of Documents relating to title  
of the said Property**

1. Indenture dated 10<sup>th</sup> November, 1971 registered with the Office of Sub-registrar of Assurances under Serial No. BND- 1861 of 1971.
2. Redevelopment Agreement dated 27<sup>th</sup> September, 2024 and registered with the Sub-Registrar of Assurances under Serial No. BDR-15-16961 of 2024.
3. Power of Attorney dated 27<sup>th</sup> September, 2024 and registered with the Sub-Registrar of Assurances under Serial No BDR-15-16962 of 2024.
4. Search Report dated 26<sup>th</sup> June, 2024 in the office of Sub-Registrar of Bandra and Mumbai from 1971 to 2024 (53 years).

For PRAVIN MEHTA AND MITHI & CO.,

*Urvi*

**PARTNER**

Place: Mumbai

Date: 12<sup>th</sup> June 2025