

**RIDDHI SHAH**  
**ADVOCATE & SOLICITOR**

*Off: 305, Soham Residency, Vazira naka,  
Borivali (West), Mumbai- 400091.*

*Contact: +91- 98190 94502*

*Email: [shahriddhi4@gmail.com](mailto:shahriddhi4@gmail.com)*

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Date: 01/04/2025

FORMAT – A

(Circular No:- 28/2021)

To

Maharera

Bandra (East), Mumbai

**LEGAL TITLE REPORT**

SUB: Title Clearance Certificate with respect to all that piece and parcel of land or ground lying and being at Village – Shimpoli, bearing Final Plot No. 716, 717, 718 & 721 and bearing CTS 873, 779, 780 & 781 of Borivali, TPS III (Final) Shimpoli Road, Borivali (West), Mumbai – 400 092 and admeasuring 810 sq.m., 807.50 sq.m., 907.90 sq.m. and 774.60 sq.m. aggregately admeasuring 3300 sq.m. or thereabouts, together with the structure/s standing thereon occupied by various tenants/ occupants and bounded as follows.



On or towards North: By Plot No. 722

On or towards East: By Plot No. 723

On or towards West: Kutcha Road, 13.4 m wide.

On or towards South: By Final Plot No. 715

hereinafter referred to as **“the said Plot”**)

1. I have investigated the title of the said plot at the request of the Developer **M/S ASHIRWAD NICE DEVELOPERS**, having address at Office no. 42, Rajgir Chambers, 5<sup>th</sup> Floor, Shahid Bhagat Singh Road, Fort, Mumbai – 400 001 and following documents i.e.:-

a. Description of the property:

All that piece and parcel of land or ground lying and being at Village – Shimpoli, bearing Final Plot No. 716, 717, 718 & 721 and bearing CTS 873, 779, 780 & 781 of Borivali, TPS III (Final) Shimpoli Road, Borivali (West), Mumbai – 400 092 and admeasuring 810 sq.m., 807.50 sq.m., 907.90 sq.m. and 774.60 sq.m. aggregately admeasuring 3300 sq.m. or thereabouts, together with the structure/s standing thereon occupied by various tenants/ occupants and bounded as follows.

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hereinafter referred to as '**the said Plot**'

b. The documents of allotment of plot:

- i) That pursuant to the duly signed and registered Deed of Conveyance dated 10.5.2007 one Shree Jam Hosiery Works Pvt. Ltd., therein referred to as 'the Vendors' duly sold, transferred, conveyed and assigned all its rights, title, interest in the said property as well as in respect of other properties as more particularly scheduled therein on as is where is basis in favour of Polestar Estates And Properties Pvt. Ltd.; therein referred to as 'the Purchasers of the other Part upon such terms and conditions as therein mentioned and as such said Polestar Estate and Properties Pvt. Ltd. Became the absolute owner of the said property.
- ii) That vide Deed of Conveyance dated 19.06.2009, duly registered with the Sub-Registrar under serial no. BDR-12/5092 of 2009, the said Polestar Estate and properties Pvt. Ltd. Sold, transferred, and conveyed the said property on as is where is basis in your favour upon the Developers viz. **M/S. Ashirwad Nice Developers** upon terms, conditions and for such consideration as therein mentioned.
- iii) That as per the DP Remarks of the said property, the said property falls under the Residential Zone and there is reservation for RR2.1(Rehabilitation & Resettlement) for Final Plot No. 716, 717 & 718 and that Final Plot No. 721 is reserved for R.R.2.1 + RSA6.1 (Rehabilitation & Resettlement + Care Center) and the said property is subject to certain



rights and obligations as set out in the Letter dated 21.12.2005 addressed by the Municipal Corporation

of Greater Mumbai to the original Vendors of the said property.

- c. 7/12 extract or property card issued by CTS office, Borivali dated 12/05/2021, mutation entry no 591/2010 dated 21/05/2010
- d. Search report for 30 years from 1993 till 2023.

2. On perusal of the above-mentioned documents and all other documents relating to title of the said property, I am of the opinion that the title of **M/s Ashirwad Nice Developers** is clear, marketable and without any encumbrances.

Owners/s of the land: **M/S Ashirwad Nice Developers**  
Final Plot No. 716, 717, 718 & 721 and bearing CTS 873, 779, 780 & 781

3. The report reflecting the flow of the title of the (Owner / promoter/ developer / company) on the said land is enclosed herewith as annexure.

Encl: Annexure

At Mumbai

Date this 01<sup>st</sup> April, 2025

  
**RIDDHI SHAH**  
ADVOCATE & SOLICITOR  
305, Soham Residency, Next To Acharya Ashram Bldg,  
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**FLOW OF THE TITLE OF THE SAID LAND.**

Sr. No.

1. 7/12 extract / P.R. Card as on date of application for registration

- In the name of **M/S Ashirwad Nice Developers** issued by CTS Office Borivali dated 09/08/2023

2. Mutation Entry No.- 591/2010 dt. 21/05/2010

3. Search report for 30 years from 1993 till 2023 Taken from Sub-registrar' office at Mumbai, Bandra, Goregaon and Borivali

4. Any other relevant title. – N.A.

5. Litigations if any. - None

At Mumbai

Date this 01<sup>st</sup> April, 2025



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