



|| SHREE GANESH PRASSANA ||

DOCUMENT NAME :- _____

REGISTRATION NO :- _____

DOCUMENT DATE :- _____

THE SUB REGISTRAR OFFICE HAVELI NO :- _____

BETWEEN

NAME :- _____

AND

NAME :- _____



AMIT CHOUDHARY & ASSOCIATES

ADVOCATES • LAWYERS • ATTORNEY

Residence :- "Bungalow No. A/3-1, Twenty Top Bungalow Apartment,
Sector No. 6, Plot No. 9, Near Spine City Mall, Moshi PCNTDA,
Pune - 412105.

Office :- Office No. 23, Sukhwani Chambers, Station Road,
Pimpri, Pune - 411 018.

☎ - Office Tele Fax:- 020 - 66301838.

Cell No :- 99212 00786., 9921 210786.,

email id :- advocate4u.amit@gmail.com

- ❖ CIVIL CASES ❖ CRIMINAL CASES ❖ CONSUMER CASES
- ❖ CHEQUE BOUNCED CASES ❖ MATRIMONIAL CASES
- ❖ REVENUE CASES ❖ FAMILY MATTER ❖ DIVORCE MATTER
- ❖ RENT MATTER ❖ CONVEYANCING ❖ DRAFTING OF DOCUMENTS ❖ LAND DEALING CONSULTANT



.AMIT. A. CHOUDHARY

ADVOCATE

Residence :-

Flat No. 25. "Kuber Market", 5th Floor,
Padwal Ali, Near Mankarnika Aushodhlay,
Near Chaphekar Chowk, Chinchwad,
Pune - 411 033.
Mobile No :- 99212 00786.

Office :-

Office No:- 23, 24, 25.
"Sukhwani Chambers"
Ind Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020- 66301835.

FORMAT - A
(Circular No. :- 28/2021)

To

Hon'ble MahaRERA Authority.
At :- 6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

LEGAL TITLE REPORT

Subject :-	Title clearance Certificate with respect of Property bearing Gat No. 79 having admeasuring area of 02 H. 91 Ares Plus Potkharaba admeasuring area of 00 H. 06 Ares having total admeasuring area of 02 H. 97 Ares out of area admeasuring 01 H. 20 Ares i.e. 12000 Sq. Mtrs., situated at Village Chikhali, Taluka Haveli, District Pune.
------------	---

I have investigated the title of the said plot on the request of M/s. Nexus Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" and following documents i.e. :-

1) Description of the Property :-

Property bearing Gat No. 79 having admeasuring area of 02 H. 91 Ares Plus Potkharaba admeasuring area of 00 H. 06 Ares having total admeasuring area of 02 H. 97 Ares out of area admeasuring 01 H. 20 Ares i.e. 12000 Sq. Mtrs., which is assessed at Rs. 9.19 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Dist. Pune.

2) The Document of allotment of Plot :-

Sr. No .	Description of Document
1)	Development Agreement dated 25/02/2016.



2)	Irrevocable Power of Attorney dated 25/02/2016.
3)	Development Agreement dated 25/02/2016.
4)	Irrevocable Power of Attorney dated 25/02/2016.

3) 7/12 extract issued by The Hon'ble Talathi, Chikhali, Pune and Mutation Entry No. 12540, 13940, 20487, 20488, 22571.

4) Search Report for 30 Years from 1991 till 2021.

On perusal of the above mentioned documents and all other relevant documents which is provided by M/s. Nexus Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel to me, that relating to title of the said Property I am of the opinion that the title of M/s. Nexus Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" is clear, marketable and without any encumbrances subject to the existing provision of law.

Owners of the Land	Property No.
Shri. Hanumant Nivruti Jadhav and Others.	79
Shri. Dhanveer Madhukar Jadhav and Others	79

The report reflecting the flow of the title of the M/s. Nexus Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" on the said land is enclosed herewith as annexure.

Place :- Pimpri, Pune.

Date :- 07/09/2021.



(Handwritten Signature)

**AMIT ASHOK CHOUDHARY
ADVOCATE**



AMIT. A. CHOUDHARY
ADVOCATE

Residence :-

Flat No. 25. "Kuber Market", 5th Floor,
Padwal Ali, Near Mankarnika Aushodhlay,
Near Chaphekar Chowk, Chinchwad,
Pune - 411 033.
Mobile No :- 99212 00786.

Office :-

Office No:- 23, 24, 25.
"Sukhwani Chambers"
IInd Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020- 66301835.

FORMAT - A
(Circular No. :- 28/2021)

FLOW OF THE TITILE OF THE SAID LAND

Sr. No.	Particular
1)	7/12 Extract of Property bearing Gat No. 79.
2)	Mutation Entry No. 12540, 13940, 20487, 20488, 22571.
3)	Search Report for 30 Years from 1991 till 2021 taken from Sub-Registrar Office at Pune.
4)	Any Other relevant Document on my perusal :- a) Sale Deed. b) Gift Deed. c) Development Agreement. d) Irrevocable Power of Attorney. e) Confirmation Deed.

Place :- Pimpri, Pune.

Date :- 07/09/2021.



AMIT ASHOK CHOUDHARY
ADVOCATE