

16) That thereafter the others partners of M/s. Sai Landmarks i.e. M/s. Sai Landmarks, A Partnership Firm Through its Partners, 1) Shri. Narayan Aandrao Kamthe, 2) Shri. Anand Dadasaheb Patil, 3) Shri. Kiran Sudhakar Bahirat & 4) Shri. Santosh Maruti Ghule had executed Confirmation Deed for Development Agreement and Irrevocable Power of Attorney for the 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 00 H. 60 Ares i.e. 6000 Sq. Mtrs., situated at Village Chikhali, Taluka Haveli, District Pune, which is registered with the Sub Registrar Haveli No. 18 at their Serial No. 1719/2016 and 1720/2016 dated 25/02/2016 in favour of M/s. Nexus Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel. That the said Confirmation Deed is duly Registered with the Sub Registrar Haveli No. 25 at their Serial No. 4272/2016 dated 03/06/2016.

17) That M/s. Nexus Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel has proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building plan and has issued Commencement Certificate on 31/03/2021 by the Commencement Certificate No. BP/Chikhali/26/2021 dated 31/03/2021.

18) That M/s. Nexus Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel also applied to The Hon'ble Additional Tahasildar, Pimpri-Chinchwad, Pune (Revenue Branch) for granting permission to make use of said property for Non-Agricultural purpose and accordingly the Concerned Government Authority has granted permission under Order No. JAMIN/NA/SR/345/2021 dated 25/08/2021.

19) That M/s. Nexus Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel have right of Development over the said property and also have absolute authority to evolve a scheme on ownership basis on the said property as per the aforesaid documents. And also have clear and marketable title for the said properties.

20) That previously I have issued the Search Report dated 20/03/2021 and the present Search Report is issued on basis of the previous Search Report dated 20/03/2021.

That I have perused the available records i.e. 7/12 extract, Mutation Entries, Cancellation Deed, Confirmation Deed, Development Agreement, and Irrevocable Power of Attorneys, and other Registered Documents and also taken 30 years i.e 1986 to 2016 search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s. Nexus



Enterprises, A Partnership Firm Through its Partner Shri. Nareshkumar Ravjibhai Patel have the right to Develop the said property, which is more particularly described in the schedule written herein under subject to the existing provision of law.

SCHEDULE "A" OF THE PROPERTY

All that piece and parcel of the 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 00 H. 60 Ares i.e. 6000 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 which is bounded as under :-

- On or towards East :- By Property of Shri. Hanumant Nivruti Jadhav in Gat No. 79.
- On or towards West :- By Property of Shri. Rohidas Kashinath Jadhav in Gat No. 80 and Property of Shri. Shantaram Jadhav in Gat No. 79.
- On or towards South :- By Property of Kolosus Green City.
- On or towards North :- By Property of Shri. Balasaheb Eknath Jadhav in Gat No. 85 and Property of Shri. Kisan Rambhau Jadhav in Gat No. 87.

Along with all right of apparent things thereto.

SCHEDULE "B" OF THE PROPERTY

All that piece and parcel of the 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 00 H. 60 Ares i.e. 6000 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 which is bounded as under :-

- On or towards East :- By Property of Shri. Hanumant Nivruti Jadhav in Gat No. 79.
- On or towards West :- By Property of Shri. Rohidas Kashinath Jadhav in Gat No. 80 and Property of Shri. Shantaram Jadhav in Gat No. 79.



On or towards South :- By Property of Kolosus Green City.

On or towards North :- By Property of Shri. Balasaheb Eknath Jadhav in Gat No. 85 and Property of Shri. Kisan Rambhau Jadhav in Gat No. 87.

Along with all right of apparent things thereto.



**AMIT A. CHOUDHARY
ADVOCATE**

(Note:-Correspondence to be done on Residential address)

