



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)

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. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 6.50 Ares i.e. 650 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., out of Property admeasuring area about 00 H. 52.50 Ares i.e. 5250 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune.
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I have investigated the title of the said plot on the request of M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel i.e. "THE OWNERS & THE PROMOTERS/DEVELOPERS & BUILDERS" and following documents i.e. :-

1) Description of the Property :-



Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 6.50 Ares i.e. 650 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 644

having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., out of Property admeasuring area about 00 H. 52.50 Ares i.e. 5250 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune.

2) The Document of allotment of Plot :-

Sr. No .	Description of Document
1)	Exchange Deed dated 13/07/2021.
2)	Sale Deed dated 15/05/2016.
3)	Irrevocable Power of Attorney dated 16/05/2016.

3) 7/12 extract issued by The Hon'ble Borhadewadi, Pune dated 18/08/2022 and Mutation Entry No. 1512, 2262, 3148, 3319, 7444, 7756 and 946, 5067, 6210, 6212, 7756, 7885.

4) Search Report for 30 Years from 1993 till 2023.

On perusal of the above mentioned documents and all other relevant documents which is provided by M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. 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 Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel i.e. "THE OWNERS & THE PROMOTERS/DEVELOPERS & BUILDERS" is clear, marketable and without any encumbrances subject to the existing provision of law.

Owners of the Land	Property No.
M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel.	Gat No. 643 & Gat No. 644

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

Place :- Pimpri, Pune.

Date :- 16/03/2023.



**AMIT ASHOK CHOUDHARY
ADVOCATE**



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FLOW OF THE TITILE OF THE SAID LAND

Sr. No.	Particular
1)	7/12 Extract of Property bearing Gat No. 643 and Gat No. 644.
2)	Mutation Entry No. 1512, 2262, 3148, 3319, 7444, 7756 and 946, 5067, 6210, 6212, 7756, 7885.
3)	Search Report for 30 Years from 1993 till 2023 taken from Sub-Registrar Office at Pune.
4)	Any Other relevant Document on my perusal :- a) Exchange Deed. b) Sale Deed. c) Irrevocable Powers Of Attorney.

Place :- Pimpri, Pune.

Date :- 16/03/2023.



AMIT ASHOK CHOUDHARY
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH016905451202223E	BARCODE			Date	16/03/2023-22:08:34	Form ID		
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		ADV AMIT A CHOUDHARY		
Location PUNE					Flat/Block No.				
Year 2022-2023 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street		PIMPRI		
0030072201 SEARCH FEE				1500.00	Area/Locality		PUNE		
					Town/City/District				
					PIN		4 1 1 0 1 8		
					Remarks (If Any)				
					SEARCH OF 30 YRS - GAT NO 643 - 650 SM AND GAT NO 644 - 5250				
					SM AT BORHADEWADI TAL HAVELI DIST PUNE				
					Amount In One Thousand Five Hundred Rupees Only				
Total				1,500.00	Words				
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	02901792023031613283		516279807
Cheque/DD No.					Bank Date	RBI Date	16/03/2023-22:10:29		Not Verified with RBI
Name of Bank					Bank-Branch		UNION BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9921200786

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.





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Date :- 16/03/2023.

SEARCH REPORT

This is to certify that I have investigated the title of Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 6.50 Ares i.e. 650 Sq. Mtrs., which is totally assessed at Rs. 4.75 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "A" written hereunder.

And Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., out of Property admeasuring area about 00 H. 52.50 Ares i.e. 5250 Sq. Mtrs., which is totally assessed at Rs. 4.49 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "B" written hereunder.

"Hereinafter referred to as the.....Said Properties"

1) I was entrusted with an assignment by M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel to have the search for the last 30 years and Title Report in respect of the said Properties.

2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune and as well as IGR web-portal for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made available for inspection.

