



|| SHREE GANESH PRASSANA ||

DOCUMENT NAME :- SEARCH REPORT

REGISTRATION NO :- _____

DOCUMENT DATE :- 25/04/2023.

THE SUB REGISTRAR OFFICE HAVELI NO :- _____

BETWEEN

NAME :- M/s. P4 Group.

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"
IInd Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020- 66301835.

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(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 TITILE REPORT

Subject :-	Title clearance Certificate with respect of Property bearing Plot No. 09 in Sector No. 32A having total admeasuring area about 1707.94 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 10 in Sector No. 32A having total admeasuring area about 1663.27 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 11 in Sector No. 32A having total admeasuring area about 426.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 12 in Sector No. 32A having total admeasuring area about 426.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 13 in Sector No. 32A having total admeasuring area about 853.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 14 in Sector No. 32A having total admeasuring area about 2496.22 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune.
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I have investigated the title of the said plot on the request of M/s. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others i.e. "THE OWNERS & THE PROMOTERS/DEVELOPERS & BUILDERS" and following documents i.e. :-

1) Description of the Property :-

Property bearing Plot No. 09 in Sector No. 32A having total admeasuring area about 1707.94 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 10 in Sector No. 32A having total admeasuring area about 1663.27 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 11 in Sector No. 32A having total admeasuring area about 426.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 12 in Sector No. 32A having total admeasuring area about 426.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 13 in Sector No. 32A having total admeasuring area about 853.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 14 in Sector No. 32A having total admeasuring area about 2496.22 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune.

2) The Document of allotment of Plot :-

Sr. No .	Description of Document
1)	Assignment Deed For Plot No. 9 dated 26/02/2020. Serial No. 3905/2020 at Haveli No. 14, Pune
2)	Assignment Deed For Plot No. 10 dated 26/02/2020. Serial No. 3904/2020 at Haveli No. 14, Pune
3)	Assignment Deed For Plot No. 11 dated 26/02/2020. Serial No. 3906/2020 at Haveli No. 14, Pune
4)	Assignment Deed For Plot No. 12 dated 26/02/2020. Serial No. 3964/2020 at Haveli No. 14, Pune
5)	Assignment Deed For Plot No. 13 dated 26/02/2020. Serial No. 3907/2020 at Haveli No. 14, Pune
6)	Assignment Deed For Plot No. 14 dated 26/02/2020. Serial No. 3959/2020 at Haveli No. 14, Pune

3) Transfer Certificate No. DA/Section-1/404 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 9, And Transfer Certificate No. DA/Section-1/401 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 10, And Transfer Certificate No. DA/Section-1/421 dated 16/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 11, And Transfer Certificate No. DA/Section-1/405 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 12, And Transfer Certificate No. DA/Section-1/408 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 13 And Transfer Certificate No. DA/Section-1/402 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 14.



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. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others to me, that relating to title of the said Property I am of the opinion that the title of M/s. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others 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. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others.	Plot No. 9
M/s. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others.	Plot No. 10
M/s. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others.	Plot No. 11
M/s. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others.	Plot No. 12
M/s. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others.	Plot No. 13
M/s. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others.	Plot No. 14

The report reflecting the flow of the title of the M/s. P4 Group, A Registered Partnership Firm, Through its Partner Mr. Niteshkumar Sureshbhai Patel and Others i.e. "THE OWNERS & THE PROMOTERS/DEVELOPERS & BUILDERS" on the said land is enclosed herewith as annexure.

Place :- Pimpri, Pune.

Date :- 21/04/2023.



**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.
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Phone No. :- 020- 66301835.

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FLOW OF THE TITILE OF THE SAID LAND

Sr. No.	Particular
1)	Property bearing Plot No. 09 in Sector No. 32A having total admeasuring area about 1707.94 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 10 in Sector No. 32A having total admeasuring area about 1663.27 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 11 in Sector No. 32A having total admeasuring area about 426.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 12 in Sector No. 32A having total admeasuring area about 426.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 13 in Sector No. 32A having total admeasuring area about 853.95 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune and Property bearing Plot No. 14 in Sector No. 32A having total admeasuring area about 2496.22 Sq. Mtrs., situated at village Ravet, Taluka Haveli, District Pune.
2)	Transfer Certificate No. DA/Section-1/404 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 9, And Transfer Certificate No. DA/Section-1/401 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 10, And Transfer Certificate No. DA/Section-1/421 dated 16/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 11, And Transfer Certificate No. DA/Section-1/405 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 12, And Transfer Certificate No. DA/Section-1/408 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411044 for Plot No. 13 And Transfer Certificate No. DA/Section-1/402 dated 14/03/2020 issued by Pimpri Chinchwad New Town Development

