



|| SHREE GANESH PRASSANA ||

DOCUMENT NAME :- Legal Title Report.

REGISTRATION NO :- 13/06/2023

DOCUMENT DATE :- _____

THE SUB REGISTRAR OFFICE HAVELI NO :- _____

BETWEEN

NAME :- M/s. Diamond Nessus Associates

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.,
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- ♦ 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.

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 TITILE REPORT

Subject :-	Title clearance Certificate with respect of Property bearing Survey No. 543 having Hissa No. 1 having Old Survey No. 1012/1 having total admeasuring area of 00 H. 85 Ares i.e. 8500 Sq Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune and Property bearing Survey No. 546 having Hissa No. 2 having Old Survey No. 1015/2 having total admeasuring area of 00 H. 69 Ares i.e. 6900 Sq Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune.
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I have investigated the title of the said plot on the request of M/s. Diamond Nexus Associates, 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 Survey No. 543 having Hissa No. 1 having Old Survey No. 1012/1 having total admeasuring area of 00 H. 85 Ares i.e. 8500 Sq Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Dist. Pune and Property bearing Survey No. 546 having Hissa No. 2 having Old Survey No. 1015/2 having total admeasuring area of 00 H. 69 Ares i.e. 6900 Sq Mtrs., situated at Village Charholi Budruk, 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 01/07/2015.
2)	Irrevocable Power of Attorney dated 01/07/2015.

3) 7/12 extract issued by The Hon'ble Talathi, Charholi Budruk, Pune and Mutation Entry No. 2882, 3109, 10515, 14505, 22660.

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. Diamond Nexus Associates, 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. Diamond Nexus Associates, 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.
<p>Late. Eknath Ramchandra Bhujbal. Shri. Raghunath Ramchandra Bhujbal. Shri. Somnath Baban Bhujbal. Shri. Dattatray Baban Bhujbal. Shri. Dashrath Baban Bhujbal. Late. Laxmibai Baban Bhujbal. Shri. Dnyaneshwar Appa Bhujbal.</p> <p><i>Through its Developers & POA Holder</i></p> <p>M/s. Diamond Nexus Associates, A Partnership Firm Through its Partner, Shri. Nareshkumar Ravjibhai Patel.</p>	543/1
<p>Late. Eknath Ramchandra Bhujbal. Shri. Raghunath Ramchandra Bhujbal. Shri. Somnath Baban Bhujbal. Shri. Dattatray Baban Bhujbal. Shri. Dashrath Baban Bhujbal. Late. Laxmibai Baban Bhujbal. Shri. Dnyaneshwar Appa Bhujbal. Late. Rangnath Bala Bhujbal.</p> <p><i>Through its Developers & POA Holder</i></p> <p>M/s. Diamond Nexus Associates, A Partnership Firm Through its Partner, Shri. Nareshkumar Ravjibhai Patel.</p>	546/2



The report reflecting the flow of the title of the M/s. Diamond Nexus Associates, 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 :- 13/06/2023.



**AMIT ASHOK CHOUDHARY
ADVOCATE**

Housiey.com





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

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FLOW OF THE TITILE OF THE SAID LAND

Sr. No.	Particular
1)	7/12 Extract of Property bearing Survey No. 543/1 and 546/2.
2)	Mutation Entry No. 2882, 3109, 10515, 14505, 22660.
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) Development Agreement. b) Irrevocable Power of Attorney. c) Lease Deed.

Place :- Pimpri, Pune.

Date :- 13/06/2023.



AMIT ASHOK CHOUDHARY
ADVOCATE





CHALLAN
MTR Form Number-6



GRN	MH003546039202324E	BARCODE			Date	13/06/2023-18:35:48	Form ID				
Department			Inspector General Of Registration								
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			2023-2024 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 30 Yrs of S No 543/1 area 8500 SM and S No 546/2 area 6900 SM at charholi Budruk 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.	02901792023061367457	518132779					
Cheque/DD No.			Bank Date	RBI Date	13/06/2023-18:36:51	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 : Mobile No. : 9921200786
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इवर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावाचाठी लागू नाही.





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Phone No. :- 020- 66301835.

Date :- 13/06/2023

SEARCH REPORT

This is to certify that I have investigated the title of Property bearing Survey No. 543 having Hissa No. 1 having Old Survey No. 1012/1 having admeasuring area of 00 H. 84 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 85 Ares i.e. 8500 Sq Mtrs., which is totally assessed at Rs. 5.98 Paise situated at Village Charholi Budruk, 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 Survey No. 546 having Hissa No. 2 having Old Survey No. 1015/2 having total admeasuring area of 00 H. 69 Ares i.e. 6900 Sq Mtrs., which is totally assessed at Rs. 3.75 Paise situated at Village Charholi Budruk, 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. Diamond Nexus Associates, A Partnership Firm Through its Partner, Shri. Nareshkumar Ravjibhai Patel to have the search for the last 30 years and Title Report in respect of the said property.

2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune, 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.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the



records which are available for my inspection in respect of the said property.

HISTORY OF SURVEY NO. 543/1 :-

4) That the Property bearing Survey No. 1012 having Hissa No. 1 having admeasuring area of 00 H. 84 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 85 Ares i.e. 8500 Sq Mtrs., which is totally assessed at Rs. 5.98 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune was originally owned and possessed by Shri. Ramchandra Baloba Bhujbal and his name was recorded as Owner since 1970 and the same is recorded vide Mutation Entry No. 3109.

5) That Shri. Ramchandra Baloba Bhujbal expired on 13/06/1985 leaving behind his legal heirs i.e. Shri. Eknath Ramchandra Bhujbal, Shri. Raghunath Ramchandra Bhujbal, Shri. Somnath Baban Bhujbal, Shri. Dattatray Baban Bhujbal, Shri. Dashrath Baban Bhujbal, Smt. Laxmibai Baban Bhujbal, Shri. Dnyaneshwar Appa Bhujbal, Shri. Rangnath Bala Bhujbal, Sou. Gajarabai Janardhan Khedekar, Sou. Muktabai Sopan Jagtap, Sou. Janabai Pandharinath Tilekar and their names were mutated as per Mutation Entry No. 10515 in 7/12 extract as Owners of the said Property.

6) That Sou. Gajarabai Janardhan Khedekar expired on 15/08/2010 leaving behind her legal heirs i.e. Shri. Ashok Janardhan Khedekar, Shri. Ram Janardhan Khedekar, Sou. Shashikala Shivaji Burde and their names were mutated as per Mutation Entry No. 14505 in 7/12 extract as Owners of the said Property.

7) That M/s. Diamond Nexus Associates, A Partnership Firm Through its Partner, Shri. Nareshkumar Ravjibhai Patel for himself and the Power of Attorney Holder of Shri. Balasaheb Eknath Bhujbal & Others had executed Lease Deed for the Property bearing Survey No. 543 having Hissa No. 1 having Old Survey No. 1012/1 having admeasuring area of 00 H. 84 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 85 Ares i.e. 8500 Sq Mtrs., out of area admeasuring about 75.00 Sq. Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune in favour of Maharashtra State Electricity Distribution Company Ltd., through Its Authorized Representative and/or Authorized Signatory and/or Additional Executive Engineer Mr. Shivaji Rupchand Chavan. That the said Lease Deed is duly registered with the Sub Registrar Haveli No. 26 at their Serial No. 10292/2021 dated 27/07/2021 and the same is recorded vide Mutation Entry No. 22660.

HISTORY OF SURVEY NO. 546/2 :-

8) That the Property bearing Survey No. 1015 having Hissa No. 2 having total admeasuring area of 00 H. 69 Ares i.e. 6900 Sq Mtrs., which is totally assessed at Rs. 3.75 Paise situated



at Village Charholi Budruk, Taluka Haveli, District Pune was originally owned and possessed by Shri. Ramchandra Baloba Bhujbal and his name was recorded as Owner since 1970 and the same is recorded vide Mutation Entry No. 2882.

9) That Shri. Ramchandra Baloba Bhujbal expired on 13/06/1985 leaving behind his legal heirs i.e. Shri. Eknath Ramchandra Bhujbal, Shri. Raghunath Ramchandra Bhujbal, Shri. Somnath Baban Bhujbal, Shri. Dattatray Baban Bhujbal, Shri. Dashrath Baban Bhujbal, Smt. Laxmibai Baban Bhujbal, Shri. Dnyaneshwar Appa Bhujbal, Shri. Rangnath Bala Bhujbal, Sou. Gajarabai Janardhan Khedekar, Sou. Muktabai Sopan Jagtap, Sou. Janabai Pandharinath Tilekar and their names were mutated as per Mutation Entry No. 10515 in 7/12 extract as Owners of the said Property.

10) That Sou. Gajarabai Janardhan Khedekar expired on 15/08/2010 leaving behind her legal heirs i.e. Shri. Ashok Janardhan Khedekar, Shri. Ram Janardhan Khedekar, Sou. Shashikala Shivaji Burde and their names were mutated as per Mutation Entry No. 14505 in 7/12 extract as Owners of the said Property.

11) That Late. Eknath Ramchandra Bhujbal and Late. Laxmibai Baban Bhujbal and Late. Rangnath Bala Bhujbal have expired but their names were have not been deleted from the 7/12 extract of the said property. That the details of the expired owners and their legal hairs are as follows :-

Late. Eknath Ramchandra Bhujbal expired on 27/09/2011 leaving behind following legal heirs :-	
1)	Shri. Balasaheb Eknath Bhujbal.
2)	Shri. Appasaheb Eknath Bhujbal.
3)	Shri. Sanjay Eknath Bhujbal.
4)	Sou. Meerabai Ashok Khedkar.
5)	Sou. Jayashri Ram Khedkar.
6)	Sou. Lalita Laxman Kudale.

Late. Laxmibai Baban Bhujbal expired on 19/02/2014 leaving behind following legal heirs :-	
1)	Shri. Soma Alias Somnath Baban Bhujbal.
2)	Shri. Dattatray Baban Bhujbal.
3)	Shri. Dashrath Baban Bhujbal.

Late. Rangnath Bala Bhujbal expired on 11/12/2010 leaving behind following legal heirs :-	
1)	Shri. Pandurang Rangnath Bhujbal.
2)	Smt. Tarabai Popat Bhujbal.
3)	Shri. Nitin Popat Bhujbal.
4)	Sou. Sarika Dattatray Kapare.
5)	Sou. Manisha Ashok Shinde.
6)	Sou. Shakuntala alias Shobha Vijay Balsaraf.
7)	Sou. Shashikala Shivaji Burde.



12) That Shri. Balasaheb Eknath Bhujbal & Others including above mentioned legal heirs had executed Development Agreement & Irrevocable Power of Attorney for the Property bearing Survey No. 543 having Hissa No. 1 having Old Survey No. 1012/1 having admeasuring area of 00 H. 84 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 85 Ares i.e. 8500 Sq Mtrs., which is totally assessed at Rs. 5.98 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and Property bearing Survey No. 546 having Hissa No. 2 having Old Survey No. 1015/2 having total admeasuring area of 00 H. 69 Ares i.e. 6900 Sq Mtrs., which is totally assessed at Rs. 3.75 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune in favour of M/s. Diamond Nexus Associates, A Partnership Firm Through its Partner, Shri. Nareshkumar Ravjibhai Patel. That the said Development Agreement & Irrevocable Power of Attorney is duly registered with the Sub Registrar Haveli No. 18 at their Serial No. 5017/2015 & 5018/2015 dated 01/07/2015.

13) That M/s. Diamond Nexus Associates, 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- 411 018 has sanctioned the said building plan and has issued Commencement Certificate on 25/01/2019 by the Commencement Certificate No. B.P/Charholi/02/2019.

14) That M/s. Diamond Nexus Associates, 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/61/2018 dated 27/02/2018.

15) That M/s. Diamond Nexus Associates, A Partnership Firm Through its Partner, Shri. Nareshkumar Ravjibhai Patel have registered the said project wing/building wise. That M/s. Diamond Nexus Associates, A Partnership Firm Through its Partner, Shri. Nareshkumar Ravjibhai Patel have registered the project i.e. "NEXUS GULMOHAR WING A & B" under the Rera Registration No. P52100020097 and "NEXUS GULMOHAR WING C" under the Rera Registration No. P52100022264 and "NEXUS GULMOHAR WING DEFG" under the Rera Registration No. P52100027744 in accordance with rules of the Housing Department, Government of Maharashtra.

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



17) That previously I have issued the Search Report dated 18/12/2019 and the present Search Report is issued on basis of the previous Search Report dated 18/12/2019.

That I have perused the available records i.e. 7/12 extract, Mutation Entries, Development Agreement and Irrevocable Power of Attorneys, and other Registered Documents and also taken 30 years search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s. Diamond Nexus Associates, 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 Survey No. 543 having Hissa No. 1 having Old Survey No. 1012/1 having admeasuring area of 00 H. 84 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 85 Ares i.e. 8500 Sq Mtrs., which is totally assessed at Rs. 5.98 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District. Pune which is bounded as under:-

On or towards East:-	By Property of Survey No. 543/2.
On or towards West:-	By Property of Survey No. 542 (Old Survey No. 1011)
On or towards South:-	By 30 Mtrs., D. P. Road and Nala.
On or towards North:-	By Property of Survey No. 546/2 (Old Survey No. 1015)

Along with all right of apparent things thereto.

SCHEDULE "B" OF THE PROPERTY

All that piece and parcel of Property bearing Survey No. 546 having Hissa No. 2 having Old Survey No. 1015/2 having total admeasuring area of 00 H. 69 Ares i.e. 6900 Sq Mtrs., which is totally assessed at Rs. 3.75 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District. Pune which is bounded as under:-

On or towards East:-	By Pandhicha Road.
On or towards West:-	By Property of Old Survey No. 1016.



On or towards South:- By Property of Survey No. 543/1
and Survey No. 543/2

On or towards North:- By Property of Survey No. 543/1 (Old
Survey No. 1015)

Along with all right of apparent things thereto.



Choudhary

**AMIT A. CHOUDHARY
ADVOCATE**

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



Email:- advocate4u.amit@gmail.com

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