

CURRICULUM VITAE

NAME : NILESH DNYANESHWAR GHODEKAR

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411039

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Email-ID : advocateghodekar@gmail.com

DATE OF BIRTH : 2nd November 1980

STATUS

MARITAL STATUS : Married

❖ **CAREER OBJECTIVE: -**

Experienced legal professional with over 10 years of comprehensive expertise in Real Estate, Civil Law, Revenue Law, and Corporate Legal Advisory. Proven track record of leading legal departments, managing large-scale real estate transactions, RERA registration and compliance, due diligence, dispute resolution, and legal strategy. Seeking a Leadership Role in a reputed real estate organization to leverage my knowledge for the company's legal compliance and strategic growth.

❖ **EDUCATIONAL QUALIFICATION: -**

- D. Y. Patil Law College, PCMC

Year of passing :2015.

Diploma in Labour Laws and Labour Welfare (D.L.L. & L.W.),
D.Y. Patil Law College – Year of Passing: 2019

- **Bachelor of Arts**, Pune University

Year of passing 2005

❖ **LAST PROFESSIONAL EXPERIENCE: -**

➤ **FIRM: VTP REALTY**

PERIOD: December 2023 till date

DESIGNATION: Legal Manager

Key Responsibilities:

- Drafting and vetting legal documents: Agreement for Sale, Sale Deed, Power of Attorney, Development Agreement, Lease Deed, MOU, etc. (in English & Marathi).
- Complete MahaRERA Compliance and online project registration; instrumental and leading in registering all projects on MahaRERA including post registration compliance of QPR's, extensions, corrections, bank/FSI change applications and all ancillary works. Timely physical visit to MahaRERA HO, Mumbai for query solving and other compliances. Addressing Show cause notices issued by MahaRERA for various projects.
- Complete compliance of TDD for land/property acquisition, including title verification and structuring.
- Coordination with bank panel advocates for project approvals - APF and other legal queries.
- Proactive legal advisory for Integrated Township Projects.
- Handled company litigation; liaised with external counsels and represented the firm in various courts/MahaRera authority/Tribunal/Consumer Forums.
- Dispute resolution through negotiation, mediation ensuring effective out of court settlements
- Guided legal aspects of Co-operative Housing Society formation and conveyance procedures. Instrumental in society formation, hand over of society and further execution and registration of Conveyance deed with society.
- Provided legal advisory on compliance, regulatory changes, and policy shifts.

- Spearheaded and established In-house e-registration system for unit agreements.

Achievements:

- Led end-to-end legal operations for multiple integrated township projects, showcasing strong communication and negotiation skills with landowners, authorities, and external stakeholders.
- Developed and executed legal strategies that ensured compliance, protected company's interests, and minimized litigation exposure, reflecting strategic legal planning capability.
- Helped recover pending claims and dues through legal action and settlements.
- Successfully implemented in-house E-Registration system for unit agreements, reflecting a detail-oriented and process-driven approach to optimize efficiency and reduce turnaround time.
- Implemented and successful migration of over 80+ projects along with all their compliances from old MahaRERA portal to the new MahaCRITI portal.

➤ **FIRM: PHARANDE SPACES, PCMC**

PERIOD: January 2020 till November 2023.

DESIGNATION: Legal Manager

- Handled high-value real estate legal operations.
- Supervised property documentation, approvals, and customer agreements.
- Managed RERA, registration, and conveyance matters efficiently

➤ **FIRM: Wadhwani Constructions, PCMC**

PERIOD: January 2019 till November 2020.

DESIGNATION: Legal Officer

➤ **FIRM:** S. O. L. Developers

PERIOD: 2018 till 2019.

DESIGNATION: Legal Officer

- Due diligence for land/property acquisition.
- Coordination with bank panel advocates for project approvals - APF and other legal queries.
- Drafting of various deeds such as sale deeds, MOU, TDR purchase, PCMC applications.
- Appearance in revenue proceedings.

➤ **FIRM:** Legacy Group

PERIOD: 2018 till 2019.

DESIGNATION: Legal Officer

- Legal work for the organization.
- Drafting of Conveyance deeds and successfully registered the same.

➤ **Independent Advocate (Litigation Practice)**

2015 – 2017

- Practiced across Civil, Revenue & Property Law, including court representations.
- Specialized in real estate litigation, land dispute resolution, and title verification.

❖ **CORE LEGAL SKILLS**

- Legal Due Diligence & Title Investigation
- Drafting & Vetting Real Estate Agreements
- RERA Compliance & Regulatory Approvals
- Land Acquisition & Development Agreements
- Litigation Management
- Co-operative Housing Society Formation and Conveyance Deed process
- Contract Management & Negotiation

- Legal Compliance & Risk Management
- Court Representation & Liaison with Government Authorities
- Legal Strategy & Internal Legal Process Automation

❖ LANGUAGES KNOWN

English – Professional

Marathi – Professional

Hindi – Professional

❖ PERSONAL ATTRIBUTES

- Strong Communication & Negotiation Skills
- Attention to Detail and Process-Driven
- Adaptable and Solution-Oriented
- Team Leadership & People Management
- Strategic Legal Planning

Place: Pune.

Date:

Mr. Niles D. Ghodekar