

**Udaykumar R. Kulkarni**  
**Advocate**

**Office :** 'Chabai', Flat No. 3, 1st floor, Rear wing, 411, Shaniwar Peth, Near Mandar Lodge, Pune - 411 030  
Tel. : (O) 020 - 2445 5254 Mob. : 98220 86854

R.P.A.D. / U.C.P.

FORMAT – A

(Circular-28/2021)

To,

Maha RERA  
6<sup>th</sup> & 7<sup>th</sup> Floor,  
Housefin Bhavan,  
Plot No: C - 21, E - Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai - 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of all those pieces and parcels of lands situated in residential zone bearing (A) an area admeasuring about 0 Hector 5 Ares = 500 Sq. mtrs. out of Survey No. 37, Hissa No.2 (part) admeasuring about 1 Hector 74 Ares assessed at 3 Rs. 37 Paise (B) an area admeasuring about 0 Hector 6 Ares = 600 Sq. mtrs. out of Survey No. 37, Hissa No.2 (part) admeasuring about 1 Hector 74 Ares assessed at 3 Rs. 37 Paise situated at Mouje Balewadi, Taluka - Haveli, Dist. - Pune, (hereinafter referred to as 'said property').

1) I have investigated the title of the said Property on the request of Varun Associates, a registered Partnership Firm, having its office at - Office No. 304 / 305, Supreme Icon, Baner Road, Near Sakal Nagar, Aundh, Pune 411 007 through its Partner Mr. Harshvardhan Rupesh Samat, on the basis of the following documents i.e.

a) Copy of Partition Deed dated 27.10.1993 executed between Mr. Bajirao Shripati Balwadkar and his family members, Gajrabai Uttam Balwadkar, Rahul, Rajesh Uttam Balwadkar, Ratan, Magan, Vijay, Sanjay Bajirao Balwadkar. The said Partition Deed is duly registered at the Office of Joint Sub Registrar Haveli, Pune at Serial No. 5064/



1993 on 25.11.1993. The effect of Partition Deed is given pursuant to Mutation Entry No. 2693;

b) Copy of Sale Deed dated 2.12.1994 executed by Mr. Ratan Bajirao Balwadkar with the consent of Mr. Bajirao Shripati Balwadkar, Gajrabai Uttam Balwadkar, Rahul Uttam Balwadkar, Rajesh Uttam Balwadkar, Magan Bajirao Balwadkar, Vijay Bajirao Balwadkar, Sanjay Bajirao Balwadkar in favour of Mrs. Minal alias Monal Virsen Tamhane in respect of land admeasuring about 0 Hector 5 Ares out of land admeasuring about 0 Hector 24 Ares out of Survey No. 37, Hissa No. 2 Mouje Balewadi, Taluka - Haveli, Dist. – Pune. The said Sale Deed is duly registered at the Office of Joint Sub Registrar Haveli No. 4, Pune at Serial No. 7763/ 1994 on 2.12.1994

c) Copy of Sale Deed dated 2.12.1994 executed by Mr. Ratan Bajirao Balwadkar with the consent of Mr. Bajirao Shripati Balwadkar, Gajrabai Uttam Balwadkar, Rahul Uttam Balwadkar, Rajesh Uttam Balwadkar, Magan Bajirao Balwadkar, Vijay Bajirao Balwadkar, Sanjay Bajirao Balwadkar in favour of Mr. Virsen Narendra Tamhane in respect of land admeasuring about 0 Hector 6 Ares out of land admeasuring about 0 Hector 24 Ares out of Survey No. 37, Hissa No. 2 Mouje Balewadi, Taluka - Haveli, Dist. – Pune. The said Sale Deed is duly registered at the Office of Joint Sub Registrar Haveli No. 4, Pune at Serial No. 7764/ 1994 on 2.12.1994.

d) Copy of Sale Deed 27.07.2023 executed by Mrs. Minal alias Monal Virsen Tamhane and Mr. Virsen Narendra Tamhane in favour of Varun Associates, a registered Partnership Firm, through its Partner Mr. Harshvardhan Rupesh Samat in respect of land admeasuring about 0 Hector 11 Ares assessed at Rs.0 Paise 21 out of S. No. 37/2 (Part) Mouje Balewadi, Taluka Haveli, Dist. Pune. The said Sale Deed is registered at the office of Sub Registrar Haveli No. 19 at serial No. 15608/2023 on 02.08.2023.





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e) Copy of the search of Index II registers carried out by Mrs. Snehlata Vinayak Babar-Patil, Advocate for 30 years in the offices of Sub registrar Haveli, Pune.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the following Owner is clear, marketable and without any encumbrances.

Owner of Property -

Varun Associates, a registered Partnership Firm,  
through its Partner Mr. Harshvardhan Rupesh Samat

3) The report reflecting the flow of the title of the Owner in respect of said property is enclosed herewith as annexure.

Encl. Annexure

Date - 20.05.2024

(Udaykumar R. Kulkarni)  
Advocate



**Udaykumar R. Kulkarni**  
**Advocate**

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FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 Extract and Property Register Card of all those pieces and parcels of lands situated in residential zone bearing (A) an area admeasuring about 0 Hector 5 Ares = 500 Sq. mtrs. out of Survey No. 37, Hissa No.2 (part) admeasuring about 1 Hector 74 Ares assessed at 3 Rs. 37 Paise (B) an area admeasuring about 0 Hector 6 Ares = 600 Sq. mtrs. out of Survey No. 37, Hissa No.2 (part) admeasuring about 1 Hector 74 Ares assessed at 3 Rs. 37 Paise situated at Mouje Balewadi, Taluka - Haveli, Dist. - Pune, as on date of application for registration.
- 2) Title Deeds referred in the Title opinion.
- 3) Search carried out for 30 years by Mrs. Snehlata Vinayak Babar-Patil, Advocate at my instance.
- 4) Litigations – no litigation pending.

Date – 20.05.2024



(Udaykumar R. Kulkarni)  
Advocate



**Udaykumar R. Kulkarni**  
**Advocate**

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FLOW OF THE TITLE OF THE SAID LAND

Brief history of devolution of title:-

A) All that piece and parcel of the land bearing Survey No.37, Hissa No.2, admeasuring 1-Hector 82-Ares, assessed at Rs.3=52ps. situated at Mouje Balewadi, Taluka Haveli Dist. Pune within Registration Sub District Taluka - Haveli and Registration District of Pune was owned by Mr. Shripati Tukaram Balwadkar, who expired in the year 1969, leaving behind him his adopted son Mr. Bajirao Shripati Balwadkar and Widow Smt. Yashodabai Shripati Balwadkar without any daughter and, therefore, the names of Mr. Bajirao Shripati Balwadkar and Smt. Yashodabai Shripati Balwadkar were mutated as owners / holders pursuant to Mutation Entry No.783 by the concerned revenue authority after verification of the Adoption Deed of Mr. Bajirao Shripati Balwadkar, on 7x12 extract of the aforesaid property and other properties owned by deceased Mr. Shripati Tukaram Balwadkar.

B) Smt. Yashodabai Shripati Balwadkar expired intestate on 21.10.1972, leaving behind her only adopted Son Mr. Bajirao Shripati Balwadkar as her legal heir and representative and accordingly his name was duly mutated on the 7x12 extract and other concerned revenue record as owner/ holder;





C) Mr. Bajirao Shripati Balwadkar had sold the lands out of Survey No. 37, Hissa No. 2 total admeasuring about 2 Hector 06 Ares, situated Mouje Balewdi, Taluka – Haveli, Dist. – Pune, to the various purchasers pursuant to the registered Sale Deeds and accordingly separate 7x12 extracts are prepared by the concerned revenue authorities. The details whereof are mentioned in the Table-A hereunder:

**TABLE- A**

Sr. No	Name of Purchaser	Survey Number having new pot hissa	Area in H. Ares.	Mutation Entry No.
1	Mrs. Nilima V. Lalwani and Mr. Vijay P. Lalwani	37/2/1	0 Hector 07 Ares	2564
2	Mr. Vijay P. Lalwani and Mrs. Nilima V. Lalwani	37/2/2	0 Hector 07 Ares	2565
3	Mrs. Palkulangara Kalyani Kutti	37/2/3	0 Hector 05 Ares	2566
4	Medha Ravindra Shidore and Ravindra Prabhakar Shidore	37/2/4	0 Hector 05 Ares	2581

D) Mr. Bajirao Shripati Balwadkar and his family members, Gajrabai Uttam Balwadkar, Rahul, Rajesh Uttam Balwadkar, Ratan, Magan, Vijay, Sanjay Bajirao Balwadkar executed Partition Deed dated 27.10.1993 in respect of Survey No. 30/8B, 37/2, 46/10A, 38/7, 39/2, 51/1B, 51/1C situated at Mouje Balewadi Taluka Haveli, District Pune. The said Partition Deed is duly registered at the Office of Joint Sub Registrar Haveli, Pune at Serial No. 5064/ 1993 on 25.11.1993. The effect of Partition Deed is given pursuant to Mutation Entry No. 2693.

E) Mr. Ratan Bajirao Balwadkar with the consent of Mr. Bajirao Shripati Balwadkar, Gajrabai Uttam Balwadkar, Rahul Uttam Balwadkar, Rajesh Uttam Balwadkar, Magan Bajirao Balwadkar, Vijay



Bajirao Balwadkar, Sanjay Bajirao Balwadkar executed Sale Deed dated 2.12.1994 in favour of Mrs. Minal alias Monal Virsen Tamhane in respect of land admeasuring about 0 Hector 5 Ares out of land admeasuring about 0 Hector 24 Ares out of Survey No. 37, Hissa No. 2 allotted to his share as per the registered Partition Deed dated 27.10.1993. The said Sale Deed is duly registered at the Office of Joint Sub Registrar Haveli No. 4, Pune at Serial No. 7763/ 1994 on 2.12.1994 and accordingly the name of Mrs. Minal alias Monal Virsen Tamhane is duly mutated on 7/12 extract as owner / holder pursuant to Mutation Entry No. 2940

F) Mr. Ratan Bajirao Balwadkar with the consent of Mr. Bajirao Shripati Balwadkar, Gajrabai Uttam Balwadkar, Rahul Uttam Balwadkar, Rajesh Uttam Balwadkar, Magan Bajirao Balwadkar, Vijay Bajirao Balwadkar, Sanjay Bajirao Balwadkar executed Sale Deed dated 2.12.1994 in favour of Mr. Virsen Narendra Tamhane in respect of land admeasuring about 0 Hector 6 Ares out of land admeasuring about 0 Hector 24 Ares out of Survey No. 37, Hissa No. 2 allotted to his share as per the registered Partition Deed dated 27.10.1993. The said Sale Deed is duly registered at the Office of Joint Sub Registrar Haveli No. 4, Pune at Serial No. 7764/ 1994 on 2.12.1994 and accordingly the name of Mr. Virsen Narendra Tamhane is duly mutated on 7/12 extract as owner / holder pursuant to Mutation Entry No. 2939.

G) Since the date of the Sale Deeds Mrs. Minal alias Monal Virsen Tamhane and Mr. Virsen Narendra Tamhane, was in actual, vacant and peaceful possession of the said lands as an absolute and exclusive owners thereof and which were their self acquired lands.

H) Mrs. Minal alias Monal Virsen Tamhane and Mr. Virsen Narendra Tamhane sold the aforesaid lands to Varun Associates, a registered Partnership Firm, having its office at - Office No. 304 / 305, Supreme Icon, Baner Road, Near Sakal Nagar, Aundh, Pune 411 007 through its Partner Mr. Harshvardhan Rupesh Samat pursuant to the





Sale Deed dated 27.07.2023 which is duly registered at the office of Sub Registrar Haveli No. 19 at serial No. 15608/2023 on 02.08.2023. The name of Purchaser Varun Associates is duly mutated on the 7/12 extract of S. No. 37/2 (Part) for 0 Hector 11 Ares assessed at Rs.0 Paise 21 Mouje Balewadi, Taluka Haveli, Dist. Pune.

I) Since the date of the Sale Deed dated 27.07.2023 Varun Associates, is in actual, vacant and peaceful possession of the said lands as an absolute and exclusive owner thereof and name of Varun Associates is duly mutated on 7/12 extracts and other concerned revenue record as owner/holder pursuant to Mutation Entry No. 10046 which is certify the circle officer Kothrud on 26.09.2023.

J) The said Owner i.e. Varun Associates got the building construction plans for residential use duly approved from concerned authorities of Pune Municipal Corporation, Pune vide Commencement Certificate No. CC/0184/24 dated 16.04.2024.

Date – 20.05.2024



(Udaykumar R. Kulkarni)  
Advocate

