

MH002087435202526E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 May 2025	Receipt	Receipt no.: 1114112893
	Name of the Applicant :	MITHUN P DEOKAR
	Details of property of which document has to be searched :	Dist :Pune Village :Balewadi S.No/CTS No/G.No. : 1
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH002087435202526E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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Date: 13/05/2025

**SEARCH AND TITLE REPORT**  
**TO WHOMSOEVER IT MAY CONCERN**

**1. DESCRIPTION OF PROPERTY: -**

All that piece and parcel of land situated at Survey No. 1/1, totally admeasuring area 00 H 68 Are, out of that land admeasuring area 00 H 53 Are situated at Village Balewadi, Tal. Haveli, Dist. Pune at Pune, and within the limits of Sub - Registrar Haveli and Pune Municipal Corporation and the said property is bounded as under,

On or towards East: Remaining Property Survey Number 1/1.  
On or towards South : Aditya Breez Park Survey Number 1/2.  
On or towards West: 9 D. P. Mtr. Road.  
On or towards North : By Property of Mr. Bhaskar Balwadkar Survey Number 51.

herein after referred as "**Said Land**"

2. My client M/s Kimaya Realities a registered partnership firm having its office at - Kimaya House, Near 19 Grand West Society, Aditya Birla Hospital Road, Thergaon, Pune - 411033 through its partner Mr. Anupkumar Gangadhar Satpute, has submitted documents, information and requested (instructed) me to take search and to scrutinize and examine the marketable title of the properties described in Para No. 1 herein above mentioned for the year 1996 to 2025.

3. I applied for search on 13/05/2025. I have carried out online search from IGR Maharashtra website in respect of the said property described in Clause No. 1 above for the years 1996 to 2025. My client M/s Kimaya Realities a registered partnership firm having its office at - Kimaya House, Near 19 Grand West Society, Aditya Birla Hospital Road, Thergaon, Pune -

411033 through its partner Mr. Anupkumar Gangadhar Satpute, also handed over to me the documents which were available with them for scrutiny and examination and Search Report of Adv. Mithun P. Deokar. I applied for online search vide receipt no. 1114112893 for 30 years i.e. from 1996 to 2025, and for that purpose paid necessary fees through online having its GRN No. MH002087435202526E. I have carried out online search on IGR Maharashtra website.

**4. HISTORY OF THE TITLE:**

It appears from the provided documents and entries found in search that the said land i.e. land mentioned in Clause 1 above was the ancestral property of Narayan Vishnu Balwadkar.

5. It is seen from mutation entry no. 734 that Narayan Vishnu Balwadkar died on dated 27/08/1964 leaving behind his legal heirs namely 1. Ramchandra Narayan Balwadkar (son), 2. Yamaji Narayan Balwadkar (minor son), 3. Maruti Narayan Balwadkar (minor son), 4. Babu alias Baburao Narayan Balwadkar (minor son), 5. Kisan Narayan Balwadkar (minor son). Thereafter name of Ramchandra Narayan Balwadkar appeared as the Manager of family (*एकत्र कुटुंब कर्ता*) absolute owner of the said land.

6. It is seen from mutation entry no. 870 that, Ramchandra Narayan Balwadkar died on 16/06/1973 leaving behind his legal heirs namely 1. Bajirao Ramchandra Balwadkar (son) and 2. Yashadabai Ramchandra Balwadkar (widow). Thereafter they became the absolute owner of said land.

7. It is seen from mutation entry no. 2411 that, Bajirao Ramchandra Balwadkar gave application towards the Tahsildar regarding the

correction in 7/12 extract (with reference to mutation entry no. 734 and 870) that actual legal heirs name not appeared as owner of the said land. And thereafter as per order of Tahsildar actual legal heirs of Narayan Vishnu Balwadkar namely 1. Yamaji Narayan Balwadkar, 2. Maruti Narayan Balwadkar, 3. Babu alias Baburao Narayan Balwadkar, 4. Kisan Narayan Balwadkar, 5. Bajirao Ramchandra Balwadkar and 6. Yashadabai Ramchandra Balwadkar came on record as owner of the said land.

8. It is seen from mutation entry no. 2670 that, Maruti Narayan Balwadkar died on 23/10/1993 leaving behind his legal heirs namely 1. Krushnabai Maruti Balwadkar (widow), 2. Machindra Maruti Balwadkar (Son), 3. Savita Rajendra Sakhare (Married daughter), 4. Surekha Balu Bhagare (Married daughter). Thereafter they became the absolute owner of said land for their undivided share.
9. It is seen from mutation entry no. 2749 and as per the Partition Deed having Sr. No. 5720/1993, which is registered at Haveli No. 04, dated 02/12/1993 that, partition which took place between Bajirao Ramchandra Balwadkar and other 21. As per the said partition deed above said land i.e. land admeasuring area 00 H 68 Are of Survey No. 1/1, came to the share of 1. Babu alias Baburao Narayan Balwadkar, 2. Uttam Babu alias Baburao Balwadkar, 3. Gorakh Babu alias Baburao Balwadkar, 4. Kalabai Babu alias Baburao Balwadkar, 5. Shoba Ashok Tingre, 6. Janabai Uttam Balwadkar, 7. Meena Gorakh Balwadkar. The same effect mutated on 7/12 extract dated 06/01/1994. And the name of Babu alias Baburao Narayan Balwadkar, 2. Uttam Babu alias Baburao Balwadkar, 3. Gorakh Babu alias Baburao Balwadkar, 4. Kalabai Babu alias Baburao Balwadkar, 5. Shoba Ashok Tingre, 6. Janabai Uttam Balwadkar, 7. Meena Gorakh Balwadkar came on the 7/12 extract for said land i.e. land admeasuring area 00 H 68 Are of Survey No. 1/1.

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- 10.** It is seen from mutation entry no. 5587 that, Babu alias Baburao Narayan Balwadkar died on 28/07/2002 leaving behind his legal heirs namely 1. Uttam Babu alias Baburao Balwadkar, 2. Gorakh Babu alias Baburao Balwadkar, 3. Shobha Ashok Tingare (Married daughter), 4. Kalabai Babu alias Baburao Balwadkar (widow). Thereafter they became the absolute owner of said land for their undivided share.
- 11.** It is seen from mutation entry no. 5588 that, Meena Gorakh alias Balaso Balwadkar died on 19/12/1995 leaving behind her legal heirs namely 1. Ganesh Gorakh alias Balaso Balwadkar (minor son), 2. Sunil Gorakh alias Balaso Balwadkar (minor son), 3. Yogita Gorakh alias Balaso Balwadkar (minor daughter) and 4. Gorakh alias Balaso Balwadkar for himself and as natural guardian as father for no. 1 to 3. Thereafter their names appeared as the absolute owner of the said land for their undivided share.
- 12.** It is seen from mutation entry no. 9582 that, Shobha Ashok Tingare released her undivided share from the above said land in favour of 1. Ganesh Gorakh alias Balaso Balwadkar, 2. Sunil Gorakh alias Balaso Balwadkar by a release deed which is registered at Haveli No. 05, having Sr. No. 6700/2017, dated 12/09/2017. By virtue of this name of the Shobha Ashok Tingre deleted from the 7/12 extract.
- 13.** Thereafter 1. Uttam Babu alias Baburao Balwadkar, 2. Janabai Uttam Balwadkar, 3. Ganesh Goraksha alias Gorakh alias Balaso Balwadkar, 4. Sunil Goraksha alias Gorakh alias Balaso Balwadkar, 5. Naresh Uttam Balwadkar, 6. Mayur Uttam Balwadkar, 7. Sandhya Naresh Balwadkar for herself and as Natural Guardian Mother of Minors Athashree, Ayura, Avira, 8. Aditi Ganesh Balwadkar, 9. Shewta Sunil Balwadkar for herself and as Natural Guardian Mother of Minor Sharvil decided to develop the said land mentioned in clause No.1 i.e. 00 H. 53 Are and transfer their all development rights in favour of M/s Kimaya Realities, a registered

partnership firm having its office at – Office No. 1 Yashopuram Society, Pimpri Chinchwad link road, Chinchwad, Pune – 411033, through its authorized partner 1. Mr. Anupkumar Gangadhar Satpute, 2. Mr. Manik Shahaji Buchade, 3. Mr. Babasaheb Shahaji Buchade by a registered Development Agreement which is registered at the office of Joint Sub-Registrar Haveli No. 25, Pune, at Sr. No. 4543/2022 dated 17/03/2022 along with Power Of Attorney which is registered at the office of Joint Sub-Registrar Haveli No. 25, Pune, at Sr. No. No. 4545/2022 dated 17/03/2022.

14. Thereafter M/s Kimaya Realities a registered partnership firm having its office at – Kimaya House, Near 19 Grand West Society, Aditya Birla Hospital Road, Thergaon, Pune – 411033, prepared building plans of its proposed scheme and submitted to Pune Municipal Corporation for its approval. The Pune Municipal Corporation has approved Building Plan and granted sanction for commencement of construction through its Commencement Certificate bearing No. CC/3588/24 dated 18/02/2025.

15. I have taken search from the provided documents by my client M/s Kimaya Realities a registered partnership firm having its office at – Kimaya House, Near 19 Grand West Society, Aditya Birla Hospital Road, Thergaon, Pune – 411033 through its partner Mr. Anupkumar Gangadhar Satpute, mentioned below-

1. Photo Copy of 7/12 extracts.
2. Photo Copy of mutation entry no. 734, 870, 2411, 2670, 2749, 5587, 5588, 9582.
3. Photo Copy of Partition Deed of Sr. No. 5720/1993.
4. Photo Copy of Release Deed of Sr. No. 6700/2018.

5. Photo Copy of Development Agreement Sr. No. 4543/2022.
6. Photo Copy of Power of Attorney Sr. No. 4545/2022.
7. Copy of Zone extract.
8. Photo Copy of Commencement Certificate bearing No. CC/3588/24 dated 18/02/2025.

16. In my view the said land is free from all the encumbrances and in the actual and absolute possession of the M/s Kimaya Realities, a registered partnership firm having its office at - Kimaya House, Near 19 Grand West Society, Aditya Birla Hospital Road, Thergaon, Pune - 411033, through its authorized partner 1. Mr. Anupkumar Gangadhar Satpute, 2. Mr. Manik Shahaji Buchade, 3. Mr. Babasaheb Shahaji Buchade, and they have every right to develop said land or to deal with the construction on the above said land subject to the terms and conditions mention in Development Agreements mentioned herein above.

Hence this search report.

Place- Pune.



**MITHUN P. DEOKAR**  
**ADVOCATE**

(It is presumed that documents and information provided to me is genuine and present report is prepared as per the best of my knowledge, ability and on the basis of documents submitted and instructions given to me. I do not claim any authenticity of search as the record is in dilapidated condition there is very limited access to the electronic record.)