

Date : 06/10/2025

**SEARCH REPORT**

My Client i.e. Perficient Estates Pvt.Ltd. through its authorized person Mr. Amit Anil Lalwani having its office at 9<sup>th</sup> Floor, Majestique Cityview Building, S.No. 510+511, Gultekadi, Pune-411037 (hereinafter referred to as the "Developer/Promoter") have instructed me to carry out the Search Report and Title Opinion in respect of land having area admeasuring 5200 sq.mtrs situate and lying at land bearing S. No. 6/5/3 of Village Balewadi, Taluka Haveli, District Pune. On the basis of documents entrusted to me, a search caused to have been taken then, and the information given to me. I have furnished this Search & Title Report relating to the said land.

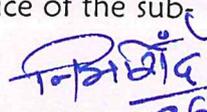
**DESCRIPTION OF LAND****SCHEDULE**

All that piece and parcel of area admeasuring 5200 sq.mtrs situate and lying at land bearing S. No. 6/5/3 of Village Balewadi, Taluka Haveli, District Pune and is bounded as follows:

- On or towards East : By 24 Mtrs. D.P. Road  
On or towards South : By Property of Residency Society  
On or towards West : By Property of Jalinder Balwadkar  
On or towards North : By 24 Mtrs D.P. Road  
hereinafter called and referred as "said Land"

**THE SEARCH**

The search and title report of the said land taken at your instance is as follows. Due to decentralization from 1<sup>st</sup> November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last 30 years (1996 to 2025) in the office of the sub-registrar, Pune of the said captioned property.

  
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Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH009632432202526U dated 03/10/2025.

During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and torn condition. No entry with respect to the said captioned property except mentioned herein after was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under for the land bearing S. No 6/5/3 situated at Village Balewadi Dist. Pune.

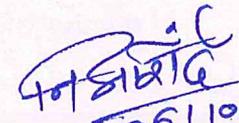
I perused following documents for tracing the title of the said land.

1. Photocopy of 7/12 extracts.
2. Photocopy of Mutation Entries.
3. Photocopy of Release Deed executed by Mrs. Shaila Tanaji Amale infavour of 1. Mr. Sopan Jaywant Balwadkar 2. Mr. Sitaram Jaywant Balwadkar 3. Mr. Tanaji Jaywant Balwadkar bearing registration s.no. 4525/2003 of Haveli No. 4 of Pune, dated 02/06/2003.
4. Photocopy of Release Deed executed by Mrs. Ashwini Shantaram Balwadkar alias Ashwini Prashant Nade infavour of Mr. Vinod Shantaram Balwadkar bearing registration s.no. 1061/2014 of Haveli No. 15 of Pune, dated 07/02/2014.

*Nitin Arvind Shinde*  
06/10/25.

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5. Photocopy of Power of Attorney executed by Mrs. Jyoti Tanaji Balwadkar alias Jyoti Prasad Kaspate infavour of Mr. Shambhu Tanaji Balwadkar bearing registration s.no. 1062/2014 of Haveli No. 15 of Pune, dated 07/02/2014.
6. Photocopy of Release Deed executed by Mrs. Jyoti Tanaji Balwadkar alias Jyoti Prasad Kaspate infavour of Mr. Shambhu Tanaji Balwadkar bearing registration s.no. 1063/2014 of Haveli No. 15 of Pune, dated 07/02/2014.
7. Photocopy of Release Deed executed by Mrs. Supriya Sopan Balwadkar alias Supriya Prashant Ingawale in favour of 1. Mr. Yuvraj Sopan Balwadkar 2. Mr. Deepak Sopan Balwadkar bearing registration s.no. 1074/2014 of Haveli No. 15 of Pune, dated 07/02/2014.
8. Original Demarcation Plan (Moujni) bearing Mo.Ra.No. 1904/2019 dated 14/12/2019.
9. Photocopy Zone Certificate dated 06/10/2023.
10. Photocopy of Order issued by Tahsildar Haveli, Pune u/s 155 of MLRA 1966, dated 01/04/2024.
11. Original Development Agreement between Perficient Estates Pvt.Ltd. through its authorized person Mr. Amit Anil Lalwani AND 1. Mr. Sopan Jaywant Balwadkar and others bearing Registration S.No.16798/2024 of Haveli no. 10 Pune of dated 20/06/2024.
12. Original Power of Attorney between Perficient Estates Pvt.Ltd. through its authorized person Mr. Amit Anil Lalwani AND 1. Mr. Sopan Jaywant Balwadkar and others bearing Registration S.No.16799/2024 of Haveli no. 10 Pune of dated 20/06/2024.
13. Original Commencment Certificate bearing no. CC/2242/25 issued by Pune Municipal Corporation, Pune on dated 16/09/2025.

  
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- Trace of Title / History of Passing of title

On perusal of 7/12 Extracts along with Mutation Entries and other documents, I am giving title report as under –

1. 7/12 Extracts and Mutation Entries -

On perusal of 7/12 extracts, it appears that initially the land bearing S. No. 6/5 of village Balewadi, Tal-Haveli, Dist-Pune was owned and possessed by Mr. Mahipati Maruti Balwadkar vide mutation Entry no. 184.

- a) On perusal of Mutation Entry bearing no. 679, it appears that after demise of Late. Mahipati Maruti Balwadkar his legal heirs are recorded on 7/12 extracts of the said land namely one son Jaywant Mahipati Balwadkar and four married daughters 1. Mathubai Raghu Tambe 2. Tarabai Bhau Deokar 3. Babba bai R Chinchwade 4. Ratnabai Arjun Wakadkar.
- b) On perusal of Mutation Entry bearing no. 770, The provision of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to village Balewadi and accordingly, the area of the said land bearing Survey no. 6, Hissa No. 5 Balewadi was shown to be 01 H 05 R.
- c) On perusal of Mutation Entry bearing no. 2370, it appears that as per family arrangement partition deed was took place and accordingly said land bearing S.No. 6/5/3 of Balewadi was given to 1. Jaywant Mahipati Balwadkar 2. Sopan Jaywant Balwadkar 3. Shantaram Jaywant Balwadkar 4. Tanaji Jaywant Balwadkar.
- d) On perusal of Mutation Entry bearing no. 9621, it appears that after demise of Late Jaywant Mahipati Balwadkar his legal heirs are recorded on 7/12 extracts of the said land namely, 1. Chandrabhaga Jaywant Balwadkar 2. Sopan Jaywant Balwadkar 3. Shantaram alias Sitaram

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Jaywant Balwadkar 4. Tanaji alias Narayan Jaywant Balwadkar 5. Shaila Tanaji Balwadkar are mutated upon the 7/12 extracts of the said land.

2. Release Deed –

On perusal of Photocopy of Release Deed executed by Mrs. Shaila Tanaji Amale infavour of 1. Mr. Sopan Jaywant Balwadkar 2. Mr. Sitaram Jaywant Balwadkar 3. Mr. Tanaji Jaywant Balwadkar bearing registration s.no. 4525/2003 of Haveli No. 4 of Pune, dated 02/06/2003, it appears that Mrs. Shaila Tanaji Amale has released her all rights, title and interest from the property mention therein alongwith said land in favour of her brothers namely, 1. Mr. Sopan Jaywant Balwadkar 2. Mr. Sitaram Jaywant Balwadkar 3. Mr. Tanaji Jaywant Balwadkar vide Release Deed bearing registration s.no. 4525/2003 of Haveli No. 4 of Pune, dated 02/06/2003.

3. Release Deed -

On perusal of Photocopy of Release Deed executed by Mrs. Ashwini Shantaram Balwadkar alias Ashwini Prashant Nade infavour of Mr. Vinod Shantaram Balwadkar bearing registration s.no. 1061/2014 of Haveli No. 15 of Pune, dated 07/02/2014, it appears that Mrs. Ashwini Shantaram Balwadkar alias Ashwini Prashant Nade has released her all rights, title and interest from the property mention therein alongwith said land in favour of her brother namely, Mr. Vinod Shantaram Balwadkar vide Release Deed bearing registration s.no. 1061/2014 of Haveli No. 15 of Pune, dated 07/02/2014.

*Nitin Arvind Shinde*  
*06/10/25*

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**4. Power of Attorney -**

On perusal of Photocopy of Power of Attorney executed by Mrs. Jyoti Tanaji Balwadkar alias Jyoti Prasad Kaspate infavour of Mr. Shambhu Tanaji Balwadkar bearing registration s.no. 1062/2014 of Haveli No. 15 of Pune, dated 07/02/2014, it appears that Mrs. Jyoti Tanaji Balwadkar alias Jyoti Prasad Kaspate had executed Power Attorney, nominating Mr. Shambhu Tanaji Balwadkar, as their attorney/ies to do various acts, deeds, matters, things etc. in relation to the said land which was duly authenticated before the Sub-Registrar Haveli no. 15, Pune on dated 07/02/2014 at Sr. No. 1062/2014.

**5. Release Deed -**

On perusal of Photocopy of Release Deed executed by Mrs. Jyoti Tanaji Balwadkar alias Jyoti Prasad Kaspate infavour of Mr. Shambhu Tanaji Balwadkar bearing registration s.no. 1063/2014 of Haveli No. 15 of Pune, dated 07/02/2014, it appears that Mrs. Jyoti Tanaji Balwadkar alias Jyoti Prasad Kaspate has released her all rights, title and interest from the property mention therein alongwith said land in favour of her brother namely, Mr. Shambhu Tanaji Balwadkar vide Release Deed bearing registration s.no. 1063/2014 of Haveli No. 15 of Pune, dated 07/02/2014.

**6. Release Deed -**

On perusal of Photocopy of Release Deed executed by Mrs. Supriya Sopan Balwadkar alias Supriya Prashant Ingawale infavour of 1. Mr. Yuvraj Sopan Balwadkar 2. Mr. Deepak Sopan Balwadkar bearing registration s.no. 1074/2014 of Haveli No. 15 of Pune, dated 07/02/2014, it appears that Mrs. Supriya Sopan Balwadkar alias Supriya Prashant Ingawale has released her all rights, title and interest from the property mention therein alongwith said land in favour of her brothers namely, 1. Mr. Yuvraj Sopan Balwadkar 2. Mr. Deepak Sopan Balwadkar vide

*Tanaji*  
*06/10/25*

Release Deed bearing registration s.no. 1074/2014 of Haveli No. 15 of Pune, dated 07/02/2014.

7. Demarcation Plan -

On perusal of Original Demarcation Plan (Moujni) bearing Mo.Ra.No. 1904/2019 dated 14/12/2019, it appears that on application the said land is being demarcated and measured vide Mo.Ra.No. 1904/2019 dated 14/12/2019 and it doesn't have any adverse remark of the said Authority.

8. Zone Certificate -

On perusal of Photocopy Zone Certificate dated 06/10/2023, it appears that the said Survey No. 6/5/3 of village Balewadi Comes under the Residential Zone category and there is Proposed Road of 24 meter and 24 meter from the said Survey no. 6/5/3.

9. Order issued by Tahsildar -

On perusal of Photocopy of Order issued by Tahsildar Haveli, Pune u/s 155 of MLRA 1966, dated 01/04/2024, it appears that on application name of Shaila Tanaji Balwadkar is corrected as Shaila Tanaji Amle u/s 155 of MLRA 1966, vide Order dated 01/04/2024 and accordingly her name is mutated on revenue record of said land.

10. Development Agreement -

On perusal of Original Development Agreement between Perficient Estates Pvt.Ltd. through its authorized director Mr. Amit Anil Lalwani AND 1. Mr. Sopan Jaywant Balwadkar and others bearing Registration S.No.16798/2024 of Haveli no. 10 Pune of dated 20/06/2024, it appears that Mr. Sopan Jaywant Balwadkar and others had granted the development rights in respect of the said Land in favour of Perficient

  
06/11/25

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Estates Pvt.Ltd. through its authorized director Mr. Amit Anil Lalwani vide Development Agreement Registration S.No.16798/2024 of Haveli no. 10 Pune of dated 20/06/2024.

#### 11. Power of Attorney -

On perusal of Power of Attorney between Perficient Estates Pvt.Ltd. through its authorized director Mr. Amit Anil Lalwani AND 1. Mr. Sopan Jaywant Balwadkar and others bearing Registration S.No.16799/2024 of Haveli no. 10 Pune of dated 20/06/2024, it appears that in pursuance of the aforesaid Development Agreement, said Landowners i.e. 1. Mr. Sopan Jaywant Balwadkar and others had executed Power Attorney, nominating Perficient Estates Pvt.Ltd. through its authorized director Mr.Amit Anil Lalwani, as their attorney/ies to do various acts, deeds, matters, things etc. in relation to the development of the said land which was duly authenticated before the Sub-Registrar Haveli no. 10, Pune on dated 20/06/2024 at Sr. No. 16799/2024.

#### 12. Commencement Certificate –

Original Commencement Certificate bearing no. CC/2242/25 issued by Pune Municipal Corporation, Pune on dated 16/09/2025, it appears that the said land owner and developer had prepared and submitted the building plan of the proposed building/s, to be constructed on the said Land to Pune Municipal Corporation of Pune for sanction. The Pune Municipal Corporation of Pune have sanctioned the building plan vide the said Commencement Certificate bearing no. CC/2242/25 on dated 16/09/2025 and the said land owner / developer accordingly commenced construction of the said building/s in accordance with the sanctioned plan.

*Nitin Arvind Shinde*  
06/10/25

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**IN VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT:**

1. Encumbrances: No entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said Land was found during the search, except mentioned herein above.
2. Remarks: In the office of Sub-registrar Haveli 1,2,10,11,20 of Pune, search is taken from the available for records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said Land.

Apart from manual search I have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra.

3. On the basis of all the above facts, records, documents perused by me which are provided by client and relying on them, I have no hesitation to opine that I am of the opinion that 1.Mr. Sopan Jaywant Balwadkar and others owned and possessed land having an area admeasuring 5200 sq.mtrs Survey No. 6/5/3 situate at Village Balewadi Taluka Haveli, District Pune. And Perficient Estates Pvt.Ltd. through its authorized director Mr. Amit Anil Lalwani has acquired marketable right to develop the said land vide Development Agreement bearing Registration S.No.16798/2024 of Haveli no. 10 Pune of dated 20/06/2024.

All the copies of the documents given for my inspection are returned herewith.

Place - Pune

Dated – 06/10/2025.

  
06/10/25  
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(ADVOCATE)





CHALLAN  
MTR Form Number-6



GRN	MH009632432202526U	BARCODE					Date	03/10/2025-14:44:39		Form ID		
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)							
					PAN No.(If Applicable)							
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name	Adv Nitin Arvind Shinde						
Location	PUNE											
Year	2025-2026 One Time				Flat/Block No.	S No 6 Hissa No 5-3						
Account Head Details				Amount In Rs.	Premises/Building							
0030072201	SEARCH FEE			750.00	Road/Street	adm area 5200 sq.mtrs of village Balewadi						
					Area/Locality	Tal Haveli District Pune						
					Town/City/District							
					PIN		4	1	1	0	4	5
					Remarks (If Any)	Search Fees for 30 years i.e. from 1996 to 2025						
					Amount In	Seven Hundred Fifty Rupees Only						
Total				750.00	Words							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	00040572025100379537		CPAFSETJB3				
Cheque/DD No.				Bank Date	RBI Date	03/10/2025-14:24:45		Not Verified with RBI				
Name of Bank				Bank-Branch		STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 8380037496

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

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