



CHALLAN
MTR Form Number-6



GRN	MH012769386202526U	BARCODE	[Barcode]		Date	03/12/2025-14:55:20	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	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV. NILESH MADHUKAR WAYAL			
Location	PUNE							
Year	2025-2026 From 01/12/1993 To 02/12/2025			Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				SEARCH RECEIPT FOR SURVEY NO 37 HISSA NO 2P BALEWADI,				
				PUNE				
				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.	00040572025120346244	CPAFYUWQB8		
Cheque/DD No.			Bank Date	RBI Date	03/12/2025-14:24:56	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. : 9767223393

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. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.



Date: 03/12/2025

FORMAT – A

(Circular No. 28/2021)

To

Maha RERA,

Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing All that piece and parcel of well-defined and demarcated land or ground admeasuring & Ares i.e. 800 square meters out of Survey No. 37 Hissa No. 2P total admeasuring 01 Hector 74 Ares, assessed at Rs. 03-37 Paise situate at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27. Pune (Hereinafter referred to as "the said Land").

I have investigated the title of the said property on the request of M/s B M Build Spaces LLP, registered Limited Liability Partnership under the Provisions of the Limited Partnerships Act 2008, having registered address at C- 103, The Pearl Society, next to Bharti Vidyapeeth, Balewadi, Pune -411045 through its one of the partners namely Mr. Sagar Vijay Balwadkar and following documents i.e.: -

1) DESCRIPTION OF THE PROPERTY

All that piece and parcel of well-defined and demarcated land or ground admeasuring 8 Ares i.e. 800 square meters (Private Plot No. 5) out of Survey No. 37 Hissa No. 2P total admeasuring 01 Hector 74 Ares, assessed at Rs.03-37 Paise situate at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:

On or towards the East :- by Part of S. No. 37/2 (Part),

On or towards the West :- by S. No. 37/1,

On or towards the North :- by Plot Hissa No. 6

On or towards the South :- by Plot No. 4.

hereinafter referred as [the said property].

2) THE DOCUMENTS OF ALLOTMENT OF PROPERTY.

Copies of the following documents are supplied to me for the purpose of this opinion: -

(a) Copy of the 7/12 Extracts for the year 1930 to 2024,

(b) Copy of the Mutation Entry No. 770, 770, 850, 871, 891, 2693, 3880, 5631 and 10307.

(c) Copy of the Zone Certificate.

(d) Copy of the Gunthewari Certificate

(e) Copy of the Sale Deed dated 16/5/1996 and registered with the office of the Sub Registrar Haveli No. 4, Pune under serial No. 3479/1996.

(f) Copy of the Sale Deed dated 23/06/2005 and registered with the office of the Sub Registrar Haveli No. 15, Pune under serial No. 4301/2005.

(g) Copy of the Gift Deed dated 20/09/2024, registered with the office of the Sub-Registrar, Haveli No. 1, bearing registration No. 18239/2024

ADV. NILESH M WAYAL
CONTINUES SHEET

(h) Copy of the Development Agreement dated 31/03/2025, registered with the office of the Sub-Registrar, Haveli No. 15, bearing registration No. 8140/2025

(i) Copy of the Power of Attorney dated 31/03/2025, registered with the office of the Sub-Registrar, Haveli No 15, bearing registration No. 8141/2025.

3) **7/12 EXTRACT OR PROPERTY CARD ISSUED BY TALATHI BALEWADI, MUTATION ENTRY NO -770, 770, 850, 871, 891, 2693, 3880, 5631 and 10307.**

4) **SEARCH REPORT FOR 32 YEARS 1992 TO 2025 (BOTH INCLUSIVE)** On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of **Following Owner** is clear, marketable and without any encumbrances.

5) OWNER OF THE SAID PROPERTY -

No	Area	Name Of the Owner	Name the Developer
1	8 Ares	Mr. MANISH SURESH KESWANI.	B M BUILD SPACES LLP

6) **QUALIFYING COMMENTS/ REMARKS IF ANY - NIL**

7) The report reflecting the flow of the title of **MR. MANISH SURESH KESWANI** for **8 Ares** through **M/s. B M BUILD SPACES LLP**, registered Limited Liability Partnership

**ADV. NILESH M WAYAL
CONTINUES SHEET**

through its one of the partners namely **Mr. SAGAR VIJAY BALWADKAR.** on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 03/12/2025


NILESH MADHUKAR WAYAL

Advocate



FORMAT - A
(Circular No.: -28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/ 12 extract as on date of application for registration.
- 2)
- 3) Mutation Entry No.-770, 783, 850, 871, 891, 2693, 3880, 5631,10307.
- 4) Search report for 32 years 1992 to 2025 taken from Sub-registrar's office at Haveli. No.1 to 27, Pune.
- 5) Any other relevant title – As detailed Mentioned hereafter
- 6) **Litigations if any- NIL**

Date: 01/12/2025



Nilesh Madhukar Wayal
ADVOCATE.

FLOW OF TITLE AND HISTORY

(1) TITLE FLOW :-

(a) All that piece and parcel of land bearing Survey No. 37 Hissa No.2 admeasuring 05 Acre 04 Gunthe Assessed at Rupees 04.00 Paise of Village Balewadi was originally owned and possessed by Mr. Shreepati Tukaram Balwadkar

(b) On perusing Mutation Entry No 770, it appears that there is the implementation of the Indian Colnago Act 1961 and Maharashtra Weight and

Measurement Act 1958 In respect of the Village Balewadi, and the area admeasuring 05 Acre 04 Gunthe were converted into 02 Hector 06 Ares.

(c) On perusing Mutation Entry No. 783, it appears that the said Mr. Shreepati Tukaram Balwadkar expired intestate in the year 1969 leaving behind Smt. Yashodabai Shreepati Balwadkar (widow) and Mr. Bajirao Shreepati Balwadkar (son) as his legal hers and accordingly names of the aforesaid legal heirs were mutated in the owners' column.

(d) On perusing Mutation Entry No. 850, it appears that the said Smt. Yashodabai Shreepati Balwadkar expired intestate on 21/10/1972 leaving behind Mr. Bajirao Shreepati Balwadkar (son) as her legal heir and as the name of the aforesaid legal heir was already mutated in the owners/ holder's column, name of the deceased was deleted from owners holders column..

(e) On perusing Mutation Entry No. 871, it appears that the owner of the said land has obtained a loan from the Bank of Maharashtra for agricultural purposes and thereby the charge of the said bank was mutated in the other right column of the 7/12 extracts,

(f) On perusing Mutation Entry No. 891. It appears that the owner of the said land has repaid a loan which was obtained from the Bank of Maharashtra and thereby the charge of the said bank was deleted from the other right column of the 7/12 extracts. The copy of the said Mutation is not produced for inspection at the time of the issuance of this report, However, the said facts have been ascertained from the noting made on the 7/12 extracts.

ADV.NILESH M WAYAL
CONTINUES SHEET

(g) Thereafter Mr. Bajirao Shreepati Balwadkar and his family members have prepared private layouts and sold various plots to various purchasers. As the said portion of the lands are not the subject matter of this report, hence they are not discussed in detail.

(h) On perusing Mutation Entry No. 2693, it appears that the said Mr. Bajirao Shreepati Balwadkar and others, i.e. Smt. Gajarabai Uttam Balwadkar for herself and for her minor son Master Ralul, Master Rajesh, Mr. Ratan Bajirao Balwadkar, Mr. Magan Bajirao Balwadkar, Mr. Vijay Bajirao Balwadkar and Mr. Sanjay Bajirao Balwadkar partitioned their all the properties including Survey No. 37/2 Part vide Deed of Partition dated 26/03/1993 which is registered in the office of Sub Registrar Haveli No.4 at Serial No 5064/1993. In pursuance of that partition, (a) area admeasuring 00 Hectare 12 Are was allotted to the share of Mr. Bajirao Shreepati Balwadkar, (b) area admeasuring 00 Hectare 24 Are was allotted to the share of Smt. Gajara Uttam Balwadkar for herself and for her minor son Master Rahul, Master Rajesh, (c) area admeasuring 00 Hectare 24 Are was allotted to the share of Mr. Ratan Bajirao Balwadkar, (d) area admeasuring 00 Hectare 24 Are was allotted to the share of Mr. Magan Bajirao Balwadkar, (d) area admeasuring 00 Hectare 24 Are was allotted to the share of Mr. Vijay Bajirao Balwadkar and (1) area admeasuring 00 Hectare 24 Are was allotted to the share of Mr. Sanjay Bajirao Balwadkar. The effect of the said partition was mutated in the Revenue records accordingly.

(i) Thus, area admeasuring 00 Hectare 24 Ares out of Survey No. 37/2 was owned and possessed by Mr. Vijay Bajirao Balwadkar.

(j) On perusing Mutation Entry No. 3880. it appears that vide a Sale Deed dated 16/5/1996 and registered with the office of the Sub Registrar Haveli No.4, Pune under serial No. 3479/1996, executed between Mr. Vijay Bajirao Balwadkar as the Owner/Vender therein of the First Port, said Mr. Ramchandra Madhav Soman and Mrs. Janki Ramchandra Soman

ADV.NILESH M WAYAL
CONTINUES SHEET

as the Purchasers therein of the Second Part and Shri. Bajirao Shripati Balwadkar and others
as the Consenting Party therein of the Third Part, the said Shri. Vijay Bajirao Balwadkar

with the consent and confirmation of the Consenting Party therein absolutely transferred,
sold, conveyed, and assured unto Mr. Ramchandra Madhav Soman and Mrs. Janki
Ramchandra Soman all that piece and parcel of land admeasuring 8 Ares (Private Pot Hissa
No. 5) from and out of land bearing Survey No. 37/2 part totally admeasuring 1 Hectare 82
Ares, assessed at Rs. 3-52 paise.

(k) On perusing Mutation Entry No. 5631, it appears that vide a Sale Deed dated
23/06/2005 and registered with the office of the Sub Registrar Haveli No. 15, Pune under
serial No. 4301/2005, executed between Mr. Ramchandra Madhav Soman and Mrs. Janki
Ramchandra Soman as the Owner/Vendor therein of the First Part and the said Mr. Anand
Suresh Keswani and Mr. Manish Suresh Keswani as the Purchasers therein of the Second
Part, the said Mr. Ramchandra Madhav Soman and Mrs. Janki Ramchandra Soman absolutely
transferred, sold, conveyed and assured unto the Mr. Anand Suresh Keswani and Mr. Manish
Suresh Keswani all that piece and parcel of land admeasuring a Ares (Private Pot Hissa No.
5) from and out of land bearing Survey No. 37/2 part totally admeasuring 1 Hectare 82 Ares,
assessed at Rs. 3=52 paise

(l) On perusing Mutation Entry No. 10307, It appears that vide the Gift Deed dated
20/09/2024, registered with the office of the Sub-Registrar. Haveli No. 1. bearing registration
No. 18239/2024, Mr. Anand Suresh Keswani has gifted his half share (50%) share ie 04 Ares
out of the said 8 Ares (Private Pot Hissa No.5) from and out of land bearing Survey No. 37/2
part totally admeasuring 1 Hectare 82 Ares, assessed at Rs. 3=52 paise, unto and in favor of
Mr. Manish Suresh Keswani. Pursuant thereto the name of Mr. Manish Suresh Keswani was
mutated in the Revenue Records as Owner of the 8 Ares.

ADV. NILESH M WAYAL
CONTINUES SHEET

(m) Thus Mr. Manish Suresh Keswani became the Owner of the 08 Ares (Private Pot Hissa No. 5) from and out of land bearing Survey No. 37/2 part totally admeasuring 1 Hectare 82 Ares, assessed at Rs. 3-52 paise, of Village Balewadi, Taluka Haveli and District Pune.

(n) It appears that vide Development Agreement dated 31/03/2025 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 8140/2025, the said Mr. Manish Suresh Keswani has granted the exclusive development rights and authority to develop a portion admeasuring & Ares i.e. 800 square meters (Private Plot No. 5) out of Survey No. 37 Hissa No. 2P total admeasuring 01 Hector 74 Ares, assessed at Rs.03-37 Paise situate at village Balewadi, Taluka Haveli, District Pune unto and in favour of M/s. BM Build Spaces LLP, registered Limited Liability Partnership under the Provisions of the Limited Liability Partnership Act 2008, through Partners namely Mr. Sagar Vijay Balwadkar and Mr. Namdeo Shivaji Makune for consideration and on certain terms and conditions as stated therein. In terms of the said Development Agreement, the said Mr. Manish Suresh Keswani has also executed a Power of Attorney dated 31/03/2025 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 8141/2025 in favour of M/s. BM Build Spaces LLP, through Partners namely Mr. Sagar Vijay Batwadkar and Mr. Namdeo Shivaji Makune interalia vesting in them with several powers and authorities to develop the said portion admeasuring & Ares i e. 800 square meters (Private Plot No. 5) out of Survey No. 37 Hissa No. 2P total admeasuring 01 Hector 74 Ares, assessed at Rs. 03-37 Paise situate at village Balewadi, Taluka Haveli, District Pune.

(2) NAME OF THE OWNER AND DEVELOPER :-

(a) **Owner - MR. MANISH SURESH KESWANI**, Residing at: 11, Baner Park Society, Aundh, Pune 411 007.

(b) **Developer M/s. BM Build Spaces LLP**, registered Limited Liability Partnership under the Provisions of the Limited Liability Partnership Act 2008, through the Partners namely **MR. SAGAR VIJAY BALWADKAR AND MR. NAMDEO SHIVAJI MAKUNE.**

(3) ZONE :-

It appears that vide the Zone Certificate dated 24/04/2024, issued, by the Pune Municipal Corporation, Pune, the said Survey No. 37, is in a Residential Zone and affected by 18-meter and 18-meter proposed Road. It is clarified by my client that the subject land comes under the Residential Zone and is not affected by any road.

(4) PERMISSIONS AND SANCTIONS :-

The said Mr. Ramchandra Madhav Soman and Mrs. Janki Ramchandra Soman had applied to the Pune Municipal Corporation under the Gunthewari Scheme declared by the Government of Maharashtra for regularisation of the said Land in accordance with the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act 2001 and that the Pune Municipal Corporation has issued necessary Certificate under the said Gunthewari Scheme bearing No. 060158 dated 02/02/2005. In terms of the said Gunthewari Scheme, the said Land has been permitted to be used for non-agricultural purposes.

(5) SEARCHES, PUBLIC NOTICE, AND MISC. :-

(a) It is clarified that in E-searches all the documents are not available in the public domain and hence, the searches are restricted only to the documents available on the IGR website and records kept in the Sub-Registration Office. It is further clarified that during the course of searches, I have also come across aforesaid documents. Further, the record kept at the Sub-Registrar Office is not proper. Some registers are missing or some pages out of them are missing and some noting in the said register is not visible and my Search and Title are subjected to the same.

(b) It is further clarified that I have issued a public notice dated 01/01/2025 for the said land and till this date, I have not received any Objection pertaining to the same.

(c) It is clarified that as the Mutation Entry No. 2564, 2565, 2566, 2581, 2627, 2628, 2693, 2817, 2824, 2825, 2851, 2910, 2911, 2939, 2940, 2992, 2993, 3373, 3375, 3376, 3379, 3380, 3539, 3568, 4002, 4034, 4556, 4612, 4618, 4658, 5625, 5570, 5572, 5574, 5631, 5703, 5738,

ADV.NILESH M WAYAL
CONTINUES SHEET

5739, 5765, 5772, 5795, 5812, 5841, 5939, 5942, 6255, 6256, 6356, 6609, 6659, 6758, 6913, 6963, 7253, 7354, 7430, 7621, 7714, 7783, 8207, 8270, 8675, 8784, 8820, 8872, 8888, 8924, 8961, 8972, 9029, 9069 9079, 9109, 9138, 9185, 9296, 9483, 10046 are not related to the said land, hence are not discussed in details.

(d) It is clarified that this reports le based and restricted on the documents and revenue records produced before my Inspection and certain information supplied to me by my clients and searches taken at the website and the Search. If anything is found other than that, then in that case i will not be liable for any damage caused to anyone due to this Search and Title Report.

(e) The present Report relates to ascertaining the title of the said Land which was initially agricultural land and which was purchased/acquired by the persons as mentioned in this Report either directly from the farmers or other person/s holding such land. In such circumstances, I do not have direct access to the original owners to ascertain various aspects of their holdings such as the persons who comprised their Hindu Undivided Families the undivided shareholding of the individuals in the lands, the boundaries of the respective holdings, and other such other issues. Further, the farmers do not possess any muniments of title and are not able to answer any requisitions on title. As a custom, the titles to such lands are ascertained on the basis of perusal of the village records maintained by the Revenue Department, and of which the copies were made available to me by my clients. Relying upon the presumptions under the law about the same being correct unless proved otherwise of contrary and an analysis of the same with regards to the applicable laws is used to deduce a chain of title.

(f) Certain documents/ correspondence are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on the 7/12 extract to arrive at a conclusion that can be presumed to be correct unless proved or a new entry is lawfully substituted therefor.

(g) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same, (ii) that all permissions, if necessary have been obtained, (iii) the accuracy and completeness of

ADV. NILESH M WAYAL
CONTINUES SHEET

all the factual representations made in the documents, (iv) that there have been no changes, amendments or modifications to the documents examined by me, (v) that all members of the Hindu Undivided Family have been made a party to the documents as discussed in this report and no person/s are left out and on the correctness as regards all members of Hindu Undivided Family being made a party to the documents (B) I have relied upon the information relating to (i) Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients, (ii) save and except as stated in this report there are no litigations/ claims/applications/etc of whatsoever nature pending in respect of the said land before any Court, Forum, Revenue Courts and Authority, Judicial/ Quasi-Judicial Officer or Authority, Arbitrator, etc. as per information provided to me by my clients, (iii) physical areas of the said land or portions thereof on the basis of the revenue records made available and information provided to me by my clients and (iv) boundaries of the said Land on the basis of documents and information provided to me by my clients

(6) DESCRIPTION OF THE SAID LAND :-

All that piece and parcel of well-defined and demarcated land or ground admeasuring 8 Ares i.e. 800 square meters (Private Plot No. 5) out of Survey No. 37 Hissa No. 2P total admeasuring 01 Hectar 74 Ares, assessed at Rs.03-37 Paise situate at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:

On or towards the East :- by Part of S. No. 37/2 (Part),

On or towards the West :- by S. No. 37/1,

On or towards the North :- by Plot Hissa No. 6

On or towards the South :- by Plot No. 4.

(7) OPINION :-

In the circumstances and subject to what is stated herein above, I certify that in my opinion the Owner namely **MR. MANISH SURESH KESWANI** is well and sufficiently entitled to the said Land and has a free and marketable title to the said Land which is specifically

**ADV.NILESH M WAYAL
CONTINUES SHEET**

described in para 7 as mentioned hereinabove and the said Developer namely **M/s. BM Build Spaces LLP**, registered Limited Liability Partnership under the Provisions of the Limited Liability Partnership Act 2008, through the Partners namely **MR. SAGAR VIJAY BALWADKAR AND MR. NAMDEO SHIVAJI MAKUNE** has an exclusive right and authority to develop the said land and to sell and/or dispose of the units/tenement's in the building/s to be constructed thereon to any intending purchaser/s.

Dated this 03 day of December 2025.



NILESH MADHUKAR WAYAL

Advocate



Housiey.com