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B/7, Mahasul Colony, Near
Hanuman Temple, Civil L Civil
line, Akola, Tq. Dist. Akola
Mob No. 9422162059

Date :- 25th JANUARY 2024

To,
MahaRERA

FORMAT – A

(Circular No. 28/2020-21)

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Nazul
Surevy No. 34/1, Final Plot No. 1 situated at Akola, tq.
and Dist. Akola ((Admeasuring area of 770 Sq, Meters)
I have investigated the title of the said plot on the
request of M/S BALAJI BILDCON, AKOLA

- i. Description of the Property- Nazul Surevy No. 34/1, Final Plot No. 1
situated at Akola, tq. and Dist. Akola ((Admeasuring area
of 770 Sq, Meters)
- ii. The Documents of allotment of plot- Sale Deed
- iii. Record of Rights of the property issued by Deputy
Superintendent land records Akola 21/09/2022
- iv. Search Report for 30 years from 1994 to 2023

1. 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 M/s. Balaji Buildcon a partnership firm is
clear, marketable and without any encumbrances.

Owners of the Land

M/S BALAJI BILDCONS, AKOLA

The report reflects the flow of the title of the **M/S. BALAJI BILDCONS, AKOLA**, on the said land is enclosed herewith as an annexure.

R.W. DESHMUKH


ADVOCATE, AKOLA

FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 extract / P.R. Card as on date of application for registration- Available.
2. Mutation Entry no. Not Available –
3. Search report for 30 years from 1993-2023

4. That, the above prescribed property was initially purchased by one Suresh Nagesh Pali and Nagesh Baladin Pali of Akola, vide registered sale deed no. 7353 dated 31/10/1984 and registered sale deed no. 7675, dated 31/10/1984, having field survey no. 43/1, admeasuring 0.36 gunthas of mouje Umari, Tq. and dist. Akola. That, Suresh Pali and Nagesh Pali has applied before the Sub-divisional Akola, vide revenue case no. NAP-34/Umari/41/1984-85 for conversion of agricultural land into non-agricultural plots under section 44(1) of MLR code in the year 1984-85. That, as per the application of the above saidowner the SDO Akola has converted the agricultural land into 6 non- agricultural plots, vide order, dated 08/03/1985.

5. That, out of the above 6 layout plots, 3 plots has been

Baladin Pali. Thereafter, Nagesh Baladin Pali has executed will deed, on 26/02/1996 and thereby bequeathed the plot no. 8/1-1 and two other plots to this son by name Suresh Nagesh Pali. The said will deed is thereafter got registered by Suresh Nagesh Pali on 02/05/2009, vide registered will deed no. 1868/2009. Thus, Suresh Nagesh Pali become the absolute owner of the plot no. 8/1-1 of mouje Akola, in nazul sheetno. 81.

6. That, Nagesh Baladin Pali has died on 04/03/1996 and his wife Narmadabai Nagesh Pali also died on 12/02/1996, so also Rajkumar Nagesh Pali died on 08/04/1997, therefore, on the basis of legal heirship certificate issued by Naib Tahasildar Akola in case no. MRC/81/591/01-02, dated 19/06/2002, in the names of legal heirs of Nagesh Baladin Pali and Rajkumar Nagesh Pali has been recorded in the record of rights of the above described property, vide ferfar no. 6924, dated 31/07/2008.

7. Thereafter Suresh Nagesh Pali and Lrs. Of Nagesh Baladin Pali and Rajkumar Nagesh Pali has sold out the above described plot to one Kamal Makhhanlalji Agrawal (Tekadiwal) and Ashok Rameshchandraji Agrawal (Tekadiwal), on 21/08/2009, vide registered sale deed no. 2942/2009, for the valuable consideration of Rs. 23,10,000/- and their names are also recorded in the record rights of the above described property, vide ferfar no. 7769, dated 22/10/2009.

8. Thereafter, Ashok Rameshchandraji Agrawal (Tekadiwal) has executed registered gift deed of his joint share in the above described property without any consideration in favour of Kamal Makhhanlalji Agrawal (Tekadiwal). On 03/02/2014, vide registered gift deed no. 592/2014. Therefore, the name of Ashok Makhhanlalji Agrawal (Tekadiwal) has been removed vide ferfar no. 14903.

9. Thereafter, Kamal Makhhanlalji Agrawal (Tekadiwal) has executed registered gift deed without any consideration in favour of his brother Suresh Makhhanlalji Agrawal (Tekadiwal), on 04/09/2017, vide registered gift deed no.

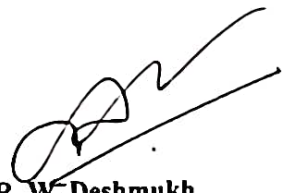
2679/2017. Therefore the name of Kamal Makhhanlalji Agrawal has been removed from the record of rights of the above property, vide ferfar no. 14309, dated 02/07/2018. Thus, Suresh Makhhanlalji Agrawal (Tekadiwal) become the absolute owner and possessor of nazul plot no. 8/1-1, nazul sheet no. 81, admeasuring 770 sq.mts. of mouje, Akola.

10. Thereafter, Suresh Makhhanlalji Tekdiwal (Agrawal) has executed registered sale deed, in favour of M/s. Balaji Buildcon Akola, through their partners Naresh Bhikulalji Agrawal, Sau. Seema Naresh Agrawal, Shri Himanshu Rajesh Agrawal and Rashmi Rajesh Bajaj for the valuable consideration of Rs. 1,21,00,000/- vide registered sale deed no. 3716/2021, dated 11/11/2021. Thus, from the date of sale deed M/s. Balaji Buildcon Akola, become the absolute owner and possessor of the above described property.

11. That, I have taken the search in respect of the above mutation entries with the concern office and also perused the will deed/gift deed/sale deeds and also taken search from the office of Sub-registrar, Akola, on 12/01/2024, vide receipt no. 388 and found that, the title of M/s. Balaji Buildcon Akola, over the above described property is absolutely clear and free from any type of reasonable incumstances. That, M/s. Balaji Buildcon Akola is a absolute owner and possessor of the above described property, as on today. Hence, this title verification and title search report.

4) Litigation - No

Akola
Date : 25/01/2024



R. W. Deshmukh
Advocate, Akola