



CHALLAN
MTR Form Number-6



GRN MH008418847202627U		BARCODE 		Date 17/08/2026-09:58:56		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 AKN_HQR SUB REGISTRAR AKOLA 1				Full Name		Adv Sunil Arun Bondre	
Location AKOLA				Flat/Block No.		In front of D Mart Old Khetan Nagar	
Year 2026-2027 From 01/01/1996 To 17/08/2026				Premises/Building		Ring Road Kaulkhed	
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			1500.00				
				Area/Locality		Akola	
				Town/City/District			
				PIN		4 4 4 0 0 4	
				Remarks (If Any)			
				Mouje Umari Akola FS No 34 1 plot no 1 Nazul Sheet No 81 Nazul Plot No			
				8 1 1			
Total			1,500.00	Amount In		One Thousand Five Hundred Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572026081791319 CPAHDGADV0	
Cheque/DD No.				Bank Date	RBI Date	17/08/2026-10:24:00 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. : XXXXXX6040

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

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SUNIL ARUN BONDRE

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Advocate

**R/o. In front of D-Mart, Ring Road Kaulkhed, Old Khetan Nagar,
Near Ram Mandir, Akola Tq. & Dist Akola Mob. No. 9922646040.**

Date: 17/08/2026

**FORMAT – A
(Circular no.:- 28/2021)**

To Maha RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to plot situated at *Mouje Umari Akola F.S. No. 34/1 plot no. 1, Nazul Sheet No. 81, Nazul Plot No. 8/1/1, admeasuring 770.00 Sq. Meters within the limits of Municipal Corporation Akola. (Hereinafter referred as the said plot)*

I have investigated the title of the said plot on the request of *M/s. Balaji Buildcon, Akola, Through Partners* and following documents i.e.:-

I) Description of Property :- Plot situated at Mouje Umari Akola F.S. No. 34/1 plot no. 1, Nazul Sheet No. 81, Nazul Plot No. 8/1/1, admeasuring 770.00 Sq. Meters within the limits of Municipal Corporation Akola, bounded as East- Other Layout, West- Layout Road, North- House of Singhaniya & South- Layout Plot No. 2.

II) The document of allotment of Plot (Title Deeds)

Sr. No.	Date of Execution of Document	Details of Registration of Documents/ conveyance	Place Sub-Registrar office	Property falls under Sub Registrar	Remark
01	21/08/2009	Sale Deed	Akola 3	Akola	Online Index II
02	05/02/2014	Gift Deed	Akola 2	Akola	Online Index II
03	04/09/2017	Gift Deed	Akola 1	Akola	Online Index II

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04	11/11/2021	Sale Deed	Akola 3	Akola	Original Sale Deed and Online Index II
05	14/08/2026	Property Card			Online Copy
06	04/09/2025	Akola Municipal Corporation Sanction of building permission and commencement certificate.			Online Copy

Search report for 30 years from 01/01/1996 to 17/08/2026.

III) On the 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 following owner is clear, marketable and without any encumbrances.

IV) Owner of the land.

1) M/s. Balaji Buildcon, Akola, Through Partners i] Naresh Bhikulaji Agrawal, ii] Sima Naresh Agrawa, iii] Himanshu Rajesh Agrawal, iv] Rashmi Rajesh Bajaj situated at Mouje Umari Akola F.S. No. 34/1 plot no. 1, Nazul Sheet No. 81, Nazul Plot No. 8/1/1, admeasuring 770.00 Sq. Meters.

2) Qualifying comments/remarks if any: - No Encumbrances.

V) The report reflecting the flow of the title of the M/s. Balaji Buildcon Through Partners i] Naresh Bhikulaji Agrawal, ii] Sima Naresh Agrawa, iii] Himanshu Rajesh Agrawal, iv] Rashmi Rajesh Bajaj on the said plot is enclosed herewith as annexure.



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Encl: Annexure.

Akola

Date 17/08/2026

(Sunil A. Bondre)

Advocate

Adv. Sunil A. Bondre

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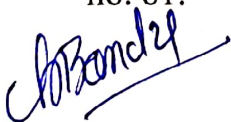
FORMAT – A
(Circular no.:- 28/2021)

FLOW OF TITLE OF THE SAID LAND.

So far as the flow of title of property is concerned, it appears from the revenue record that-

a) 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. 34/1, 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 said owner the SDO Akola has converted the agricultural land into 6 non-agricultural plots, vide order, dated 08/03/1985.

b) That, out of the above 6 layout plots, 3 plots has been sold by them jointly to the other persons and revenue layout plot no. 8/1-1 and 2 other plots was jointly owned by Suresh Nagesh Pali and Nagesh 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 his 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 sheet no. 81.



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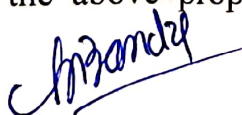
**R/o. In front of D-Mart, Ring Road Kaulkhed, Old Khetan Nagar,
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c) That, Nagesh Baladin Pali has died on 04/03/1996 and his wife Narmadabai Nagesh Pali also died on 12/02/1996, so also Rajkumar Nagesh Pali died on 08/04/1997, therefore, on the basis 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.

d) 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.

e) 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 05/02/2014, vide registered gift deed no. 592/2014. Therefore, the name of Ashok Makhhanlalji Agrawal (Tekadiwal) has been removed vide ferfar no. 14903.

f) 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,



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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.

g) 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, Through Partners i] Naresh Bhikulalji Agrawal, ii] Sima Naresh Agrawa, iii] Himanshu Rajesh Agrawal, iv] Rashmi Rajesh Bajaj become the absolute owner and possessor of the above described property. Accordingly, mutation entry was taken into revenue record vide Ferfar No. 24 on 14/12/2021 name of present owner mutated on the property card of the said property.

h) That the owner of the said plot i.e. M/s. Balaji Buildcon Akola, Through Partners applied for building permission before the Municipal Corporation Akola the it was granted vide permission No. DDMCO/B/2023/APL/04/04576 dated 12/12/2023, thereafter applied for revised building permission and same is granted vide Permit No. DDMCO/RB/2025/APL/04/00738 dated 04/09/2025.

i) 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 and IGR site paid search fee on 17/08/2026, by E-Chalan vide GRN MH008418847202627U and found that, the title of M/s. Balaji

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Buildcon Akola, over the above described property is absolutely clear and free from any type of reasonable encumbrances. 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.

This search was carried out from the year 1996 to 2026. The entire link of 30 years in the flow of title of property has been duly established. Within this span I could not get any adverse entry of transaction.

There is no adverse entry was disclosed, which would affect the title of the said owner M/s. Balaji Buildcon Through Partners i] Naresh Bhikulalji Agrawal, ii] Sima Naresh Agrawa, iii] Himanshu Rajesh Agrawal, iv] Rashmi Rajesh Bajaj.

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 Through Partners i] Naresh Bhikulalji Agrawal, ii] Sima Naresh Agrawa, iii] Himanshu Rajesh Agrawal, iv] Rashmi Rajesh Bajaj.* has clear, marketable and without any encumbrances.

Sr. No.

I have gone through the documents

- 1) P.R. Cards as on date of application for registration – Available
- 2) Mutation Entry No. 24 dt. 14/12/2021



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- 3) Search report for more than 30 years from 1996 taken from up till 17/08/2026 Sub-registrar Office at Akola
- 4) Any other relevant title:- NIL
- 5) Litigations if any:- NIL

**Encl: E-Challan issued by Inspector General of Registration on dt.
17/08/2026.**

Akola

Date 17/08/2026

Sunil A. Bondre
17/08/2026
(Sunil A. Bondre)
Advocate

Adv. Sunil A. Bondre