

//SHREE//

M.G. PIMPARKHEDE.
ADVOCATE

Jatharpeth,
Akola,
Mob 9822231150

Dt 14/09/2020

TO WHOM SO EVER IT MAY CONCERN

Having been engaged by Shri Ankit Koshore Agrawal, the partner of the firm namely Royale Galaxy for carrying out search in respect of the plots described below I M G Pimparkhede, Adv do hereby issue my report as under-

- 1] Name and address of the title holder
- ** Royal Galaxy, a partnership firm through its partner Shri Ankit Kishor Agrawal and Shri Anurag Shriram Agrawal R/O Akola
- 2] Details/description of the documents scrutinised-

1	10/02/1983 [Sr No 1165]	Sale deed	Xerox
2	10/02/1983 [Sr No 1166]	Sale deed	Xerox
3	21/02/1983 [Sr No 1471]	Sale deed	Xerox
4	21/02/1983 [Sr No 1472]	Sale deed	Xerox
5	13/04/1983 [Sr No 3355]	Sale deed	Xerox
6	13/04/1983 [Sr No 3356]	Sale deed	Xerox
7	22/05/2000 [Sr No 4469]	Sale deed	Xerox
8	26/05/2000 [Sr No 4662]	Sale deed	Xerox
9	26/05/2000 [Sr No 4666]	Sale deed	Xerox
10	26/05/2000 [Sr No 4668]	Sale deed	Xerox
11		N. A. Order	Certified
12	15/11/2016 [Sr No 4794]	Will deed	Xerox
13	19/07/2017	Order of amalgamation and sub division	Certified

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14	22/07/2019	Sale deed	Original
15	—	Record of right	Certified
16	—	7/12 extract	Certified
17	—	Permission for construction and commencement certificate	Certified

3]

SCHEDULE OF THE PLOTS

The Plot No A-2 measuring 76.05 sq mtr, Plot No A-3 measuring 76.05 sq mtr, Plot No A-4 measuring 76.05 sq mtr, Plot No A-5 measuring 76.05 sq mtr, Plot No A-6 measuring 76.05 sq mtr, Plot No A-7 measuring 76.05 sq mtr, Plot No A-8 measuring 76.05 sq mtr, Plot No A-9 measuring 76.05 sq mtr, Plot No A- 10 measuring 125.78 sq mtr, 35, out of Survey No 12/1 and 12/3 situated at Akoli Khd Akola Tq and Dist Akola having common boundaries as

To the East	Plot No A-1
To the West	Plot No 25 out of Survey No 12/3
To the North	Road
To the South	Survey No 16

4] Brief history of the property and how the owner/mortgagor has derived the title

** The documents placed before me show that the plots where upon the complex in question is standing were part and parcel of agricultural lands bearing field Survey No 12/1 and 12/3 situated at Akoli Khd Akola. The flow of title of both these agricultural lands is as under


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A] Survey No 12/1

** The documents placed before me show that the said agricultural land was belonging to Shri Himmatlal Goda, Shri Tansukhlal Parekh, Shri Shantilal Kariya, Shri Arunkumar Lothe Smt Vandana Raodeo, Shri Chandulal Kariya as they have purchased the same on the strength of different sale deeds dated the 10/02/1983 [Sr No 1165 and Sr No 1166], 21/02/1983 [Sr No 1472] and 13/04/1983 [Sr No 3355 and Sr No 356]. The names of these owners are appearing in the government records as the owners and possessors of the said property. During the course of time, Smt Vandana Raodeo died and her share in the property was inherited by her legal representatives Shri Prasanna Raodeo Shri Kapil Raodeo and Sau Vaishali Vyagrambare. Likewise, another co-owner Shri Shantilal Kariya died and his share in the property was inherited by his only legal representative Smt Bhanumati Kariya.

** The documents further show that by executing a registered sale deed dt 22/05/2000 [Sr No 4662] Shri Himmatlal Goda and Shri Prasanna Raodeo Shri Kapil Raodeo and Sau Vaishali Vyagrambare have transferred their undivided share in the said agricultural land to Shri Omprakash Bajoriya.

** The documents show that by executing a registered sale deed dated the 22/05/2000 Sr No 4666] Shri Tansukhlal Parekh and Shri Arunkumar Lothe transferred their undivided share in the property to Shri Sanjay Bajoriya.

** The documents show that by executing a registered sale deed dated the 26/05/2000 [Sr No 4468] Smt Bhanumati Kariya and Shri Chandulal Kariya have transferred their undivided share in the said agricultural land to Shri Sunil Bajoriya

Survey No 12/3

- ** The documents show that the portion of the land measuring 71 R out of the said survey number was belonging to Shri Himmatlal Goda, Shri Tansukhlal Parekh, Shri Shantilal Kariya, Shri Arunkumar Lothe Smt Vandana Raodeo, Shri Chandulal Kriya as they have purchased the same on the strength of registered sale deed dated the 21/02/1983 [Sr No 1471]. By executing a registered sale deed dated the 22/05/2000 [Sr No 4469] they have transferred the same to Shri Omprakash Bajoriya Shri Sanjay Bajoriya and Shri Sunil Bajoriya. The names of these purchasers are appearing in the government records as the owners and possessors of the property.
- ** That after acquiring ownership over the both of the agricultural lands as detailed above, Shri Omprakash Bajoriya Shri Sanjay Bajoriya and Shri Sunil Bajoriya have applied for the conversion of these agricultural lands for nonagricultural use and the said matter was registered as NAP-34/Akoli Khd 32/2000-01 which came to be allowed on the file of the competent authority on dated the 10/07/2002 and the layout was passed. Thus, all the above said persons acquired absolute ownership over the plots from the said layout
- ** Shri Omprakash Bajoriya executed a will deed on dated the 15/11/2016 and bequeathed his share in the said layout to his son Shri Sanjay Bajoriya. He died on 26/09/2016 and thus on the strength of the said will deed his son acquired ownership over the portion of the plots belonging to his father. The said will deed was registered subsequently on dated the 15/11/2016 [Sr No 4794].



** That, after acquiring ownership over the property as detailed above, Shri Sanjay Bajoriya and Shri Sunil Bajoriya have applied for amalgamation and subdivision of plots No 42 to 45 totally admeasuring 858 sq mtr before the Akola Municipal Corporation, Akola and the said permission was granted by the said competent authority on 19th of July 2017 and the 4 plots were divided in 10 pieces which were numbered as Plots No A1 to A 10. The entries to that effect were recorded in the government record in connection with those plots.

** Shri Sanjay Bajoriya and Shri Sunil Bajoriya have transferred the Plots No described above to Royal Galaxy, a partnership firm through its partner Shri Ankit Kishor Agrawal and Shri Anurag Shriram by executing a registered sale deed in its favour on dated the 22nd of July 2019 [Sr No 2979]. The sale deed shows that the purchaser firm was put in possession of the plots by its vendors on the day of the institution of the document after receipt of the entire amount of consideration. The transaction is reflecting in government record and the name of the firm Royal Galaxy is appearing in the government record as the owner and possessor of the plots. The government record is not showing any entry of any encumbrance over the plots

** That, the partners of the firm Royal Galaxy have decided to carry out construction of duplex houses over the props described above. The permission to carry out construction is ob obtained from the competent authority and the Commencement Certificates in connection with the each of the plots are issued by the competent authority.

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- ** That, the partners of the firm Royal Galaxy intend to register the project of construction of a row houses with the authorities under RERA and hence the present report is issued in favour of the firm Royal Galaxy.
- ** That during the course of search, I came across with, and in the dated the 21st of November 2009 [Sr No 3929] according to which Shri Omprakash Bajoriya Shri Sanjay Bajoriya and Shri Sunil Bajoriya had mortgaged 60 plots out of the layout with The Akola Urban Co-op Bank, Akola. The said plots were released from mortgage by the bank by executing a release deed in their favour on dated the 20th of July 2013 [Sr No 3208]. The entry of the said encumbrance is recorded in the 7/12 extract of the properties. It is stated that an application for deleting the said entry is moved before the competent authority and the said entry will be deleted within short span of time
- D] I have carried out search in respect of the property in question from the year 2008 to 2020 in the office of Sub Registrar, Akola by paying the necessary search fees. The receipt of the payment of the search fees is attached with the present report. I certify that in the said search I found the entries as mentioned in the flow of title. In addition to that I have carried out search on the web site of the Department of registration and the printouts of the entries noted down by me are attached with the present report
- E] In view of the search carried out by me and after perusal of the documents produced before me I am of the opinion that the firm Royal Galaxy is a shrewd owner of the properties/plots described above and the plots are a free from all types of encumbrances and doubts


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