



KHOLIYA & CO

(ADVOCATE & LEGAL ADVISOR)

Adv. BHAGYASHRI N. SOLANKI
(B.COM,LLB)

SEARCH REPORT

DESCRIPTION OF PROPERTY

All that piece and parcel of the land Plot no. 546, CTS no. 7527, lying and situate in Village Ambarnath, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane, in the Registration District of Thane and Sub-Registration District of Ulhasnagar.

On the instruction of M/S. GRRS NIRMAN PVT.LTD., I have taken the Search with respect to the property mentioned hereinabove and have gone through the available Index-II kept in the Office of Sub-Registrar Ulhasnagar, for the period of 20 years, i.e. from 2005 to 2024.

This search report is subject to entry if not found due to records sent for binding, records sent for computer data entry, records not maintained properly, Index II not Maintained properly, pages found torn/partially torn during the period of search.

In the property mentioned above I found the following entries in the Index II registers made available at the Offices of the Sub-Registrar Ulhasnagar.

Sr. No.	YEAR	TRANSACTION
1.	2005	Nil (No Entry).
2.	2006	Nil (No Entry).
3.	2007	Nil (No Entry).
4.	2008	Nil (No Entry).
5.	2009	Nil (No Entry).
6.	2010	Nil (No Entry).
7.	2011	Nil (No Entry).
8.	2012	Nil (No Entry).
9.	2013	Nil (No Entry).
10.	2014	Nil (No Entry).
11.	2015	Nil (No Entry).
12.	2016	Nil (No Entry).
13.	2017	Nil (No Entry).

14.	2018	Nil (No Entry).
15.	2019	Nil (No Entry).
16.	2020	Nil (No Entry).
17.	2021	Nil (No Entry).
18.	2022	Nil (No Entry).
19.	2023	Nil (No Entry).
20.	2024	<p>1) Development Agreement dated 25/01/2024 executed between 1) Mr. Shridhar M. Joglekar and 2) Mr. Sharad V. Joglekar as the "Land Owners" and M/s. Grrs Nirman Pvt. Ltd., represented through its Director Mr. Gurucharan R. Varma and Managing Director Mr. Vinay G. Verma, as the "Builders/Developers", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-4 bearing registration No. 1170/2024 dated 29-01-2024.</p> <p>2) Power of Attorney dated 29/01/2024 executed by land owners i.e. 1) Mr. Shridhar M. Joglekar and 2) Mr. Sharad V. Joglekar in favour of M/s. Grrs Nirman Pvt. Ltd., represented through its Director Mr. Gurucharan R. Varma and Managing Director Mr. Vinay G. Verma, duly registered before the Sub-Registrar of Assurances at Ulhasnagar-4 bearing registration No. 1171/2024 dated 29-01-2024</p>

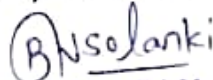
(Note: - Though utmost care is taken during the search; the undersigned searcher or the Advocate/ firm shall not be responsible for any entries from the records that are/ may be found in a torn/ mutilated/ damaged/ misplaced condition).

Search Taken on 03/02/2024, Government Receipt No.- MH014992628202324E

Hence this Search Report.

Place: Ambarnath
Date: 03/02/2024

For, M/S. KHOLIYA & CO.


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KHOLIYA & CO

(ADVOCATE & LEGAL ADVISOR)

Adv. BHAGYASHRI N. SOLANKI
(B.COM,LLB)

-: TITLE CERTIFICATE:-

Subject : Title Clearance Certificate of all the piece of land known as **Plot no. 546, C.T.S. No. 7527, adm. 432.92 Square Meters along with Old Structure (Bungalow) Adm. about 2000 Sq. ft. (Carpet), within the village limits of Ambarnath, Taluka - Ambarnath, Dist.: Thane, Maharashtra.**

I/We, the undersigned, at the request of **M/S. GRRS NIRMAN PVT.LTD.,** a, company incorporated under companies Act 2013, having its office address at Shop No.C4, Basav Nagar, Shiv Mandir Road, Opp. Kunal Ice Cream Parlour, Ambarnath (East), Taluka Ambarnath, District-Thane, PIN -421 501, represented through its **Director 1) MR. GURUCHARAN R. VARMA, AND Managing Director 2) MR.VINAY G. VERMA,** have investigated the Title of **M/S. GRRS NIRMAN PVT.LTD.,** for the Development/Re-Development of the immovable property described herein below and the particulars of which are as follows:-

DESCRIPTION OF PROPERTY

All that piece of land known as **Plot No. 546, C.T.S. No. 7527, adm. 432.92 Square Meters along with Old Structure (Bungalow) Adm. about 2000 Sq. ft. (Carpet), within village limits of AMBERNATH and outside the limits of Municipal Council in rural area, Taluka & Registration Sub-District Ambarnath, District & Registration District- Thane,** hereinafter for the sake of brevity referred to as the **said land** and more particularly described in the **SCHEDULE I (DESCRIPTION OF THE LAND /PROPERTY FOR DEVELOPMENT).**

TRACING OF TITLE

DOCUMENTS PERUSED (ALL PHOTO COPIES)

1. Copy of Property Card extract of C.T.S. no. 7527.
2. Copy of Share Certificate issued by Suryodaya Co-Operative Housing Society Ltd., dated 20th September 1997, vide Share Certificate no. 727 in favour of land owners.
3. Copy of relevant Mutation entries
4. Copies of Bungalow Permissions from AMC, (earlier).
5. Copies of Bungalow Completion from AMC, (earlier).
6. Copy of appropriate Heirship Certificate issued by Court of Law in favour of land owners declaring land owners as an heir of Shri. Ramchandra V. Joglekar.
7. Copy of Memorandum of Understanding dated 04/01/2021 executed between Land Owners and M/s. Grrs Nirman Pvt. Ltd., represented through its Director Mr. Gurucharan R. Varma and Managing Director Mr. Vinay G. Verma, duly notarized notary officer Mr. C. K. Sable on 13/01/2022.
8. Copy of Development Agreement dated 25/01/2024 executed between 1) Mr. Shridhar M. Joglekar and 2) Mr. Sharad V. Joglekar as the "Land Owners" and M/s. Grrs Nirman Pvt. Ltd., represented through its Director Mr. Gurucharan R. Varma and Managing Director Mr. Vinay G. Verma, as the "Builders/Developers", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-4 bearing registration No. 1170/2024 dated 29-01-2024.
9. Copy of Index- II dated 29/01/2024, bearing no. 1170/2024.
10. Copy of Registration Receipt dated 29/01/2024 bearing no. 1241.
11. Copy of Power of Attorney dated 29/01/2024 executed by land owners i.e. 1) Mr. Shridhar M. Joglekar and 2) Mr. Sharad V. Joglekar in favour of M/s. Grrs Nirman Pvt. Ltd., represented through its Director Mr. Gurucharan R. Varma and Managing Director Mr. Vinay G. Verma, duly registered before the Sub-Registrar of Assurances at Ulhasnagar-4 bearing registration No. 1171/2024 dated 29-01-2024.
12. Copy of Index- II dated 29/01/2024, bearing no. 1171/2024.
13. Copy of Registration Receipt dated 29/01/2024 bearing no. 1242.
14. Search Report generated by Adv. Bhagyashri Solanki of M/s. Kholiya and Co.

CHRONOLOGY OF EVENT & VERIFICATION OF TITLE

- A. **WHEREAS** it appears that 1) Mr. Shridhar Madusudan Joglekar and 2) Mr. Sharad Vaman Joglekar owns and possess all that piece and parcel of Non Agricultural land property bearing Plot No. 546, C.T.S. No. 7527, originally Area admeasuring about 432.92 Sq. mtrs and as per CTS Card area adm. about 395.6 Sq. mtrs along with old Bungalow structure area adm. about 2000 Sq.ft. (Carpet) which is also known as "**JOGLEKAR BUNGLOW**" Constructed thereon. (Hereinafter referred to as the SAID BUNGLOW), standing in DD Scheme 15(p) in Suryodaya Co-Operative Housing Society Ltd., lying & situated at Village - Ambernath, Taluka- Ambernath, District- Thane, Maharashtra, and Registration District Thane, (more particularly described in the **SCHEDULE I**).
- B. It appears that the said Plot/property was acquired by the land owners i.e. 1) Mr. Shridhar Madusudan Joglekar and 2) Mr. Sharad Vaman Joglekar, inherently from their paternal uncle Shri. Ramchandra V. Joglekar.
- C. Furthermore it appears that after obtaining necessary permission from AMC, the land owners had constructed a Bungalow later named as "**JOGLEKAR BUNGLOW**" (hereinafter for the sake of brevity shall be referred to as the said old Bungalow) on the said plot as per the building plan/ commencement certificate dated 28/04/2000 bearing Javak No. ANP/NRV/BP/2000-01/99/936-25 issued by the AMC and thereafter appropriate Occupancy/Completion Certificate dated 17/10/2003 were issued by the Ambernath Municipal Council bearing Javak No. NAP/NRV/03-04/602/39.
- D. It appears that necessary Mutation entry has been effectuated by the land owners bearing Mutation Entry No. 457 dated 08/02/2017 and at present the name of the owners is/are reflected in the 7/12 or Property card extracts and other Revenue & Government records.
- E. It appears that after the various meetings and discussion, the land owners had selected the Builders/Developers to carry out the re-development work by constructing a new multi-storied building on the said property according to modern taste, design and architecture at their cost after demolition of the existing old Bungalow/structure.
- F. It appears that MOU dated 04/01/2021 has been executed between Land Owners and M/s. Grrs Nirman Pvt. Ltd., represented through its Director Mr. Gurucharan R. Varma and Managing Director Mr. Vinay G. Verma, duly notarized notary officer Mr. C. K. Sable on 13/01/2022.

- G. It appears that Development Agreement dated 25/01/2024 has been executed between 1) Mr. Shridhar M. Joglekar and 2) Mr. Sharad V. Joglekar as the "Land Owners" and M/s. Grrs Nirman Pvt. Ltd., represented through its Director Mr. Gurucharan R. Varma and Managing Director Mr. Vinay G. Verma, as the "Builders/Developers", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-4 bearing registration No. 1170/2024 dated 29-01-2024.
- H. It appears that necessary Power of Attorney dated 29/01/2024 has been executed by land owners i.e. 1) Mr. Shridhar M. Joglekar and 2) Mr. Sharad V. Joglekar in favour of M/s. Grrs Nirman Pvt. Ltd., represented through its Director Mr. Gurucharan R. Varma and Managing Director Mr. Vinay G. Verma, duly registered before the Sub-Registrar of Assurances at Ulhasnagar-4 bearing registration No. 1171/2024 dated 29-01-2024
- I. Further the Search Report dated 01/02/2024 generated by Adv. Bhagyashri Solanki of M/s. Kholiya and Co., does not show any adverse entry with respect to the said property/land in the available Index II register kept at the Office of the Sub-Registrar, Sub-Registration District, Ulhasnagar.

CONCLUSION

Thus considering the documents placed before us it appears that the land area adm. 432.92 Square Meters along with Old Structure (Bungalow) Adm. about 2000 Sq. ft. (Carpet) for Development/Re-development which more particularly described in the SCHEDULE I (DESCRIPTION OF THE LAND TO BE DEVELOPED) and further M/S. GRRS NIRMAN PVT.LTD., is entitled to utilized it exclusively for construction and development subject to obtaining necessary sanction and approval from the Municipal Authorities for development and construction of multi-storied building.

OPINION:

Therefore in my/our opinion it appears that M/S. GRRS NIRMAN PVT.LTD., a, company incorporated under companies Act, 2013, having its office address at Shop No.C4, Basav Nagar, Shiv Mandir Road, Opp. Kunal Ice Cream Parlour,

Ambernath (East), Talaka Ambarnath, District-Thane, PIN -421 501,
Represented through its Director 1) MR. GURUCHARAN R. VARMA, AND
Managing Director 2) MR. VINAY G. VERMA, are legally and lawfully
eligible & competent to develop the said land/property.

I have examined the documents in details, I confirm having made a search in the
land/ revenue records and I do not find anything adverse.

I have examined all the title-deeds and documents relating to the property as
mentioned above and on the basis of investigation & scrutiny of all the
documents and Search conducted in the land revenue in the concern office for
the last 20 years, I confirms that the chain of title is complete and legally passed
from person to person have/has got clear, legal, valid, marketable.

I further certify,

In the said circumstances M/S. GRRS NIRMAN PVT.LTD., has complete
authority and right to carry out the construction & development on the said
property/land after obtaining appropriate approvals and permissions from the
Municipal Authorities.

Place: Ambarnath
Date: 03rd February, 2024

For, M/S. KHOLIYA & CO.



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ADV. BHAGYASHRI N. SOLANKI
Reg. No. MAH/12207/2021

SCHEDULE I
SCHEDULE OF ENTIRE LAND PROPERTY

VILLAGE	PLOT NO.	CTS NO.	TOTAL AREA OF PLOT/LAND
AMBARNATH	546	7527	432.92 Square Meters along with Old Structure (Bungalow) Adm. about 2000 Sq. ft. (Carpet)

