

TITLE INVESTIGATION REPORT

Date: 31st July 2021

JAGDALE INFRASTRUCTURE PVT. LTD.

Ground Floor Tamanna C.H.S.,
Lokmanya Nagar Thane (W)
400606.

Sir,

I have been instructed by Jagdale Infrastructure Pvt. Ltd. duly registered under the Companies Act, through its Director Mr. Rahul Jagdale, having its registered office at Ground Floor, Tamanna C.H.S., Lokmanya Nagar Thane (W) – 400606 to verify and investigate the right, title and interest of the Developer viz. Jagdale Infrastructure Pvt. Ltd. over the property situated at Survey no. 506 admeasuring about H-R-Sq. Mtrs. 0-30-00, out of that 2513.78 Sq. mtrs lying, being and situated at Village Panchpakhadi, Tal & Dist. Thane, within the Registration District & Sub-District of Thane, Maharashtra.

Title of the land situated at Survey No. 506 of Village Panchpakhadi, Ta & Dist. Thane has been verified on the basis of the documents provided to me. I hereby submit my Title Scrutiny Report as under:

1. **Description of Property:**

All that pieces and parcel of Land bearing **Survey No. 506** total admeasuring about H-R-Sq. Mtrs 0-30-00 or thereabouts out of that 2513.78 Sq. mtrs, lying, being and situated At Village Panchpakhadi, Ta & Dist. Thane within the limits of Thane Municipal Corporation, Thane, within Registration District & Sub District of Thane,

Maharashtra (Hereinafter referred to as "**the said Property**" for the sake of brevity and convenience)

2. **Documents scrutinized:**

Copy of the following documents pertaining to the said property have been perused:

- a) Copy of 7/12 Extract dated 01/04/2021 issued by Talati Saza Panchpakhadi, Thane Dist. Thane;
- b) Copy of Mutation Entry bearing no. 1925 dated 04/07/1960 issued by Talati Saza Panchpakhadi, Taluka Thane, & Dist. Thane;
- c) Copy of Mutation Entry bearing no. 3078 dated 05/07/1972 issued by Talati Saza Panchpakhadi, Taluka Thane, & Dist. Thane;
- d) Copy of Mutation Entry bearing no. 4312 dated 12/11/2010 issued by Talati Saza Panchpakhadi, Taluka Thane, & Dist. Thane;
- e) Copy of Village Form no 8-A/Khate Utara of the said property;
- f) Copy of Society Registration Certificate bearing no. T.N.A. (T.N.A) / H.S.G./(T.C/8000/95-96) dated 22/03/1996 issued by Shri. Sanjay Range, Deputy Registrar, Co-operative Society, Thane City Thane in the name of Shashtri Nagar Priyadarshani Co-Operative Housing Society Limited, Shashtri Nagar, Pokharan Road-2 Thane;
- g) Copy of Maharashtra Government Notification bearing No. Land. 1091/713/Pra.kra.59/J-1, Mantralay Mumbai dated 14/12/1998 issued by the Revenue and Forest department of Maharashtra;
- h) Copy of Maharashtra Government Notification dated 11/12/2018 bearing no. ZO.PU.PRA/U.JI.V.S.PRA.TA.2/3K(1)/Panchpakhadi/S hastrinagarPriyadarshini/S.R.No. 06/2018 with respect to said property issued by Slum Rehabilitation Authority;
- i) Copy of Meeting Minute book bearing no. JA.KRA.ZOPUPRA/SAHKAR/V.S.S./169/2017 dated 01/03/2017;



- j) Copy of Development Agreement dated 16/03/2017 executed by Shashtri Nagar Priyadarshani CHS., in favour of M/s. Jagdale Infrastructure Pvt. Ltd.;
- k) Copy of Public notice bearing no. ZOPUPRA/UJI.S.PRA.KRA.2/JA.KRA-16/2018 dated 12/01/2018, issued by Deputy Collector & Competent Authority Dr. Shivaji Patil, Slum Rehabilitation Authority, Thane-2;
- l) Copy of Letter bearing No. MMR, SRA/Circular 25/ 2021 dated 28/05/2021 issued by Chief Executive Officer MMR Slum Rehabilitation Authority;
- m) Copy of Letter of Intent bearing no. SRA/ENG/004/SEC-4/STGOVT/LOI dated 10/06/2021 issued by Chief Executive Officer, Mumbai Metropolitan Region, Slum Rehabilitation Authority with respect to said Property;
- n) Copy of intimation of approval via letter bearing No. SRA/ENG/034/SEC-4/STGOVT/AP dated 18/06/2021 issued by Executive Engineer, Mumbai Metro Politian Region, Slum Rehabilitation Authority with respect to plot bearing Survey No. 506, Gandhi Nagar, Pokharan Road No. 2, Village Panchpakhadi, Taluka and District Thane (W),
- o) Search Report of last 30 years of the land situated at survey no 506 of village Panchpakhadi, Ta & Dist Thane within the limits of Thane Municipal Corporation dated 28/10/2021 prepared by Property Title Investigator viz. Mr. Swapnil More;

3. **Devolution of Title:**

I, Mr. Prasanna Gupte have verified and investigated the title of all the pieces and parcel of land situated at Survey No. 506 of Village Panchpakhadi, Taluka Thane & Dist. Thane admeasuring about 2513.78 Sq. mtrs on the basis of the above said documents is as under:-

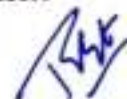


- a) On perusal of mutation entry no. 1925 dated 04/07/1960, it appears that the Land bearing survey no.506 along with other survey numbers of village Panchpakhadi, Ta & Dist. Thane were declared as a reserved land and accordingly possession of the said land had been handed over to the Revenue department of the Government of Mumbai, Maharashtra. Thus, the same was mutated in the revenue record via mutation entry no. 1925 on 04/07/1960. The said mutation entry was further confirmed and certified by the concerned authority.
- b) On perusal of Maharashtra Government Notification bearing No. Land. 1091/713/Pra.kra.59/J-1, Mantralay Mumbai dated 14/12/1998 issued by the Revenue and Forest department of Maharashtra, it appears that Maharashtra Government has notified that all the "Gayaran/Gurcharan land" lying, being and situated within the limits of municipal corporation which is reserved under the Specific Zone/Area as per the Regional Development Scheme to be used for the purpose as mentioned in the Regional Development Scheme. The said Notification clarifies the allotment of "Gayaran/Gurcharan" land to the Government and the same be recorded /mutated as Government Land on Record of rights. Accordingly, the said land bearing survey no. 506 admeasuring about 0-30-00 H-R-Sq. mtrs of village Panchpakhadi, Ta. & Dist. Thane within the limits of Thane Municipal Corporation (Hereinafter referred to as the "**said Land**" for the sake of brevity and convenience) was mutated in the name of Government of Maharashtra.
- c) Government of Maharashtra via various notifications notified and declared that the Government land/plot/area within the limits of Municipal Corporation, reserved for the various public purposes such as road, garden, playground, water storage, Electric Sub-



station, Cemetery, Graveyard, public toilet etc to be handed over to the Municipal corporation on as it is where it is basis without consideration. Accordingly, the said Land bearing Survey no 506, lying, being and situated At Village Panchpakhadi, Ta & Dist. Thane within the limits of Thane Municipal Corporation, Thane was handed over to the Thane Municipal Corporation. The same has been mutated in the revenue record via mutation entry no. 4312 on 12/11/2010. The said entry was confirmed and certified by the concerned officer on 30/11/2010 after verification of order of Hon'ble District Collector, Thane bearing no. Mahsul/K-1/TE-1/Lnd/Agau Taba/SR-01/2010 dated 07/10/2010 and Taluka Order passed by Tehsildar Thane bearing no. Mahsul-1/Te-2/Land/Kavi-11/2010 dated 4/11/2020 along with possession receipt dated 10/11/2010. Accordingly, the said land bearing survey no. 506 of Village Panchpakhadi was recorded as "reserved with Municipal corporation for protection against encroachment" in other rights column of 7/12 extract of the said land bearing survey no 506 of village, Panchpakhadi, Ta & Dist Thane. Since then, the said land is seized and possessed by the Thane Municipal Corporation.

- d) It appears that the said land bearing survey no. 506 was encroached by slum dwellers and the association of the slum-dwellers have registered the society under Maharashtra Co-Operative Housing Society Act & rules as Tenant Co-Partnership Housing Society in the name of Shastri Nagar Priyadarshini Co-Operative Housing Society limited via registration no. T.N.A (T.N.A)/H.S.G./T.C./8000/95-96 dated 22/03/1996.
- e) On perusal of Maharashtra Government Notification bearing no. SRA /DY. Coll.&C.A.Thane-2/3C(1)/Panchpakhadi/Shastrinagar Priyadarshini/S.R.No.6/2018, it appears that the Slum



Rehabilitation Authority had declared Slum Rehabilitation Scheme under the provision of Maharashtra Slums Area (Improvement Clearance and redevelopment) Act, 1971 for Shashtrinagar Priyadarshani, Thane. Accordingly the Chief Executive officer of Slum Rehabilitation Authority declared the said Survey No. 506 admeasuring 2513.78 Sq. mtrs out of the Total admeasuring area about 3000 Sq. mtrs of Village -Panchapkhadi, Ta & Dist. Thane, as "Slum Rehabilitation area" on 11th December 2018. Thereafter Dy. Collector & Competent Authority of Slum Rehabilitation Authority, Thane - 2 had issued a Public notice bearing no. ZOPUPRA/UJI.S.PRA.KRA.2/JA.KRA-16/2018 dated 12/01/2018, with respect to the acceptance of the Proposal of Slum Rehabilitation for the Survey No 506 (A) Pokaharan Road-2, Gandhi Nagar, Thane (W) in favour of Developer M/s. Jagdale Infrastructure Private Limited having architect Shri. Nilesh Sawant, Next Step Consultant, for the Slum Shashtri Nagar, Priyadarshani S.R.A. CHS.

- f) It appears that the Members of the Management Committee of Shastri Nagar Priyadarshini Co-Operative Housing Society entered into a Development Agreement dated 16th March 2017, with Jagdale Infrastructure Pvt. Ltd on the basis of a Resolution of the General Body Meeting dated 16th March 2016; thereby granting development rights in favour of Jagdale Infrastructure Pvt Ltd referred to as "Developer" therein to redevelop the land bearing Survey no. 506 of Village Panchpakhadi, Ta. & Dist Thane for demolishing their existing structures and carrying out construction of new buildings on the said land in accordance with the scheme, plans and specification that may be approved by the Slum Rehabilitation Authority, Thane Municipal Corporation or any other concerned Planning authority and with all the rights to consume FSI as



available under the scheme. The said Development Agreement is registered before Notary Shri C.M.Pandey bearing no 806/2017.

- g) On perusal of Letter of Intent bearing no. SRA/ENG/004/SEC-4/STGOVT/LOI dated 10/06/2021, it appears that Chief Executive Officer, Mumbai Metropolitan Region, Slum Rehabilitation Authority had issued Letter of intent in favour of Developer M/s. Jagdale Infrastructure Pvt. Ltd., approving the Slum Rehabilitation Scheme on Plot/Land bearing Survey No. 506 Gandhi Nagar, Pokharan Road no. 2 Village Panchpakhadi, Thane (W) for Shashtri Nagar Priyadarshani CHS Ltd as per the terms and conditions mentioned therein.
- h) It further appears that Intimation of approval via letter bearing No. SRA/ENG/034/SEC-4/STGOVT/AP dated 18/06/2021 with respect to the said Plot bearing Survey No. 506, Gandhi Nagar, Pokharan Road No. 2, Village Panchpakhadi, Taluka and District Thane (W) issued in favour of M/s. Jagdale Infrastructure Pvt. Ltd, as per the terms & conditions mentioned therein.
- i) It also appears that the Slum Rehabilitation Authority has resolved to execute a registered Agreement to Lease in favour of Developer/Society after issuance of Letter of Intent to Slum Rehabilitation Schemes on public land and on completion of the scheme and vesting of land in MMR/SRA, Lease Deed shall be executed in favour of Developer/Society via Letter bearing No. MMR, SRA/Circular 25/ 2021 dated 28/05/2021.

4. **Searches in the Sub-Registrar of Assurances:**

I have caused further searches to be taken in the Office of the Sub Registrar of Assurances at Thane, 1, 2 & 3 through Searcher viz. Mr. Swapnil More for a period of 30 years i.e 1992 to 2021 with respect to the said land bearing no 506 of Village Panchpakhadi, Ta & Dist.



Thane Annexed herewith the Original Search Report dated 28/10/2021 along with original Search Receipt.

On perusal of the Search Report dated 28/10/2021, it can be seen that there are no other registered documents save and except the documents mentioned herein affecting the title of Jagdale Infrastructure Private Limited over the said Property.

5. I have not taken searches from any of the courts like Thane etc. for any pending Litigation with respect to said property. Further I have not issued Public Notice at large in any News Paper inviting Claim if any in respect of the said property.
6. I have not taken inspection of the original documents of title to the said property.
7. **Conclusion:**

Taking into consideration all the above mentioned facts and on perusal of all the relevant documents furnished to me and on perusal of the Search Report as referred above. I am of the opinion that, the land bearing **Survey No. 506** total admeasuring about H-R-Sq. Mtrs 0-30-00 or thereabouts out of that 2513.78 Sq. mtrs, lying, being and situated At Village Panchpakhadi, Ta & Dist. Thane within the limits of Thane Municipal Corporation, Thane, within Registration District & Sub-District of Thane, Maharashtra is owned by the Government and JAGDALE INFRASTRUCTURE PRIVATE LIMITED is vested with the development rights in respect of the said Property. Accordingly, the said Property is seized, occupied and possessed by Jagdale Infrastructure Private Limited.

Based on the above, in my view and subject to what is stated hereinabove, Jagdale Infrastructure Private Limited is well and sufficiently entitled to the development rights in respect of the said property as more particularly described in the schedule hereunder written.



SCHEDULE

All that pieces and parcel of Land bearing **Survey No. 506** admeasuring about **2513.78 Sq. mtrs**, lying, being and situated At Village Panchpakhadi, Ta & Dist. Thane within the limits of Thane Municipal Corporation, Thane, within Registration District & Sub District of Thane, Maharashtra

Yours truly,



Advocate Prasanna Gupte

Adv. Prasanna Gupte

MSA, LL.B.

Office No. 35, Chakraborty Bldg.,

Kapurbhadi, Thane (W) 400 510

(Phone 800 12 1411)

Email: prasanna_gupte@rediffmail.com

Annexed: 30 years Search Report

DATE THIS 28TH DAY OF JULY, 2021

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SEARCH REPORT

LLAND BEARING **SURVEY NO-506** ADMEASURING ABOUT H-R-SQ.
MTRS. 0-30-00, AT VILLAGE PANCHPAKHADI, TAL THANE, DIST
THANE, WITHIN THE REGISTRATION DISTRICT OF THANE & SUB
DISTRICT OF THANE, MAHARASHTRA.

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SWAPNIL MORE

SEARCH CLERK

MUMBAI

ADD-: ROOM NO 201 2ND FLOOR, PATIL ALI, RAMESH VAITI NIWAS,
OPPOSITE VAIBHAV PATHPEDI, NEAR BY GANPATI MANDIR,
GHANSOLI GAON, GHANSOLI NAVI MUMBAI- MUMBAI:-400701,
EMAIL ID: SMORE1500@GMAIL.COM
MOB:- 9004764775

SEARCH REPORT

DATE THIS 28TH DAY OF JULY, 2021

REFERENCE OF PROPERTY:

LAND BEARING **SURVEY NO-506** ADMEASURING ABOUT H-R-SQ.
MTRS. 0-30-00, AT VILLAGE PANCHPAKHADI, TAL THANE, DIST
THANE, WITHIN THE REGISTRATION DISTRICT OF THANE & SUB
DISTRICT OF THANE, MAHARASHTRA.

DEAR SIR/MADAM,

AS PER YOUR INSTRUCTION I HAVE TAKEN THE SEARCH OF THE
PROPERTY / LAND SITUATED AT SURVEY NO.506 ADMEASURING
BEING AND SITUATED AT VILLAGE PANCHPAKADI, TAL THANE,
DISTRICT THANE, WITHIN THE REGISTRATION DISTRICT OF THANE &
SUB DISTRICT OF THANE, MAHARASHTRA, IN THE OFFICES OF
SUB-REGISTRAR OF THANE FOR THE PERIOD FROM 1992 TO 2021-
RESPECTIVELY (30 YERS).

ON TAKEN SEARCH IN THE OFFICE OF THE SUB REGISTRAR OF
THANE-FROM 1992 TO 2021- 30 YEARS,
THANE -1-2002 TO 2020 COMPUTER RECORD,
THANE -2-2005 TO 2020 COMPUTER RECORD,
THANE -5-2005 TO 2020 COMPUTER RECORD,
THANE -9-2005 TO 2020 COMPUTER RECORD,
TOTAL SEARCH FROM 1992 TO 2021- 30 YEARS

DURING THE COURSE OF SEARCHES, I HAVE FOUND DOCUMENT
REGISTERED/ INDEXED THEREIN AS DETAILED BELOW

1992 TO 2001 FOR 30 YEARS AT S.R.O. THANE

1992- TORN
1993- TORN
1994- TORN



1995- TORN
1996- TORN
1997- TORN
1998- TORN
1999- SPT
2000- SPT
2001- TORN

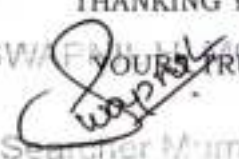
COMPUTERISED RECORDS AT THANE-1, 2, 4, 5,9

2002	SPT	
2003	SPT	
2004	SPT	
2005	SPT	
2006	SPT	
2007	SPT	NO TRANSACTION
2008	NIL	NO TRANSACTION
2009	NIL	NO TRANSACTION
2010	NIL	NO TRANSACTION
2011	NIL	NO TRANSACTION
2012	NIL	NO TRANSACTION
2013	NIL	NO TRANSACTION
2014	NIL	NO TRANSACTION
2015	NIL	NO TRANSACTION
2016	NIL	NO TRANSACTION
2017	NIL	NO TRANSACTION
2018	NIL	NO TRANSACTION
2019	NIL	NO TRANSACTION
2020	NIL	NO TRANSACTION
2021	RECORD NOT READY	

[NOTE: * * * THE COMPUTERIZED RECORDS OF SUB-REGISTRAR OF ASSURANCES NOT MAINTAINED PROPERLY ALSO SOME INDEX-II (MANUALLY AND COMPUTERIZED) ARE MISSING FROM THE RECORDS AND HENCE THIS SEARCH REPORT IS BASED UPON THE INDEX - II AVAILABLE IN THE SROS OFFICE SUBJECT TO TORN RECORDS/MISSING RECORDS.ONLINE SEARCH]

ABBREVIATIONS:

SPT - SOME PAGES TORN IN INDEX-2 BOOK.
TORN - BOOK NOT AVAILABLE
NIL - TRANSACTION NOT FOUND THIS YEAR.

THANKING YOU,
YOURS TRULY,

Swapnil More
Searcher Mumbai
**SWAPNIL MORE
CLERK**



CHALLAN
MTR Form Number-6



GRN MH004139026202122E	BARCODE	Date 27/07/2021-15:26:37	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name THN1_HQR SUB REGISTRA THANE URBAN 1		Full Name	swagnil more
Location THANE			
Year 2021-2022 One Time		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)	
		Village panchpakhadi survey no. 506 year 1902 to 2021-30 years	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332021072716908 2693660818
Cheque/DD No.		Bank Date	RBI Date 27/07/2021-15:27:14 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9000000000
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.