

Date : 14.12.2016

SEARCH AND TITLE REPORT

Ref: **SEARCH AND TITLE REPORT** in respect of land bearing City Survey No. 1367 admeasuring i.e. 3284 Sq. Mtrs.(area as mentioned in city survey extract) and 2400 Sq. Mtrs. area as per Sale Deed, Erandvane, within the limits of Pune Municipal Corporation and under the jurisdiction of Sub Registrar Haveli, Taluka Haveli, District - Pune.

Sub: Title of the owner Surhud Co-operative Housing Society Ltd. a Housing Society registered under Maharashtra Co-operative Societies Act, 24 of 1961 bearing Registration No. PNA/HSG/615/1970 Dated 21/07/1970.

At the instance of Surhud Co-operative Housing Society Ltd., I caused the search to be taken through Advocate Dhanraj B. Chavan in respect of the captioned land by inspecting records in the offices of the Sub-Registrar Haveli for last 30 years from 1987 to December 2016. After perusing the documents produced before me for my inspection and the oral information given by the Society, my findings are as under:

1. **LOCATION:-** The land bearing City Survey No. 1367 admeasuring i.e. 3284 Sq. Mtrs.(area as mentioned in city survey extract) and 2400 Sq. Mtrs. area as per Sale Deed, situate at Erandavane, within the limits of Pune Municipal Corporation and under the jurisdiction of Sub-Registrar Haveli, Taluka Haveli, District - Pune.

2. **MEASUREMENT:-** The land bearing City Survey No. 1367 admeasures 3284 Sq. Mtrs. in city survey extract and 2400 Sq. Mtrs. in the Sale Deed.
3. **TITLE :-** All that piece and parcel of the land originally bearing S. No. 9/1B admeasuring 1 Acre 13 Guntha situate at Erandvane, Pune, (Herein after referred to as the "Said Entire Land") was originally owned by Mr. Manohar Ganesh Padhye and Mrs. Sumatibai Manohar Padhye.

The said original owners Mr. Manohar Ganesh Padhye and Mrs. Sumatibai Manohar Padhye sold the said entire land to Mr. Bhalchandra Kashinath Pendse i.e. the partner of M/s. Bhalchandra Industries by executing a Sale Deed dated 05.10.1960 in its favour. The said fact is mutated to the revenue records of the said entire land vide mutation entry No. 1704.

The said partnership firm M/s. Bhalchandra Industries has obtained N. A. order bearing no. NA/SR/III/170/69 dated 19.08.1970 in respect of the said entire land from the Collector, Poona.

Mutation entry No. 1 reveals that, Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 had been implemented and in pursuance thereof area of all S. Nos. 1 to 105 of Erandvane have been converted into Hectors and Ares and assessments have been converted into Rupees and Paisas.

The said owner M/s. Bhalchandra Industries through its partners Kashinath Keshav Pendse, Tarabai Kashinath Pendse and Bhalchandra Kashinath Pendse sold an area admeasuring 2400 Sq. Mtrs. from and out of the entire land to Surhud Co-operative Housing Society Ltd by executing a registered Sale Deed dated 14.04.1971. Therefore the said entire land was divided and the area admeasuring 00 H. 24 Are purchased by Surhud Co-operative Housing Society Ltd. is numbered as 9/1B/1A (hereinafter referred to as the "said captioned land"). The said Sale Deed is registered in the office of Sub registrar Haveli No. II at Sr. No. 926 on the same day.

The said Surhud Co-operative Housing Society Ltd. has constructed two buildings "A" consisting 12 Flats and "B" consisting 10 flats. Accordingly after completing the construction of the said buildings the Pune Municipal Corporation has issued completion Certificate in respect thereof bearing No. 1079 dated 23.02.1973 in favour of the said Surhud Co-operative Housing Society Ltd.

Thereafter the said Surhud Co-operative Housing Society Ltd. has allotted flats to the members of the said society and also issued share certificates to the members of the said Surhud Co-operative Housing Society Ltd. and admitted them as the members of the society.

It is informed that as the buildings standing on the said captioned land have become old and according to the present building regulations in force additional construction is permissible on it hence the members of the said society decided to redevelop the said society. However due to lack of