

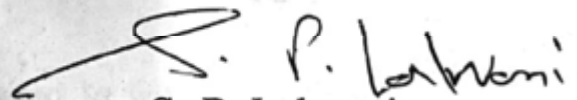
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expertise the said society and its members decided to entrust the said captioned land for Redevelopment to a Developer/Builder, who will construct and allot 22 Flats with additional carpet area to the present members of the Society alongwith the modern amenities, accordingly, in the General Body Meeting held on 25.01.2015, resolution No.1 was passed to that effect, by absolute majority.

4. **POSSESSION** :- It appears from the documents that the members of Surhud Co-operative Housing Society are in actual and physical possession of the said captioned land.
5. **ENCUMBRANCES** :- I have not come across any entry showing any encumbrances, such as mortgage, charge or otherwise in respect of the said captioned land.
6. **REMARKS** :- I caused the search of Index II registers in the office of Sub-registrar Haveli no. 1 to 27 for last 30 years in respect of the captioned land through Advocate Dhanraj Chavan. The search notes of Advocate Dhanraj Chavan are attached herewith and be read as part and parcel of this report. It is seen from the search report of Advocate Dhanraj Chavan that there is no any kind of charge and/or encumbrance on the said land.
7. **DOCUMENTS** :- I was supplied with the xerox copies of following documents for my reference and perusal:
 - City Survey extract, of CTS No. 1367
 - 7/12 extract of S.No. 9/1B for the year 1960 to 1964
 - Mutation entries No. 1704 and 1

- NA order dated 19.08.1970
- Sale Deed dated 14.04.1971
- Completion Certificate dated 23.02.1973

8. **PUBLIC NOTICE** :- I had issued a Public Notice in daily "Prabhat" on 08.12.2016 to investigate the marketable title of Surhud Co-operative Housing Society Ltd. to the captioned land. I did not receive any objection to the said public notice till today.
9. **CONCLUSION** :- Subject to whatever stated above and as per the information and documents submitted for my perusal I am of the opinion that the title of the owner Surhud Co-operative Housing Society Ltd. in respect of City Survey No. 1367 admeasuring i.e. 3284 Sq. Mtrs. (area as mentioned in city survey extract) admeasuring 2400 Sq. Mtrs. (area as per Sale Deed), situate at, Erandvane, Pune is clear and marketable.


S. P. Lalwani
Advocate