

Sunil S. Shinde

B.Sc. B.Ed. LL.M.

ADVOCATE

Office Address : S-14, Samrudhhi Apart., Saraswati Vihar Complex, Nr. Lohar, Samaj Bhavan, Rama Nagar,
Beltarodi Road, Nagpur - 440027
Mobile No. : 9545125288, 9420893617
E Mail : adv_sunilshinde@rediffmail.com

Date : 17-06-2021

TO WHOMSOEVER IT MAY CONCERN

TITLE CUM SEARCH INVESTIGATION & NON-ENCUMBRANCE REPORT (TSIR)

Name of the Owners	1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, 9) M/s Om Shivam Buildcon Private Ltd. acting through its director Shri Ravindra Kisanrao Kapse
Name of the Advocate Address Tel. No. (Office, Mobile, Residence) Email ID Fax No.	Shri. Sunil S. Shinde, Advocate. Plot No.167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, NAGPUR-440 033 9545125288, 9420893617 adv_sunilshinde@rediffmail.com

Description of the property:

All those pieces and parcels of land bearing Amalgamated Plot Nos. 237/1, 238/1, 238/2, 239, 241, 242, 247/1, out of sanctioned layout, containing by total admeasurements 121680 Sq. Mtrs. being a portion of the lands bearing Kh. Nos. 70/2, 71/2, 72/2, 73/2, 74/2, 75/2 (Part), 76/1/A/2 (Part), 76/1/B/2, 76/2/B, 76/3/B/1, 76/3/B/2 of Mouza-SONDAPAR, P.S.K. 72, including all other easementary rights appurtenant and belonging thereto, situated at village Sondapar, within the limits of the Grampanchayat Kotewada, in Tahsil Hingna, District Nagpur and same is bounded as under:-

East : 18 Mtr. Wide Road
West : Existing Mihan Road
North : other Khsara
South : 18 Mtr. Wide Road.

Advocates final comments/views in detail to be mentioned. That the title of property in question is legal and Valid, absolute, clear and marketable, to the property..

For the purpose of this report I had deputed to take search for the period for 30 years from 1992-2021 and verify records available in the Sub-Registrar Offices, On-line search for 17.06.1991 to 17.06.2021 is done in all the offices and the summary of search provided herein below.

On the basis of searches taken of the records of Sub-Registrar office for 30 years by paying requisite charges vide, Receipt No. GRN MH002379624202122E Dt. 17.06.2021 and the documents produced before me, I am of the opinion that M/s Om Shivam Buildcon Private Ltd. is having clear and marketable title over said property. Now the said property is not sold, transferred, mortgaged or alienated in any manner whatsoever. Therefore said property can be accepted as security for advancing loan to the Purchaser by creating equitable or any other type of mortgage which deems fit.

As per your instructions I have carried out the searches of Extract of Index-II in the office/s of Sub-Registrar Hingna, years i.e. from 1991 to 2021 vide Receipt No. MH002379624202122E dated 17.06.2021 :

As per the latest amendment in Registration Act, An intimation of mortgage be given to Sub-Registrar Office, Hingna, Dist. Nagpur.

Truly yours,

NAGPUR

Date : 17.06.2021



(Signature)

Sunil S. Shinde

Advocate