

L. ANNADHURAI, B.A., B.L.,
ADVOCATE,
A-35, SAMPATH NAGAR,
CLUB MELAANGE ROAD,
ERODE-11.

OFF: 0424-2264797
CELL: 94422-36366

See Bannan's common Property

To,

Date: 21.10.2011

The Manager,

The Lakshmi Vilas Bank Ltd.,

Pallipalayam branch.

Sir,

Sub: Opinion regarding the title deeds of Balakrishnan son of Nataraja Mudaliar residing at 66A, Nehru Nagar, Pallipalayam - regarding.

LEGAL OPINION - TITLE REPORT

01. Name and address of the title holder : Balakrishnan,
S/o Nataraja Mudaliar,
66A, Nehru Nagar,
Pallipalayam,
Erode-6.

02. Constitution [Individual/Firm/Limited
Company/HUF/Trust] : Individual

03. **DESCRIPTION OF PROPERTY:**

Namakkal Registration District, Komarapalayam Sub
Registration District, Pallipalayam village, S.F.No.261/1A punja acre
3.88 kist Rs.6.06 in this property situates within the following
boundaries:

South of land of Pongiyanna gounder,

North of 22 feet east west road,

East of land of Sulochana,

West of land of Palaniappan,

in this 30 feet in east west on both sides, 83 feet in north south on
east, 82 feet in north south on west totaling 2475 square and
building constructed therein and all other appurtenances attached
there to and mamool easementary rights.

Just


05. LIST OF DOCUMENTS STUDIED:

<u>S.No.</u>	<u>Date</u>	<u>Doc. No.</u>	<u>Particulars of Documents</u>
01.	19.11.1975	1627/75	The original sale deed executed by Ramasamy infavour of Palanivelu.
02.	15.12.1977	1530/77	The original sale deed executed by Palanivelu infavour of Balakrishnan.
03.	14.07.1995		The approved plan showing the proposed construction.
04.	14.07.1995		The order issued by Executive Officer, Pallipalay for the proposed construction.
05.	05.01.2011		The house tax receipt issued by Pallipalayam Municipality for the door nos.50 to 50/9.
06.			The water tax receipt issued by Pallipalayam Municipality.
07.			The receipt issued by Tamilnadu Electricity Board for S.C.No.04-159-002-334,335,336.
08.		4780	The Encumbrance certificate for the period from 01.01.1977 to 31.12.1986 for 10 years.
09.		4781	The Encumbrance certificate for the period from 01.01.1987 to 30.11.1992 for 06 years.
10.			The Encumbrance certificate for the period from 01.12.1992 to 10.10.2011 for 20 years.

06. TRACING OF TITLE:

1. Originally, the property described in para no.3 situates in S.F.No.261/1A of Pallipalayam village absolutely belongs to Ramasamy by way of purchase. The aforesaid Ramasamy sold the property described in para no.3 infavour of Palanivelu under a registered sale deed dated 19.11.1975 for valuable consideration. The said sale deed has been mentioned as document no.1 in para no.5.

2. Then the aforesaid Palanivelu sold the property described in para no.3 infavour of the applicant Balakrishnan


L. Anandhurai, B.A., B.L.,
ADVOCATE

consideration. The said sale deed dated 15.12.1977 for valuable consideration. The said sale deed has been mentioned as document no.2 in para no.5. Thus the applicant Balakrishnan has got valid, clear and marketable title over the same.

3. The document no.3 is the plan showing the proposed construction which has been approved by Executive Officer, Pallipalayam panchayat. The document no.4 is the order issued by Executive Officer, Pallipalayam Panchayat for the proposed construction.

4. The document no.5 is the house tax receipt for the door nos.50 to 50/9 issued by Pallipalayam Municipality for the period 2010-2011 which stands in the name of Balakrishnan. The document no.6 is the water tax receipt issued by Pallipalayam Municipality which stands in the name of Balakrishnan. The document no.7 is the receipt issued by Tamil Nadu Electricity Board which stands in the name of Balakrishnan.

5. The document nos. 8, 9 & 10 are the encumbrance certificates for the period from 01.01.1977 to 10.10.2011 for 34 years and the document no.2 has been clearly mentioned and reveals no encumbrance over the same.

07. Whether additional documents are required to complete the report. : Nil.
08. Particulars of tax receipts studied : Yes.
09. Encumbrances : Nil.
10. Minor's Interest : Nil.
11. Any other restrictions such as life estate or through a testament. : Nil.
12. Application of
a] Urban land Ceiling & Regulation Act : Nil.
b] Tenancy Laws [Both Agricultural & City Tenants]. : Nil.
c] Any state & Central enactments : Nil.
13. Opinion regarding the borrowing by Partnership firm / Limited company/ HUF/Trust. : Individual



14. Who is empowered to create the Charge over the property? : Balakrishnan
15. Nature of charge to be created : Registered Equitable Mortgage by deposit of title Deeds.
16. **FINAL CERTIFICATE:**

Thus, on the perusal of the above mentioned document nos. 1 to 10, I am of opinion that the applicant Balakrishnan has got clear, absolute and marketable title to the property described in para no.3 and can create valid equitable mortgage over the same by way of deposit of title deeds in any one of the notified towns. All the documents perused and returned to the bank.


Advocate.

L. Annadurai, B.A., B.L.,
ADVOCATE
ERODE.