



S.A. SHANMUGHAM, M.A., B.L.,

ADVOCATE - NOTARY

ERODE (ED.TK.) SALEM & NAMAKKAL DISTRICTS.

132, Thiruchengode Road, Pallipalayam Erode - 638006. ☎ 94432 41090

Date: 03.05.2022

LEGAL OPINION AS TO TRACING OF TITLE

IN RESPECT OF IMMOVABLE PROPERTY/PROPERTIES

Name of the owner(s) or mortgagor's	Partnership firm Name: Hindustan Mineral Enterprises represented by its partners: (1) A P Sellappan S/o Perumal gounder (2) Shalini D/o A P Sellappan Guarantor: A P Sellappan S/o Perumal gounder and his wife M S Dhanalakshmi.
Location details of the property	SF No: 151/1A3, Old SF No: 151/1A, Chinnagoundanoor village, Sankagiri Taluk, Salem West registration district.
Measuring an extent	4.84 ½ Acre - Vacant Land and Building property.
Name of the branch seeking legal opinion	Indian Overseas Bank, Padaiveedu Branch Kumarapalayam taluk, Namakkal Dt.
Bank panel advocate	S.A SHANMUGHAM, M.A., B.L., Advocate - Notary, 132, Thiruchengode Road, Kumarapalayam, Erode - 6. ☎ 94432 - 41090



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To,

The Manager,
Indian Overseas Bank,
Padaiveedu Branch,
Kumarapalayam taluk,
Namakkal DT.

Sir,


Sub: Legal Opinion Regarding Marketability Of Title With Respect To The Properties Of The Present borrowers / Owners **A P Sellappan S/o Perumal gounder** and his wife **M S Dhanalakshmi** Situate In **Chinnagoundanoor** village In SF No: **151/1A3**, Old SF No: **151/1A**, Measuring An Extent Of **4.84 ½ Acre**, Vacant Land and Building property, Sankagiri Taluk, Salem West registration district.

Herewith I am forwarding legal opinion with respect to the above sited subject matter along with documents. The same may be received and acted upon.

Thanking you,

Place: Pallipalayam

Date: 03.05.2022


Signature of the Advocate with Seal

ADVOCATE - NOTARY,
ERODE (ED.TK.) SALEM & NAMAKKAL DISTRICTS,
PALLIPALAYAM, ERODE - 638 006



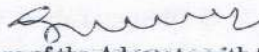
TRANSLATION MEMO

1. Nature of document : **Registered Gift settlement deed**
2. Registration No : **1454/2015 Dated: 20.04.2015**
3. Registered at : **SRO Sankagiri**
4. Place of execution : **Sankagiri**
5. Parties to document
 - Executants :** **M S Dhanalakshmi W/o A P Sellappan ✓**
 - Beneficiary :** **A P Sellappan S/o Perumal gounder**
6. Nature of document : **Registered Sale deed**
7. Registration No : **1206/2003 Dated: 21.11.2003**
8. Registered at : **SRO Sankagiri**
9. Place of execution : **Sankagiri**
10. Parties to document
 - Executants :** **A P Sellappan S/o Perumal gounder**
 - Beneficiary :** **M S Dhanalakshmi W/o A P Sellappan ✓**
11. Total extent of property : **4.84 ½ Acre**
12. Total extent of property
 - Offered as security :** **4.84 ½ Acre**
13. Classification : **Vacant Land and Building property.**
14. Location of the property : **SF NO: 151/1A3, Old SF No: 151/1A,
Chinnagoundanoor village,
Sankagiri Taluk,
Namakkal district,**
15. Boundaries : **Vide schedule "A"**
16. Patta No : **Joint Patta No: 1741,
Chinnagoundanoor village.**
17. SARFAESI Act : **SARFAESI Act 2002 Enforceable**

I certify that the above is the gist of English translation of document which are in vernacular language (Tamil). The same is true and correct.

Place: Pallipalayam

Date: 03.05.2022


Signature of the Advocate with Seal L.

ADVOCATE - NOTARY,
S. SHANMUGHAM,
ERODE - NAMAKKAL DIST.,
PALLIPALAYAM, ERODE - 638 006

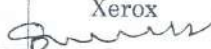


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Date: 03.05.2022

DESCRIPTION OF THE PROPERTY

1.	Name Of The Borrower/s	A P Sellappan S/o Perumal gounder and his wife M S Dhanalakshmi				
2.	Name of his/her - father/ husband					
3.	Whether borrower is the owner Of the property, if not who is the Owner and what is her / Her relationship to the borrower				Yes - Borrowers are the Owners of the Property	
4.	The status of the owner of property - whether individual, HUF, Firm or Private Ltd. Or Public Limited Company or One Person Company or Limited Liability Partnership				Individual ownership	
5.	Whether the Owner of the Property is a Minor? If so, whether the permission of the city civil court or a district court or a court empowered under section 4A of the Guardians and Wards Act, 1890 to mortgage the property?				Owners of the Property is not Minor	
6.	Whether the property proposed to be mortgaged is owned by a Trust? If so, whether the Trust Deeds permits such a Mortgage? Whether permission from Court or any other Authority is required for such Mortgage?				The property proposed to be mortgaged is not owned by a Trust	
7.	Description of property					
S. No	Extent	Survey No	Situating in (please Door No. Name of street, village & Dist)	Boundaries		
a)	4.84 ½ Acre	SF No: 151/1A3, Old SF No: 151/1A	Chinnagoundanoor village, Sankagiri Taluk, Salem West registration district.	East by	SF No: 150	
				West by	SF No: 151/1A2	
				North by	SF No: 152	
				South by	East West Panchayat Road	
				North South on the East		Measurements not mentioned in the title deed
				North South on the West		
East West on the North						
East West on the South						
Total Extent:				4.84 ½ Acre		
<p>The above description is as per the Gift Settlement deed Executed and Registered infavour of A P Sellappan S/o Perumal gounder as Document No: 1454/2015 Dated: 20.04.2015 by M S Dhanalakshmi W/o A P Sellappan at SRO Sankagiri and Registered sale deed No: 1206/2003 Dated: 21.11.2003 Executed infavour of M S Dhanalakshmi W/o A P Sellappan by A P Sellappan S/o Perumal gounder as power agent to Ramasamy gounder and his heirs at SRO Sankagiri</p>						
8.	Property is within the Registration District of & sub-registration District of			Registration District: Salem West registration district Sub-registration District: SRO Sankagiri		

9.	List of Title documents originally produced and proposed to be deposited with Bank— please also state whether the documents produced are original/ or Certified copy of the Registered Deed, photocopy etc.		
S. No	Date & Document No	Description of Document	Nature of the Document
1.	20.04.2015 1454/2015	Registered Gift Settlement deed Executed infavour of A P Sellappan S/o Perumal gounder, by M S Dhanalakshmi W/o A P Sellappan at SRO Sankagiri	Original
2.	20.04.2015 1454/2015	Registered Gift Settlement deed Executed infavour of A P Sellappan S/o Perumal gounder, by M S Dhanalakshmi W/o A P Sellappan at SRO Sankagiri	Certified Copy
3.	1206/2003 21.11.2003	Registered sale deed Executed infavour of M S Dhanalakshmi W/o A P Sellappan by A P Sellappan S/o Perumal gounder as power agent to Ramasamy gounder and his heirs at SRO Sankagiri	Original
4.	1206/2003 21.11.2003	Registered sale deed Executed infavour of M S Dhanalakshmi W/o A P Sellappan by A P Sellappan S/o Perumal gounder as power agent to Ramasamy gounder and his heirs at SRO Sankagiri	Certified Copy
5.	163/1999 23.09.1999	Registered power of attorney deed Executed infavour of A P Sellappan S/o Perumal gounder by Ramasamy gounder and his heirs	Original
6.	743/1977 26.11.1977	Registered sale deed Executed infavour of M R Ramasamy gounder by Pavayammal and her daughter Velayammal	Original
7.	9/1977 11.01.1977	Registered sale deed Executed infavour of M R Ramasamy gounder by P Ramakrishnan S/o Palaniyappa Gounder	Original
8.	13.04.2022	Patta No: 1741 for SF No: 151/1A3 – Chinnagoundanoor village	Online copy
9.	11.04.2022	FMB for SF No: 151 issued by VAO Chinnagoundanoor village	True copy
10.	11.04.2022	Adangal extract for SF NO: 151/1A3 issued by VAO Chinnagoundanoor village	True copy
11.	12.02.2022 0668821	Kist receipt infavour of A P Sellappan S/o Perumal gounder issued by President, Chinnagoundanoor Panchayt	Original
12.	30.05.2016 316/2016	Certificate of registration of partnership firm Hindustan Mineral Enterprises	Xerox 

13.	24.08.2018	Unregistered partnership deed between A P Sellappan S/o Perumal gounder and Shalini D/o A P Sellappan	Xerox
14.	63606101 26.04.2022	EC for the period from 01.12.1992 to 21.04.2022 issued by SRO Sankagiri	Certified copy
10.	Property Card is in the name of: Whether latest tax/kist receipts have been produced? For how many preceding years tax/kist receipts are produced?		Vacant Land and Building property.
11.	List of further documents called for and verified before rendering opinion		Documents No: 1 to 14 in the Column No:9
12.	History of title based on documents of title (for at least the past 30 years from the date of giving the title report)		

HISTORY OF TITLE BASED ON DOCUMENTS OF TITLE:

The property offered as security covered in SF NO: 151/1A, situate at Chinnagoundanoor village measuring an extent of 9.69acres, and in 151/1C originally measuring an extent of 0.16acres in which $\frac{1}{4}$ th share ancestrally belonged to P Ramakrishnan S/o Palaniyappa Gounder, who resided at Chinnagoundanoor village, Sankagiri Taluk, Salem district.

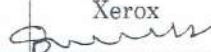
In the course of enjoyment of the property, the above said P Ramakrishnan S/o Palaniyappa Gounder has sold out the same to M R Ramasamy gounder for valid consideration through a registered sale deed No: 9/1977 dated: 11.01.1977 and delivered possession on the same day.

Subsequently, the above said M R Ramasamy gounder has purchased an extent of another $\frac{1}{4}$ th share in the above said survey number for valid consideration from Pavayammal W/o Ramasamy Gounder and her daughter Velayammal, through a registered sale deed No: 743/1977 dated: 26.11.1977 and delivered possession on the same day.

In the course of enjoyment of the property, the above said M R Ramasamy gounder and his son Ramachandran, Minor sons of Ramachandran namely Sathish and Kavin represented by their father Ramachandran, joined together, executed a registered power of attorney infavour of A P Sellappan S/o Perumal gounder to deal with their property $4.92 \frac{1}{2}$ acres covered in SF NO: 151/1A – $4.84 \frac{1}{2}$ acre & 151/1C – 8cent totally $4.92 \frac{1}{2}$ acres and registered it as Doc No: 163/1999 dated: 23.09.1999 at SRO Sankagiri.

In the course of dealing with their property, the above said power agent A P Sellappan S/o Perumal gounder has sold out an extent of $4.84 \frac{1}{2}$ acre for valid consideration to his wife the present borrower / owner M S Dhanalakshmi W/o A P Sellappan, through a registered sale deed No: 1206/2003 dated: 21.11.2003 and delivered possession on the same day.

In the course of enjoyment of the property, the above said M S Dhanalakshmi

9.	List of Title documents originally produced and proposed to be deposited with Bank—please also state whether the documents produced are original/ or Certified copy of the Registered Deed, photocopy etc.		
S. No	Date & Document No	Description of Document	Nature of the Document
1.	20.04.2015 1454/2015	Registered Gift Settlement deed Executed infavour of A P Sellappan S/o Perumal gounder, by M S Dhanalakshmi W/o A P Sellappan at SRO Sankagiri	Original
2.	20.04.2015 1454/2015	Registered Gift Settlement deed Executed infavour of A P Sellappan S/o Perumal gounder, by M S Dhanalakshmi W/o A P Sellappan at SRO Sankagiri	Certified Copy
3.	1206/2003 21.11.2003	Registered sale deed Executed infavour of M S Dhanalakshmi W/o A P Sellappan by A P Sellappan S/o Perumal gounder as power agent to Ramasamy gounder and his heirs at SRO Sankagiri	Original
4.	1206/2003 21.11.2003	Registered sale deed Executed infavour of M S Dhanalakshmi W/o A P Sellappan by A P Sellappan S/o Perumal gounder as power agent to Ramasamy gounder and his heirs at SRO Sankagiri	Certified Copy
5.	163/1999 23.09.1999	Registered power of attorney deed Executed infavour of A P Sellappan S/o Perumal gounder by Ramasamy gounder and his heirs	Original
6.	743/1977 26.11.1977	Registered sale deed Executed infavour of M R Ramasamy gounder by Pavayammal and her daughter Velayammal	Original
7.	9/1977 11.01.1977	Registered sale deed Executed infavour of M R Ramasamy gounder by P Ramakrishnan S/o Palaniyappa Gounder	Original
8.	13.04.2022	Patta No: 1741 for SF No: 151/1A3 – Chinnagoundanoor village	Online copy
9.	11.04.2022	FMB for SF No: 151 issued by VAO Chinnagoundanoor village	True copy
10.	11.04.2022	Adangal extract for SF NO: 151/1A3 issued by VAO Chinnagoundanoor village	True copy
11.	12.02.2022 0668821	Kist receipt infavour of A P Sellappan S/o Perumal gounder issued by President, Chinnagoundanoor Panchayt	Original
12.	30.05.2016 316/2016	Certificate of registration of partnership firm Hindustan Mineral Enterprises	Xerox 

W/o A P Sellappan has settled an extent of 1.60Acre out of 4.84 ½ acre infavour of her husband, the present borrower / owner **A P Sellappan S/o Perumal gounder** through a registered Gift Settlement deed No.1454/2015 dated: 20.04.2015, registered at SRO Sankagiri and delivered possession on the same day. This is evidenced by the recitals found in the title document.

The above said documents have been properly drafted, sufficiently stamped and validly registered.

The above said A P Sellappan S/o Perumal gounder and his wife M S Dhanalakshmi, both of them offered their properties measuring an extent of 4.84 ½ in SF No: 151/1A3, Chinnagoundanoor village, with pump set and Well in which un divided ½ share right in SF No: 151/1C.

Recognizing the gift settlement, right possession and enjoyment of the property infavour of the Present owners, Revenue authorities have effected mutation in their records and included their name in the joint Patta bearing No: 1741, Chinnagoundanoor village, whose name reflects in serial number: 1, 3. Thus runs the title history of the property.

FLOW OF TITLE:


The present owners / borrowers **A P Sellappan S/o Perumal gounder and his wife M S Dhanalakshmi W/o A P Sellappan** have become the absolute owners of the property by virtue of the registered Gift Settlement Deed No: **1454/2015** dated: **20.04.2015** and Registered sale deed No: **1206/2003** Dated: **21.11.2003** registered at SRO Sankagiri in his favor. They have acquired the property from the lawful owner of the property. Thus runs the flow of title. Now, they are having absolute, perfect, valid and readily marketable title in their favor for the property, offered as security.

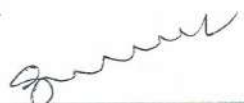
EVIDENCE OF POSSESSION


Joint Patta No: 1741, Adangal extract, Kist receipt issued by the respective authorities infavour of the present owner clearly shows that they are in actual possession, use occupation and enjoyment of the property offered as security.

ENCUMBRANCE

The encumbrance certificate covering from the period 01.12.1992 to 21.04.2022 with respect to the property offered a security, did not contain any entry of encumbrance relating to the property offered as security. Hence as on date the property offered as security is free from encumbrance.

13.	Whether the mortgagor is intending to mortgage the leasehold rights of the property? If so, what is the residual period of lease?	Does not arise 
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	Whether specific NOC from the lessor is submitted?	
14.	In whose name the Patta stands – In the name of the present owner or predecessor in title?	In the name of the present owners and predecessor, as Joint Patta No: 1741.
15.	Details of encumbrances, if any and if so, how they are discharged (EC for minimum of 30 years to be verified in case of advances above Rs.5 Cr. and EC for minimum of 13 years to be verified in case of all other advances)	Nil encumbrance.
16.	Whether any minor interest litigation/ attachment/ charge is involved in the property as evidenced in the title deeds/documents/EC?	Does not arise.
17.	In case of Agricultural Lands, whether Chitta 10(i) extract / Adangal or any such equivalent Revenue Record Extract as per the respective State practice verified?	Building property.
18.	If property is building, is the plot in approved layout?	Building property is in the approved layout
19.	Has the building been constructed after approval of plan by relevant authorities and assessed to tax?	Property is Building property and assessed to property tax.
20.	Is there any excess / vacant land attracting provision of the applicable Land Ceiling Acts?	No excess land to attracting provision of the applicable Land Ceiling Acts
21.	Is the property affected by Urban Land Ceiling and Regulation Act, if so, whether permission of relevant authority been obtained for creating encumbrance?	Does not arise
22.	Is the title and possession of the party to the property clear, absolute and marketable and valid mortgage by deposit of title deeds could be created:	Yes, title and possession of the party to the property is clear, absolute, marketable and valid.
23.	The list of additional documents like "Nil" E.C. for subsequent period / affidavit indemnity required to be obtained by the bank	Nil
24.	Any other remark which the lawyer rendering title deed opinion wishes to make that may be relevant for the Bank to decide on the acceptability of the referred immovable property as Security	Nil 

25.	Whether there is any indication or doubt to show that the land belongs to Govt. or it is under acquisition proceedings of the Govt.?	There is no indication or doubt to show that the land belongs to Govt. or it is under acquisition proceedings of the Govt.
26.	Is there any bar for mortgaging the lands as per any local law? Eg. Prohibition for offer of agricultural lands as security for borrowing outside the State or Commercial / Non agricultural borrowings	No bar for mortgaging the lands as per any local law.
27.	Whether the bank has right to enforce SARFAESI after creation of mortgage by deposit of title	SARFAESI Act 2002 enforceable
28.	Whether the immovable property offered as security is properly demarcated	Yes, immovable property offered as security is properly demarcated by FMB
29.	Whether the property is identifiable (Yes/No)	Yes.
30.	If the referred Immovable Property is accepted as a Security by the Bank, subsequent to mortgage by Deposit of Title Deeds, what are the procedural formalities to be completed by the Branch and the respective timelines?	EM Should be created in the bank followed by MOD should be registered.
31.	Certification: Certify that, I personally visited the Registrar Office, searched the records and ensured the correctness of the entries in the Register and there is no omission of any encumbrances in the EC.	
32.	I also certify that the said registered Gift Settlement deed: 1454/2015 Dated: 20.04.2015 and Registered sale deed No: 1206/2003 Dated: 21.11.2003 have been registered in the sub-registrar's office in the name of the borrowers and the document is genuine and can be acted upon.	
33.	I certify that the documents listed by me in Column 9 and 23 above are perfect evidence of title to the immovable property proposed to be offered as security.	
34.	I have carefully gone through the original title deeds and other documents of the immovable property proposed to be offered as Security before giving my report on the title to the property as mentioned above.	
<div style="display: flex; justify-content: space-between;"> <div> Place: Pallipalayam Date: 03.05.2022 </div> <div style="text-align: right;">  Signature of the Advocate with Seal </div> </div>		

ENCL. 13/2022
 PALLIPALAYAM, ENCL. - 008 008