

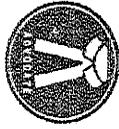
S.A. SHANMUGHAM, M.A., B.L.,
ADVOCATE - NOTARY
ERODE (ED.TK.) SALEM & NAMAKKAL DISTRICTS.
132, Thiruchengode Road, Pallipalayam Erode - 638006. ☎ 94432 41090

Date: 28.01.2022

LEGAL OPINION AS TO TRACING OF TITLE

IN RESPECT OF IMMOVABLE PROPERTY/PROPERTIES

Name of the owner(s) or mortgagor's	Proposed seller: C Sampooranam W/o Venkatachalam Proposed purchaser: B Maheshwari W/o Pradeeshkumar
Location details of the property	SF No: 256/2, Plot No: 39 Tiruchengode village, Tiruchengode Taluk, Namakkal Dt.
Measuring an extent	2040Sq.feet, House site property.
Name of the branch seeking legal opinion	Indian Overseas Bank, Padaivedu 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. <i>S Shanmugham</i>



S.A. SHANMUGHAM, M.A., B.L.,
ADVOCATE - NOTARY
ERODE (ED.TK) SALEM & NAMAKKAL DISTRICTS.
132, Thiruchengode Road, Pallipalayam Erode - 638006. ☎ 94432 41090

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 Proposed seller C Sampooranam W/o Venkatachalam Situate In **Tiruchengode village In SF No: 256/2, Plot No: 39, Measuring An Extent Of 2040Sq.feet House site property, Kumarapalayam Taluk, Namakkal 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,

Signature of the Advocate with Seal

Place: Pallipalayam

Date: 28.01.2022



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

ADVOCATE - NOTARY

ERODE (ED. TK) SALEM & NAMAKKAL DISTRICTS.

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

TRANSLATION MEMO

- | | | |
|------------------------|---|---------------------------------|
| 1. Nature of document | : | Registered Gift Settlement deed |
| 2. Registration No | : | 5244/2020 Dated: 16.09.2020 |
| 3. Registered at | : | SRO Tiruchengode |
| 4. Place of execution | : | Tiruchengode |
| 5. Parties to document | : | |

Executants : Jayalakshmi W/o Chinnarasu

Beneficiary (Proposed seller): C Sampooranam W/o Venkatachalam

Proposed purchaser : B Maheshwari W/o Pradeeshkumar

6. Total extent of property : 2040Sq.feet, Plot No: 39

7. Total extent of property : 2040Sq.feet, Plot No: 39

Offered as security : 2040Sq.feet, Plot No: 39

8. Classification : Vacant House site property.

9. Location of the property : SF NO: 256/2,

Tiruchengode village,

Tiruchengode Taluk,

Namakkal District,

10. Boundaries : Vide schedule "A"

11. Patta No : TSLR Patta No: 86/1,

Tiruchengode village.

12. 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

Signature of the Advocate with Seal

Date: 28.01.2022



S.A. SHANMUGHAM, M.A., B.L.,
ADVOCATE - NOTARY
ERODE (ED.TK.) SALEM & NAMAKKAL DISTRICTS.
132, Thiruchengode Road, Pallipalayam Erode - 638006. ☎ 94432 41090

Date: 28.01.2022

DESCRIPTION OF THE PROPERTY

Name Of The Borrower/s		Proposed seller: C Sampooranam W/o Venkatachalam	
Name of his/her - father/ husband		Proposed purchaser: B Maheshwari W/o Pradeeshkumar	
Whether borrower is the owner Of the property, if not who is the Owner and what is her / Her relationship to the borrower		Yes - Proposed seller is the Owner Of the Property	
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	
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?		Owner of the Property is not Minor	
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	

Description of property				
3. to	Extent	Survey No	Situating in (please Door No. Name of street, village & Dist)	Boundaries
)	2040 Sq.feet	SF No: 256/2, Plot No: 39	Tiruchengode village, Tiruchengode Taluk, Namakkal District.	East by
				SF No: 256/3
				West by
				30feet width North South road
				North by
				Plot No: 38
				South by
				Plot No: 40
Total Extent:				2040Sq.feet

The above description is as per the Settlement deed Executed and Registered favour of the proposed seller: C Sampooranam W/o Venkatachalam as Document No: 144/2020 Dated: 16.09.2020 at SRO Tiruchengode,

Property is within the Registration District of & sub-registration District of		Registration District: Namakkal
		Sub-registration District: SRO Tiruchengode
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.		
3. to	Date & Document No	Nature of the Document
	435/2022	Registered sale agreement between C
		Original

20.01.2022	Sampoornam W/o Venkatachalam and B Maheshwari W/o Pradeeshkumar at SRO Tiruchengode		
16.09.2020 5244/2020	Settlement deed Executed and Registered infavour of Sampoornam W/o Venkatachalam, by Jayalakshmi W/o Chinnarasu at SRO Tiruchengode	Xerox	
8974/2011 14.11.2011	Sale deed Executed and Registered infavour of Jayalakshmi W/o Chinnarasu by M Palaniyappan, his two sons Periyasamy and Mino son Moorthy at SRO Tiruchengode	Xerox	
240/1985 04.02.1985	Sale deed Executed and Registered infavour of Lakshmi W/o Muthaan by Pavayee and her heirs at SRO Tiruchengode	Xerox	
27.01.2022	TSLR Patta No: 86/1, Tiruchengode village, Namakkal district	Xerox	
55695223 19.01.2022	EC for the period from 01.02.1985 to 08.01.2022 issued by SRO Tiruchengode.	Certified Copy	
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 house site.	
List of further documents called for and verified before rendering opinion		Documents No: 1 to 6 in the Column No:17	
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: 256/2, measuring an extent of 3.46Acres, situate at Tiruchengode village, originally, ancestrally belonged to Pavayee W/o late Muniyappa Nadar and her sons Palaniyappan and Angamuthu, Thangayee W/o late Sengoda Nadar and her son Mani, Angayee W/o late Kanthasamy and hers sons Shanmugasundaram, Rajamanickam, Palaniyappan S/o late Arumuga Nadar, Puspa W/o palaniyappan and Ravikumar S/o Palaniyappan.

In the course of the enjoyment of the property, in order to meet their family expenses, they have joined together, formed a layout of house sites, serially numbered it and sold out Plot No: 39 measuring an extent of 2040sq.feet with specific boundaries and measurement for valid consideration to Lakshmi W/o Muthan of Elupuli village, Tiruchengode Taluk, Namakkal dt through a registered sale deed No: 240/1985 dated: 04.02.1985 registered at SRO Tiruchengode and delivered possession on the same day.

In the course of enjoyment of the property, the above said Lakshmi W/o Muthan died intestate, leaving behind her son Palaniyappan and Grandsons Periyasamy and Minor Moorthy represented by his father Palaniyappan, to succeeded and inherited the property and enjoyed the same.

In the course of the enjoyment of the property, the above said persons joined together and sold out the above said Plot No: 39 measuring an extent of 2040sq.feet

with specific boundaries and measurement for valid consideration to Jayalakshmi w/o Chinnarasu village, through a registered sale deed No: 8974/2011 dated: 14.11.2011 registered at SRO Tiruchengode and delivered possession on the same day.

In the course of the enjoyment of the property, the above said Jayalakshmi has settle the same, Plot No: 39 measuring an extent of 2040sq.feet with specific boundaries and measurement infavour of her daughter Sampooranam W/o Venkatachalam village, through a registered gift settlement deed No: 5244/2020 dated: 16.09.2020 registered at SRO Tiruchengode and delivered possession on the same day

Recognizing her settlement, right possession and enjoyment of the property infavour of the Present seller, Revenue authorities and Local authorities have effected mutation in their records and included the present seller / owner name Sampooranam W/o Venkatachalam in the TSLR Patta No: 86/1, Tiruchengode village. Thus runs the title history of the property.

Now, the present owner / proposed vendor **Sampooranam W/o Venkatachalam** has entered into a registered sale agreement as Doc No: 435/2022 dated: 20.01.2022 with the proposed vendee / purchaser **B Maheshwari W/o Pradeeshkumar** to sell the property for a sum of Rs.24,61,000/- and received sale price advance of Rs.2,61,000/-. As per the terms of the sale agreement the sale has to be completed within 3months from the date of execution of sale agreement i.e., 20.01.2022. The said sale agreement contains other terms, conditions and consequences in the event of noncompliance sale agreement by either party. The above said sale registered agreement is in time and same can be enforced in the event of non-compliance of terms and conditions of the sale agreement. The registered sale agreement is in order and enforceable in law.

The above said document has been properly drafted, sufficiently stamped and validly registered.

OW OF TITLE:

The present owner / proposed seller **C Sampooranam W/o Venkatachalam** has become the absolute owner of the property by virtue of the registered Settlement deed NO: 5244/2020 dated: 16.09.2020 registered at SRO Tiruchengode in her favor. She has inherited the property as the legal heir of her father. Thus runs the flow of title. Now, she is having absolute, perfect, valid and readily marketable title in her favor for the property, offered to sell.

TIDENCE OF POSSESSION

TSLR Patta No: 86/1 in the name of proposed vendor issued by the respective authorities, clearly shows that she is in actual possession, use occupation and

Signature

enjoyment of the property offered to sell.

CUMBRANCE

The encumbrance certificate covering from the period 01.01.1985 to 08.01.2022 with respect to the property offered to sell, **did not contain any entry of encumbrance relating to the property offered to sell.** Hence as on date the property offered to sell is free from encumbrance.

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
Whether specific NOC from the lessor is submitted?	
In whose name the Patta stands – In the name of the present owner or predecessor in title?	TSLR Patta No: 86/1 in the name of proposed vendor issued by the respective authorities, clearly shows that she is in actual possession, use occupation and enjoyment of the property offered to sell.
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
Whether any minor interest litigation/ attachment/ charge is involved in the property as evidenced in the title deeds/documents/EC?	Does not arise.
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?	Vacant house site property
If property is building, is the plot in approved layout?	Does not arise.
Has the building been constructed after approval of plan by relevant authorities and assessed to tax?	Does not arise.
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
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
Is the title and possession of the party to the property	Yes, title and possession

clear, absolute and marketable and valid mortgage by deposit of title deeds could be created:	possession of the party to the property is clear, absolute, marketable and valid.
The list of additional documents like "Nil" E.C. for subsequent period / affidavit indemnity required to be obtained by the bank	Nil
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
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.
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.
Whether the bank has right to enforce SARFAESI after creation of mortgage by deposit of title	SARFAESI Act 2002 Enforceable Since the building property is situated in the part of the agricultural property to be mortgaged.
Whether the immovable property offered as security is properly demarcated	Yes, immovable property offered as security is properly demarcated by FMB
Whether the property is identifiable (Yes/No)	Yes.
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.
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	

[Signature]

omission of any encumbrances in the EC.

I also certify that the said registered Settlement deed: 5244/2020 Dated: 16.09.2020 has been registered in the sub-registrar's office in the name of the present proposed seller C Sampooranam W/o Venkatchalam and the document is genuine and can be acted upon. The property offered to sell is the self-acquired property of the proposed vendor and did not contain any entry of encumbrance over the property. The property offered to sell is not with any litigation, attachment, acquisition and ceiling laws. There is no bar to sell the property by the vendor.

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.

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.

The proposed vendor is having absolute, perfect, valid and readily marketable title to sell the property. The sale agreement is legally enforceable and it is still in time.

ce: Pallipalayam

re: 28.01.2022



Signature of the Advocate with Seal