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DIGITALLY VERIFIED RECORD

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ADVOCATE

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Ref No. P6 /2024 **Date: 19.03.2024**

TO WHOMSOEVER IT MAY CONCERN

Legal opinion

That I have opinioned about the Land properties belonging on the name of Mrs.Baby W/o.R.Kumar and Mr.R.Kumar S/o.K.Ramasmay., having clear marketable Title over the said properties. The said Titleholder, having absolute right to execute further deeds likewise Sale/Mortgage/Settlement etc., respect of below described properties.

SCHEDULE OF THE PROPERTY

Item No.I:

Tirupur Registration District, **Tirupur Joint –II Sub Registration District**, Tirupur North Taluk, within Tirupur Muncipal Corporation limits, **Mannarai Village**, Patta No.1655, in **G.S.No.51/2A**, comprised **P.Hec.0.19.04, [P.Ac.0.47]** kisth @ Rs.0.52 within following boundaries;

North of lands belonging to Marappan and others and common passage P.Ac.0.02 in G.S.No.51/2B,

South of lands in G.S. No.51/1,

East of lands in G.S. No.50 and Common passage P.Ac.0.02 in G.S. No.51/2B,

West of lands in G.S. No.52/1,

Amidst this, **P.Ac.0.47** of land in full extent.

Further, in **G.S. No.52/1** comprised **P.Hec.0.17.01 (P.Ac.0.42)** kisth @ Rs.0.47 within following boundaries;

North of Marappan and other lands in G.S. No.52/2,

South of lands in G.S. No.53,

East of lands in G.S. No.51/2A, G.S. No.51/1 and Marappan alians lands

West of G.S.Nos.42 and 45

Amidst this, **P.Ac 0.42** of land in full

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Further, in Patta No.470, in **G.S.No.51/2B**, P.Hec 0.10.46 (P.Ac 0.26) kisth @ Rs.0.29, in this, Southern side Western portion of P.Ac 0.02 of land within following boundaries,

North of lands in G.S.No.51/2B belongs to Marappan alians lands

West and South of Lands in G.S.No.51/2A

East of G.S.No.50 and South-north Road

Amidst this, P.Ac 0.02, in this **P.Ac 0.01** of passage land in full.

(Detailed Description as in Settlement deed No.4055/2023 in favour of Mrs.Baby)

Item No.2:

Tiruprur Registration District, **Tirupur Joint II Sub Registration District**, **Mannarai Village**, G.S.No.50/1, P.Hec 0.51.0 thereto P.Ac 1.26 kisth @ Rs.1.44, in G.S.No.50/2, P.Hec 0.35.0 thereto P.Ac 0.86 @ Rs.1.00, in G.S.No.50/3, P.Hec 0.69.5 thereto P.Ac 1.72 @ Rs.1.93, thus the above lands were developed into layout of house sites, in which, Triangle shaped **Site No.33** within following boundaries,

North of Portion of Site No.59 and 25ft breadth east-west layout Road

Eats of Site No.34

West of G.S.No.51

Amidst this, western side east-west 50, Eastern side crossly south-north 63ft, Southern side East-west 38, thus the total extent of triangle shape land admeasuring **950 Sq.ft** of land in full.

(Detailed description as in Sale deed No.5770/2011 in favour of R.Kumar S/o.Ramasamy)

LIST OF DOCUMENTS AS SCRUTINIZED

SL No.	Date	Name/Nature of the Document	Original/ certified copy/ certified extract/ photo copy etc
1.	**04.05.1994**	**Registered Settlement deed No.3168/1994** executed by Muruga-pannadi in favour of M.Selvaraj S/o.Murugapandi	Notary attested Xerox copy
2.	**29.08.2005**	**Registered Sale deed No.3686/2005** executed by Palanisamy and 22 others in favour of K.Loganathan S/o.Kuppusamy-gounder (1), P.K.Thangaraj S/o.Kumarasamy (2), K.Duraisamy S/o.Kuppusamy-gounder (3), S.Gopal S/o.Sadaiappan (4)	Notary attested Xerox copy
3.	**30.08.2005**	**Registered Sale deed No.3688/2005** executed by Selvaraj along with his minor children Uthayakumar and Sivasakthi in favour of K.Loganathan S/o.Kuppusamy-gounder (1),	Notary attested Xerox copy

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		P.K.Thangaraj S/o.Kumarasamy (2), K.Duraisamy S/o.Kuppusamy-gounder (3), S.Gopal S/o.Sadaiappan (4)	
4.	**29.08.2005**	**Registered Sale deed No.3689/2005** executed by K.Prabakaran in favour of K.Loganathan S/o.Kuppusamy-gounder (1) and K.Duraisamy S/o.Kuppusamy-gounder (2)	Notary attested Xerox copy
5.	**07.05.2008**	**Registered General Power of Attorney deed No.1480/2008** executed by M.Selvaraj S/o.Murugapandi in favour of P.K.Thangaraj S/o.Kumarasamy and K.Duraisamy S/o.Kuppusamy-gounder	Notary attested Xerox copy
6.	**13.04.2009**	**Registered Sale deed No.1628/2009** executed by K.Loganathan S/o.Kuppusamy-gounder (1), P.K.Thangaraj S/o.Kumarasamy (2), K.Duraisamy S/o.Kuppusamy-gounder (3), S.Gopal S/o.Sadaiappan (4), M.Selvaraj S/o.Murugapandi (5) [(5) -rep. by POA holders Thangaraj and Duraisamy] in favour of R.Kumar S/o.Ramasamy	Notary attested Xerox copy
7.		**Final decree in O.S.21/2015, I.A.No.2147/2015** In The Court of The Additional District Judge, Tiruppur [Doc No.4638/2017 Registered at Tirupur Joint II SRO]	Notary attested Xerox copy of Certified copy
8.	**08.09.2023**	**Registered Settlement deed No.4055/2023 executed by Mr.R.Kumar S/o.Ramasamy in favour of Mrs.Baby W/o.R.Kumar**	**Notary attested Xerox copy**
9.	**02.12.2011**	**Registered Sale deed No.5770/2011 executed by Loganathan S/o.Kuppusamy-gounder (1) and Duraisamy S/o.Kuppusamy-gounder (2) and P.K.Thangaraj S/o.Kumarasamy-gounder (3)**	**Notary attested Xerox copy**
10.	**08.11.2005**	**Registered Gift deed No.4820/2005** in favour of Mannarai Village Panjayath executed by Loganathan and others	Notary attested Xerox copy
11.	**16.03.2024**	**Computerized Chitta for Patta No.2468** respect of lands in G.S.No.50/3B1A3, Mannarai Village stands in the name of present titleholder Mr.Kumar S/o.Ramasamy	Online abstract with QR Code

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12.	**16.02.2024**	**Computerized Chitta for Patta No.2366** respect of lands in G.S.No.51/2A, 52/1, Mannarai Village stands in the name of present titleholder Mrs.Baby W/o.Kumar	Online abstract with QR Code
13.		**A-Register abstract Patta No. No.2468** respect of lands in G.S.No.50/3B1A3, Mannarai Village stands in the name of present titleholder Mr.Kumar S/o.Ramasamy	Online abstract with QR Code
14.		**A-Register abstract Patta No.2366** respect of lands in G.S.No.51/2A, 52/1, Mannarai Village stands in the name of present titleholder Mrs.Baby W/o.Kumar [2 Nums]	Online abstract with QR Code
15.		**Field Map [FMB]** respect of lands in G.S.No.50, 51 ans 52, Mannarai Village [3 Nums].	Online abstract
16.	**20.03.2024**	**Encumbrance Certificate** from 01.01.1975 to 19.03.2024	Online abstract

Derivation of the Title and possession

1) In earlier, a common extent of P.Ac 2.23 ¾ out of 5.25 ½ comprised in G.S.Nos. 50/1, 50/2, 50/3, 51/2, 52, 57, Mannarai Village were belonged to one M.Selvaraj S/o.Murugapandi as self acquisition through Registered Settlement deed No.3168/1994 dated 04.05.1994 and purchased from one Muruga-pannadi, Notary Attested Xerox copy of said Sale deed is seen and listed Sl.No.1 as above.

2) That on other hand, a common extent of P.Ac 0.45 out of P.Ac 1.36 comprised in G.S.Nos.51/2, 52, Mannarai Village was belonged to one K.Loganathan S/o.Kuppusamy-gounder (1), P.K.Thangaraj S/o.Kumarasamy (2), K.Duraisamy S/o.Kuppusamy-gounder (3), S.Gopal S/o.Sadaiappan (4) through Sale deed No.3686/2005 dated 29.08.2005, Notary Attested Xerox copy of said Sale deed is seen and listed Sl.No.2 as above.

3) That after, on 30.08.2005, above said K.Loganathan S/o.Kuppusamy-gounder (1), P.K.Thangaraj S/o.Kumarasamy (2), K.Duraisamy S/o.Kuppusamy-gounder (3), S.Gopal S/o.Sadaiappan (4) jointly had purchased an another common extent of P.Ac 0.24 ¾ out of P.Ac 1.36 comprised in G.S.Nos.51/2, 52, Mannarai Village through Registered Sale deed No.3688/2005, Notary Attested Xerox copy of said Sale deed is seen and listed Sl.No.3 as above.

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4) That on the same day, above said K.Loganathan S/o.Kuppusamy-gounder and K.Duraisamy S/o.Kuppusamy-gounder jointly had purchased common P.Ac 0.06 ½ out of P.Ac 1.36 comprised in G.S.Nos.51/2, 52 and other properties in Mannarai Village through Registered Sale deed No.3689/2005, Notary Attested Xerox copy of said Sale deed is seen and listed Sl.No.4 as above.

5) That after, on 07.05.2008, above said [in Para 1] M.Selvaraj S/o.Murugapandi had appointed above said P.K.Thangaraj S/o.Kumarasamy and K.Duraisamy S/o.Kuppusamy-gounder as his power holders and conferred all rights of alienation on above purchased properties through registered Sale deed No.1480/2008, Notary Attested Xerox copy of said POA deed is seen and listed Sl.No.5 as above.

6) That after, on 13.04.2009, above said K.Loganathan S/o.Kuppusamy-gounder (1), P.K.Thangaraj S/o.Kumarasamy (2), K.Duraisamy S/o.Kuppusamy-gounder (3), S.Gopal S/o.Sadaiappan (4), M.Selvaraj S/o.Murugapandi (5) [(5) -rep. by POA holders Thangaraj and Duraisamy] jointly had sold common 2/3 share P.Ac 0.90 ½ (P.Hec 0.36.6) out of P.Ac 1.36 comprised in G.S.Nos.51/2 and 52, Mannarai Village to and in favouf of R.Kumar S/o.Ramasamy through Registered Sale deed No.1628/2009, Notary Attested Xerox copy of said Sale deed is seen and listed Sl.No.6 as above.

7) That after, above purchaser R.Kumar S/o.Ramasamy had filed a suit for partition and allotted separate portion against Marappan (1), Rangasamy (2), Thippa-naicker (3) and Muthusamy (4), the case has been heard before The Court of The Additional District Judge, Tiruppur in O.S.21/2015, then connected with aforesaid suit the final decree petition filed has been filed in I.A.No.2147/2015 for appoint an advocate Commissioner for directing them to dived the suit property into three equal share, then this petition coming on 02.08.2015 for final hearing before In The Court of The Additional District Judge, Tiruppur, as per said Final decree, A-Part Property of P.Ac 0.47 in G.S.No.51/2, P.Ac 0.42 in G.S.No.52, totally P.Ac 0.89 and common rights on passage land of P.Ac 0.02 in G.S.No.51/2, Mannarai Village and said Final decree is registered at concerned SRO vide Document No.4638/2017, Notary Attested Xerox copy of said registered final decree is seen and listed Sl.No.7 as above.

8) That after, on 08.09.2023, above said Mr.R.Kumar S/o.Ramasamy had settled present schedule of Item No.1 properties i.e. P.Ac 0.47 in G.S.No.51/2, P.Ac 0.42 in G.S.No.52, totally P.Ac 0.89 and common half share out of passage land of P.Ac 0.02 in G.S.No.51/2, Mannarai Village to and in favour of his wife Mrs.Baby W/o.R.Kumar through Registered Settlement deed No.4055/2023, Notary Attested Xerox copy of said



settlement deed is seen and listed Sl.No.8 as above. The said settlement deed is duly valued stamped properly executed and registered at concerned SRO

9) That the above said R.Kumar S/o.Ramasamy had purchased present schedule of Item No.2 property i.e. Site No.33 admeasuring 950 Sq.ft of land and other house sits in layout comprised in G.S.Nos.50/1, 50/2 and 50/3, Mannarai Village through Registered Sale deed No.5770/2011 and purchased form one Loganathan S/o.Kuppusamy-gounder (1) and Duraisamy S/o.Kuppusamy-gounder (2) and P.K.Thangaraj S/o.Kumarasamy-gounder (3), Notary Attested Xerox copy of said Sale deed is seen and listed Sl.No.9 as above. The said sale is for valid sale consideration and said sale deed is duly valued stamped properly executed and registered at concerned SRO

10) That the above said Item No.2 property of Site No.33 admeasuring 950 Sq.ft of land has been using as an approach road of above said Item No.1 properties.

11) Document Sl.No.10 is Registered Gift deed No.4820/2005 in favour of Mannarai Village Panjayath executed by Loganathan & others and gifted a specific extent of lands in G.S.Nos.50/1, 50/2, 50/3 in Mannarai Village for common passages; these passages are adjacent for above said present schedule of property.

12) Document Sl.No.11 to 14 are Computerized Chitta for Patta and A-Register abstract with the name of present titleholders, thus mutation over the records related to possession complied.

13) Document Sl.No.15 is Field Map [FMB], it is expressed exact location of present schedule property.

14) The encumbrance certificate for the period **01.01.1975 to 19.03.2024** disclose and reflect the transactions as discussed above only, and do not disclose any other subsisting encumbrance. The property is therefore free from any encumbrance whatsoever.

15) Thus, present titleholders **Mrs.Baby W/o.R.Kumar and Mr.R.Kumar S/o.K.Ramasmay** has derived clear, good, valid, absolute, marketable title and possession over present schedule property.

FINAL OPINION

Through the above listed documents we find more than 30 years transactions related to the property as continuous and chronological, there is no flaw on chain of transfer of title.

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The property is fully vested in the name of present titleholder absolutely; there is no joint ownership or any other third party right or minor right with this property.

Present schedule of property is clearly demarcated, present schedule of property having clear road access.

On verification of Encumbrance Certificate There are no adverse entries affecting the ownership and possession of the present titleholder of the property.

On scrutinizing all the above documents regarding the title, I am of the opinion, that the title, possession and enjoyment of the above mentioned schedule property is with the present titleholders <u>Mrs.Baby W/o.R.Kumar and Mr.R.Kumar S/o.K.Ramasmay</u>., having absolute, good, clear, valid, marketable and legally enforceable title and lawful possession over the schedule mentioned property.



Signature of the Advocate

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Every record check run on one property and returned as a single report.
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Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
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Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
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Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.