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DIGITALLY VERIFIED RECORD

V. SELVAKUMAR M.Sc., B.L.,
ADVOCATE & NOTARY PUBLIC

PANEL LAWYER
State Bank of India
Union Bank of India
Canara Bank
Indian Bank
Bank of Maharastra
Indian Overseas Bank

Office :
5, West Tank Street,
Thuraiyur - 621 010.
Tiruchirappalli Dist.
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lrselvakumarv@gmail.com

19.08.2025

LEGAL OPINION

To

The Joint Director,
Town and Country Planning,
Namakkal.

Applicants:

Mr.M.Abdul Salam,
S/o. Mohamed Sharif,
Door No.20, Nehru Veethi,
Sikkathambur Palaiyam Village,
Sikkathambur (South) Post,
Thuraiyur Taluk,
Tiruchirappalli District - 621008.
Mobile No. 8508340228.
Represented by himself and general power agent of

1. Mr.A.Mohammed Hanifa,
   S/o.Allah Pitchai,
   Door No.333, Pallivasal Street,
   Sikkathambur (South) Post,
   Thuraiyur Taluk,
   Tiruchirappalli District - 621008.
2. Mr.J.Sarbhudeen,
   S/o.Jainulabdeen,
   Door No. 67A, Madthu Street
   Sikkathambur (South) Post,
   Thuraiyur Taluk,
   Tiruchirappalli District - 621008.

3. A.Hasanmohamed,
S/o.Abdulkadhar,
Door No. 255B19G,
Dolphin Nagar,
North Madhavi Road,
Perambalur Post and District – 621212.

1.DESCRIPTION OF PROPERTY:

Namakkal Registration District, Erumapatti Registration District, Namakkal District, Sendhamangallam Taluk, Pavuthiram Village Old S.F.Nos. 72/1, 72/3, 72/4 were clubbed into S.F.No. 72/1 out of Acre 4.03 cent (Hectares 1.63.0 Ares) on extent of Acre 1.61 cent land is situated within the following four boundaries:-

To South of Gopal Kandasamy land in S.F.No. 72/4;

To West of South-north hills passage;

To North of land owned by Saravanan and Singan Vagayara;

To East of land owned by Singan Vagayara;

With all usual passages and easementary rights thereon.

This property is now comprised in Sub-division S.F.No. 72/1A2A (Hectares 0.65.5 Ares). Joint Patta No. 2923.

2.LIST OF DOCUMENTS SCRUTINIZED:-

Sl. No.	Date of Documents	Particulars of Documents
01.		UDR 'A' register extract for S.F.Nos. 72/1, 72/3, 72/4 clubbed into new S.F.No.72/1 in Pavuthiram Village stands in the name of K.Kullan -1, K.Muthusamy – 2 (Joint Patta No. 743).
02.	19.08.2013	Registered partition deed entered in between K.Kullan -1, K.Muthusamy -2 (Document No. 1619/2013, SRO Erumapatti).

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03.	08.05.2025	Net copy of Patta register extract for S.F.No. 72/1A2A in Pavuthiram Village stands in the name of K.Muthusamy (Patta No. 2302).
04.	06.01.2021	Registered will executed by K.Muthusamy executed in favour of his daughter Manimegalai (Document No. 1/BkIII/2021, SRO Erumapatti).
05.	08.05.2025	Registered Cancellation of will executed by K.Muthusamy executed in favour of his daughter Manimegalai (Document No. 19/BkIII/2025, SRO Erumapatti).
06.	17.10.2020	Death certificate of R.Thangamani, D/o. Late Muthusamy issued by Registrar of Birth and Death, Tiruchirappalli City Corporation.
07.	08.02.2021	Legal heirship certificate of deceased R.Thangamani issued by Tahsildhar, Thottiyam.
08.	08.05.2025	Registered sale deed executed in favour of M.Abdul Salam -1, A.Mohammed Hanifa -2, J.Sharbudeen -3, A.Hasan Mohamed -4 executed by K.Muthusamy -1, R.Vijaya -2, M.Manimegalai -3, K.Ramasamy -4, R.Tamilarasan -5, S.Kanimozhi (Document No. 1028/2025, SRO Erumapatti).
09.	09.05.2025	Net copy of Patta register extract for 72/1A2A in Pavuthiram Village stands in the name of M.Abdul Salam -1, A.Mohammed Hanifa -2, J.Sharbudeen -3, A.Hasan Mohamed -4 (Patta No. 2923).
10.	04.06.2025	Adangal register extract given by VAO, Pavuthiram (1431 to 1434 pasali).
11.	22.02.2025	Net copy of Survey sketch for S.F.No. 72/2A2A in Pavuthiram village.
12.	31.07.2025	Registered general power of attorney deed executed by A.Mohammed Hanifa -1, J.Sharbudeen -2, A.Hasan Mohamed

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		-3 executed in favour of their agent M.Abdul Salam (Document No. 1819/2025, SRO Erumapatti).
13.	17.08.2025	E.C of SRO Erumapatti for a period of 51 years from 01.01.1975 to 15.08.2025.

3.TRACING OF TITLE:-

01. The aforesaid property Old S.F.Nos. 72/1, 72/3, 72/4 were clubbed under UDR S.F.No. 72/1 (Hectare 1.63.0 Ares) land with well at Pavuthiram Village was originally belongs to K.Kullan -1, K.Muthusamy -2 and there is no document of title as such is available but mutation in revenue registries UDR Updating in the year of 1987 Patta effected in favour of them (Joint Patta No. 743) in evidence xerox copy of UDR 'A' register extract is produced as Document No. 1.

02. Then aforesaid K.Kullan and K.Muthusamy have partitioned their Document No. 1 property and other ancestral family properties under registered partition deed on 19.08.2013 (Document No. 1619/2013) under Document No. 2.

03. In this partition, 'A' schedule properties were allotted to K.Kullan, 'B' schedule properties were allotted to K.Muthusamy. The aforesaid property was described in 'B' schedule Sl.No. 1 Old S.F.No. 72/1, 72/3, 72/4 clubbed into UDR S.F.No. 72/1 out of Acre 4.03 cent on extent of Acre 1.15 cent + Acre 1.75 cent land with well and 5 H.P./EMP installed therein, S.C.No. 49 at Erumapatti Village.

04. After the execution of Document No. 2 mutation in revenue registries S.F.No. 72/1 was sub-divided as S.F.No. 72/1A2A (Hectares 0.65.50 Ares) and Patta effected in favour of K.Muthusamy (Patta No. 2302) in

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evidence 08.05.2025 dt. Net copy of Patta register extract is produced as Document No. 3.

05. Then said K.Muthusamy has executed registered will on 06.01.2021 executed in favour of his daughter Manimegalai over the aforesaid property Old S.F.No. 72/1, 72/3, 72/4 clubbed into UDR S.F.No. 72/1, sub-division S.F.No. 72/1A2A out of Acre 4.03 cent on extent of Acre 1.61 cent land with well and 5H.P./EMP installed therein, S.C.No. 49 with Mangalore tiled farm house at Pavuthiram Village (Document No. 1/BkIII/2021) and it was cancelled on 08.05.2025 under Registered Cancellation of will executed by K.Muthusamy executed in favour of his daughter Manimegalai (Document No. 19/BkIII/2025) under Document Nos. 4 and 5.

06. Before the execution of Document No. 3 testator K.Muthusamy's one of the daughter R.Thangamani was died on 11.09.2020 and intestate leaving behind her legal heirs husband Ramasamy -1, son Tamilarasan -2, daughter Kanimozhi -3 in evidence 17.10.2020 dt. xerox copy of Death certificate of R.Thangamani, D/o. Late Muthusamy issued by Registrar of Birth and Death, Tiruchirappalli City Corporation and 08.02.2021 dt. xerox copy of Legal heirship certificate of deceased R.Thangamani issued by Tahsildhar, Thottiyam are produced as Document Nos. 6 and 7.

07. Then said K.Muthusamy -1 and his heirs daughters R.Vijaya -2, M.Manimegalai -3, deceased R.Thangamani heirs husband Ramasamy -4, son Tamilarasan -5, daughter Kanimozhi -6 have sold property out of Acre 4.03 cent on extent of Acre 1.61 cent land with Mangalore tiled farm house at Pavuthiram Village under registered sale deed on 08.05.2025

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executed in favour of M.Abdul Salam -1, A.Mohammed Hanifa -2, J.Sharbudeen -3, A.Hasan Mohamed -4 (Document No. 1028/2025) under Document No. 8.

08. In pursuance of purchase of Document No. 8 mutation in revenue registries Patta effected in favour of M.Abdul Salam -1, A.Mohammed Hanifa -2, J.Sharbudeen -3, A.Hasan Mohamed -4 (Joint Patta No. 2923) in evidence 09.05.2025 dt. Net copy of Patta register extract is produced as Document No. 9.

09. The possession of the aforesaid property on 04.06.2025 dt. true copy of Adangal register extract given by VAO, Pavuthiram (1431 to 1434 pasali) and it was classified as Tharisu under Document No. 10.

10. Document No.11 evidences 22.02.2025 dt. Net copy of Survey sketch for S.F.No. 72/2A2A in Pavuthiram village is location of the Applicant aforesaid property.

11. Then A.Mohammed Hanifa -1, J.Sharbudeen -2, A.Hasan Mohamed -3 jointly appointed M.Abdul Salam as their property to deal their property by means of registered general power of attorney deed on 31.07.2025 (Document No. 1819/2025) under Document No. 12.

04.Views of Encumbrances:-

01.E.C of SRO Erumapatti for a period of 51 years from 01.01.1975 to 15.08.2025. In this EC 24 entries are found. 3rd entry relates to Document No.2. 23rd entry relates to Document No. 8. 24th entry relates to Document No. 12.

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05.Conclusion:

M.Abdul Salam -1 represented by himself and general power agent of A.Mohammed Hanifa -2, J.Sharbudeen -3, A.Hasan Mohamed -4 have got good valid exclusive absolute marketable title and saleable interest over the aforesaid property.

19/08/2025

Place: Thuraiyur

Date : 19.08.2025

Signature of Advocate

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No:5, WEST TANK STREET,
THURAYUR-P.O & T.K
TIRUCHIRAPPALLI-DT, 621 010
Cell: 94438 18473

ANNEXURE -II TO HO Cir. 217 / 2011

LETTER OF COMMUNICATION TO BE SENT TO EMPANELLED ADVOCATES

From

.....

Canara Bank

Thuraiyur Branch

To

Sri. R. Selvakumar

Advocate

Thuraiyur.

Dear Sir,

Sub: Empanelment in our Bank's Panel

Ref: Your request letter dated 05.12.2012 and bio-data.

In response to your application dated 05.12.2012, requesting our Bank to consider your empanelment as our Bank's panel Advocate, we are glad to inform you that, you have been empanelled as our Bank's panel Advocate from 11.2.2013 (mention date of permission).

You shall be bound by the guidelines / policy of the Bank, which is in force from time to time.

a. Fee and other charges shall be as per Bank's Rules.
b. You should not use Bank's name, symbol etc. in your letter head, sign board, name plates, pamphlets, etc; such as 'Legal advisor to Canara Bank' / 'Advocate for Canara Bank', etc.
c. You shall not appear / advise against any Branch / Office of the Bank, under any circumstances.
d. Inclusion of your name in the Bank's panel shall not constitute an appointment or a right for an appointment to be made by the Bank and that Bank reserves its right to terminate such engagement at any time.
e. The Bank is free to employ any Advocate of its own choice and no right exists for an empanelled Advocate to claim that he alone should be entrusted with Bank's work.
f. There shall be review of performance of panel Advocates by Bank every year.

This letter is issued solely for the purpose of informing your empanelment in our Bank's panel of Advocates and shall not be produced / lodged before any forum / authority, without the express permission of the Bank.

Place: Thuraiyur

Date: 15 mar 2013

Yours faithfully,

Branch in Charge

For CANARA BANK

Chief Manager,
Thuraiyur - 621 010.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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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.