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SUJATHA VENUGOPALAN

Advocate

TITLE-CUM-SEARCH REPORT

03.01.2020

Title Approval Note of Papers Submitted by **Mr. M.S.Rajavelu**
Survey No. : Survey Nos.23/1, 23/2, 24/2 and 24/3 of Magaral Village.
Flat / Plot No: Magaral Village
& Address

1. ADDRESS & IDENTIFICATION OF PROPERTY SCHEDULE OF PROPERTY

All that piece and parcel of the property, comprised in Survey No. 23/1 measuring an extent of 55 Cents, Survey No. 23/2 measuring an extent of 54 Cents, Survey No. 24/2 measuring an extent of 70 Cents and Survey No. 24/3 measuring an extent of 68 Cents, totally measuring an extent of Acre 2.47 Cents, Patta No.357 of Magaral Village, Walajabad Taluk, Kancheepuram District, situated within the Registration District of Kancheepuram and Sub-Registration District of Kancheepuram Joint – II.

Total extent as per site as per document : Acres 2.47 Cents

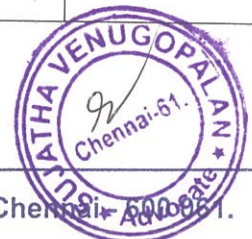
Total extent of site as per plan :

ENCUMBRANCE CERTIFICATE:

Xerox copy of EC for the Period from
01.01.1981 to 23.05.2019

2. List of Documents from the beginning Document:

Sl. No.	Doc. No.	Date of Document	Nature of the Document	Original/ Registered Xerox/ Notarised Certified/ Attested	Extent	Executed by	In favour of
	3550/1959	12.11.1959	Partition Deed	Xerox (Original Verified)	Acre 2.47 Cents and other parts	M.S.Sabhapathi Mudaliar and others	M.S.Sabhapathi Mudaliar and others
	Patta No.94		Patta	Xerox			M.S.Sabhapathi Mudaliar



3			Death and heirship certificate	Xerox (Original verified)			M.S.Sabhapathi Mudaliar
4	77/2004	19.01.2004	Release Deed	Xerox (Original verified)	Acre 2.47 Cents and other parts	Vimala Kumari @ Vimala and three others	M.S.Rajavelu
5	Patta No.357		Patta, Chitta and Adangal extract	Xerox (Online)			M.S.Rajavelu
6	636/2008	06.02.2008	MODT	Xerox (Certified Copy)	Acre 2.47 Cents and other parts	M.S.Rajavelu	ING Vysya Bank Ltd.
7	618/2011	03.10.2011	Power of Attorney	Xerox (Original verified)	Acre 2.47 Cents and other parts	R. Gangeshwari and R. Sai Shanmugam	M.S.Rajavelu
8	O.S. No. 61/2011	23.11.2012	Preliminary Decree	Xerox (certified copy)	Acre 2.47 Cents and other parts	Hon'ble Subordinate Judge at Kancheepuram	M.S.Rajavelu
9			Letter	Xerox (Original verified)		Kotak Maindra Bank	M.S.Rajavelu
10	COPS/BBA NDC/2017-18/5842	09.08.2017	No Due Certificate	Xerox (Original verified)		Kotak Maindra Bank	M.S.Rajavelu
11	964/2018	06.03.2018	Receipt	Xerox (Original verified)	Acre 2.47 Cents and other parts	Kotak Mahindra Bank Ltd.	M.S.Rajavelu
12	DTCP No. 790/2018		Layout Plan	Xerox (original verified)		DTCP	
13	Encumbrance Certificate for the period from 01.01.1981 to 23.05.2019						

3. Detailed Description of Flow of Title

On the scrutiny of the documents mentioned above and as per the recitals contained therein, it could be observed that the property of larger extent of the property, comprised in Survey No. 23/1 measuring an extent of 55 Cents, Survey No. 23/2 measuring an extent of 55 Cents, Survey No. 24/2 measuring an extent of 69 Cents and Survey No. 24/3 measuring an extent of 68 Cents, totally measuring an extent of Acre 2.47 Cents, of



Magaral Village along with other properties, was originally allotted to the share of Sabhapathi Mudaliar as 'D' Schedule through a Partition Deed dated 12.11.1959, entered into between M.S. Ramamurthy Mudaliar and others, which was registered as Doc. No.3550 of 1959, in SRO Vellore.

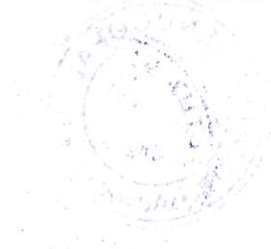
The Patta in Patta No.94, stands in the name of the said Sabhapathy Mudhaliar, shows his possession and enjoyment of the property. As per Patta the Survey Nos. 23/1, 23/2, 24/2 and 24/3 along with other properties.

The said Sabhapathy Mudaliar died intestate on 15.7.1994, leaving behind his wife, son and daughters namely Vimalakumari (Wife), Rajavelu (Son), Lakshmi (Daughter), Saraswathi (Daughter) and Kamatchi (Daughter), as his legal heirs to succeed his properties, as witnessed by his death and legal heir ship certificates.

The said Vimalakumari @ Vimala, Lakshmi, Saraswathi and Kamatchi had executed a Release Deed dated 19.01.2004, in favour of M.S.Rajavelu, thereby, released their respective shares in the property, comprised in Survey No. 23/1 measuring an extent of 55 Cents, Survey No. 23/2 measuring an extent of 54 Cents, Survey No. 24/2 measuring an extent of 70 Cents and Survey No. 24/3 measuring an extent of 68 Cents, totally measuring an extent of Acre 2.47 Cents, Patta No.357 of Magaral Village, along with other properties, which was registered as Document No.77 of 2004, in the SRO of Kancheepuram Joint II.

The Patta in Patta No.357, Chitta and Adangal Extracts, stands in the name of Rajavelu, which shows his possession and enjoyment. As per Patta the Survey Nos. 23/1, 23/2, 24/2 and 24/3 along with other properties.

The said Rajavelu had executed a MODT dated 06.02.2008, in favour of ING Vysya Bank Ltd., with respect to the property, comprised in Survey No. 23/1 measuring an extent of 55 Cents, Survey No. 23/2 measuring an extent of 54 Cents, Survey No. 24/2 measuring an extent of 70 Cents and Survey No. 24/3 measuring an extent of 68 Cents.



totally measuring an extent of Acre 2.47 Cents, Patta No.357 of Magaral Village, along with other properties, which was registered as Document No.636/2008, in the SRO of Kancheepuram Joint II.

The said R. Gangeshwari and R. Sai Shanmugam had appointed M.S. Rajavelu, as their General Power of Attorney Agent through a General Power of Attorney dated 03.10.2011, with respect to their undivided right in the ancestral property, comprised in Survey No. 23/1 measuring an extent of 55 Cents, Survey No. 23/2 measuring an extent of 54 Cents, Survey No. 24/2 measuring an extent of 70 Cents and Survey No. 24/3 measuring an extent of 68 Cents, totally measuring an extent of Acre 2.47 Cents, Patta No.357 of Magaral Village, along with other properties, which was registered as Document No.618/2011, in the SRO of Kancheepuram Joint II, which includes power to sell.

The said ING Vysya Bank Ltd., had filed a suit in O.S. No. 61/2011 against M.S. Rajavelu for recovery of money and the same was decreed on the file of Hon'ble Subordinate Judge at Kancheepuram on 23.11.2012.

The Letter issued by Kotak Mahindra Bank Limited, in favour of Rajavelu, stating that the ING Vysya Bank Ltd., has been merged with Kotak Mahindra Bank Limited, since 01.04.2015.

A 'No Due Certificate' dated 09.08.2017, has been issued by Kotak Mahindra Bank Limited, in favour of M.S.Rajavelu, thereby confirming receipt of the dues towards full and final repayment of the loan amount, which is produced herewith.

The said MODT in Doc. 636/2008 has been redeemed by a Receipt Deed dated 06.03.2018, executed by Kotak Mahindra Bank Limited, in favour of M.S.Rajavelu, which was registered as Document No.964/2018, in the SRO of Kanchipuram Joint II.



The said larger extent of the properties in Survey Nos. 23/1, 23/2, 24/2 and 24/3 measuring an extent of Acre 2.47 Cents, were divided into layout plots and the same was approved by DTCP in DTCP No. 790/2018.

4. I also certify that I have studied the Clauses/Recitals/Covenants as contained in various documents like Development Agreement, Agreement for Sale, Sale Deed etc., and state that no point is detrimental to the interest of the Organization.

5. I have certified the aforesaid original documents in S. Nos. 1,3 to 5 and 7,9 to 13s and are found to be in order. Xerox copies of the all documents are enclosed herewith.

6. The Property does not fall under MINOR/HUF PROPERTY and there are no legal impediments.

7. Property Tax Receipt: Vacant Land.

8. ENCUMBRANCES


The applicant has produced the Encumbrance Certificate for the period from 01.01.1981 to 23.05.2019, which shows that there is no subsisting encumbrance in the Property during the said Period.

Further Nil E.C. for the period from 24.05.2019 to till date may be obtained.

CERTIFICATE OF TITLE

On the compliance of the aforesaid remarks, and on production of original documents, I am of the opinion that **Mr. M.S.Rajavelu** S/o. M.S.Sabhpathy Mudaliar, along with his daughter and son **R. Gangeshwari and R. Sai Shanmugam** have a clear, valid and marketable title to the Schedule mentioned Property.

Thank You,
Yours truly,


(Sujatha Venugopalan)
ADVOCATE.

