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Mobile: 97914 - 10456

N.PRAVEENKUMAR, B.E., B.L., (Hons),
ADVOCATE
No.40, Sengunthapuram, 2nd Cross,
Karur - 639 002.
E-mail Id: advpraveenkumar91@gmail.com

Date: 15.04.2024

Legal Scrutiny Report

To

Assistant Director of Town and Country Planning,
No.9, First Floor, Lakshmipuram North,
Karur Town,
Karur District - 639001

1. **NAME & ADDRESS OF THE TITLE HOLDERS** :

1) Thiru.A.K.Jayaprakasam,
S/o. Karuppannan,
Door No.65/56,
Kamaraj Nagar West,
Aravakurichi Village,
Aravakurichi Taluk,
Karur District.

2) Thiru.B.Mohankumar,
S/o. Balasubramanian,
Door No.7/2,
Malachiyur,
Chinnadharapuram,
Gudalur East Bit-2,
Aravakurichi Taluk,
Karur District.

3) Thiru.P.Rajendran,
S/o. Periyasamy,
Door No.9/82,
Sumaithangi Salai Pudhur,
T.Venkidapuram,
Chinnadharapuram Village,
Aravakurichi Taluk,
Karur District.

2. **DESCRIPTION OF THE PROPERTY :**

Karur Registration District, Aravakurichi SRO, Aravakurichi Taluk, Aravakurichi Village,

Item No.1:-

S.F.No.207 Acre.22.50. In this presently as per subdivision

S.F.No.207/2A1 Hec.1.21.50 Acre.3.00. In this **Hec.0.26.32 equal to Acre.0.65** lies within the following four boundaries:-

N. PRAVEENKUMAR, B.E., B.L., (Hons) ADVOCATE Karur

East of the Road in S.F.No.206,

West of the remaining land in S.F.No.207/2A1 belongs to Rajalakshmi vagaiyarah,

North of the East-West Panchayat Pathway in S.F.No.207/2A1 and

South of the land in S.F.No.207/1A1A.

Total Acre.0.65.

Item No.2:-

S.F.No.207 Acre.22.50. In this presently as per subdivision

S.F.No.207/2A1 Hec.1.21.50 Acre.3.00. In this **Hec.0.26.32 equal to Acre.0.65** lies within the following four boundaries:-

East of the Road in S.F.No.206,

West of the remaining land in S.F.No.207/2A1 belongs to Rajalakshmi vagaiyarah,

North of the land in S.F.No.207/2A2 belongs to Umamaheswari and

South of the East-West Panchayat Pathway in S.F.No.207/2A1.

Total Acre.0.65.

Total extent of the Item Nos.1 and 2 are Acre.1.30 and with mamool pathway rights and other easementary rights etc.,

This land is presently covered under the following survey number, extent and patta number:-

S.F.No.207/2A1A Hec.0.26.32 Patta No.6256

S.F.No.207/2A1C Hec.0.26.32 Patta No.6256

3.LIST OF DOCUMENTS:-

Sl.No.	Date	Description of Documents	Registration/ Ref.No. of the document with date
1.		The Xerox copy of the 1984 UDR A-Register	--
2.	22.09.1993	The Certified copy of the Partition deed entered between Bommuraj son of late.Rangasamy Naicker and others.	Document No.956/1993 of Aravakurichi SRO
3.	07.12.1997	The Xerox copy of the Registered Simple	Document

		Mortgage deed executed in favour of Aravakurichi Co-operative Primary Agriculture and Rural Development Bank Ltd., by Sundararajan son of late.Rangasamy Naicker, his son and daughter namely Rangaraj and Sumathi.	No.2135/1997 of Aravakurichi SRO
4.	22.01.2002	The Xerox copy of the Registered Simple Mortgage deed executed in favour of Aravakurichi Co-operative Primary Agriculture and Rural Development Bank Ltd., by Sundararajan son of late.Rangasamy Naicker, his son and daughter namely Rangaraj and Sumathi.	Document No.117/2002 of Aravakurichi SRO
5.	14.06.2021	The Xerox copy of the Death Certificate of Sundararajan issued by the Birth and Death Registrar, Karur.	--
6.	02.09.2021	The Xerox copy of the Legal Heirship Certificate of Sundararajan issued by the Tahsildar, Aravakurichi.	--
7.	08.12.2022	The Xerox copy of the Registered Discharge Receipt executed in favour of Rajammal wife of late.Sundararajan and others by Aravakurichi Co-operative Primary Agriculture and Rural Development Bank Ltd.,	Document No.5476/2022 of Aravakurichi SRO
8.	08.12.2022	The Xerox copy of the Registered Discharge Receipt executed in favour of Rajammal wife of late.Sundararajan and others by Aravakurichi Co-operative Primary Agriculture and Rural Development Bank Ltd.,	Document No.5477/2022 of Aravakurichi SRO
9.	07.03.2024 **(Title deed)**	The Xerox copy of the Registered sale deed executed in favour of Jayaprakasam son of Karuppannan and others by Rajalakshmi wife of late.Sundararajan and others.	Document No.953/2024 of Aravakurichi SRO
10.	15.04.2024	Online Patta in the name of Jayaprakasam and others	Patta No.6256
11.	03.04.2024	The true copy of the Adangal issued by the Head Quarters Deputy Tahsildar,	Fasli No.1431

		Aravakurichi.	
12.	28.03.2024	The true copy of the Adangal issued by the V.A.O., Aravakurichi Village, Aravakurichi Taluk.	Fasli No.1432
13.	28.03.2024	The true copy of the Adangal issued by the V.A.O., Aravakurichi Village, Aravakurichi Taluk.	Fasli No.1433
14.	15.04.2024	Online FMB Sketch	--
15.		The Xerox copy of the Topo Sketch	--
16.	12.04.2024	Encumbrance Certificate for the period from 01.01.1975 to 09.04.2024.	E.C.No.11732 0960/2024 of Aravakurichi SRO

4. TRACING OF TITLE:-

1. One the sons of Rangasamy Naicker namely Bommuraj, Sundararajan and Natarajan were ancestrally entitled to Hec.2.43.0 in S.F.No.207/2 of Aravakurichi Village, Aravakurichi Taluk and the Xerox copy of the 1984 UDR A-Register is produced as document No.1 to establish the same.

2. On 22.09.1993, the said the sons of Rangasamy Naicker namely Bommuraj, Sundararajan and Natarajan and their sister Pushparani had entered into a registered Partition deed regarding their joint family properties and in the said partition Northern half of Acre.3.00 out of Acre.6.00 in S.F.No.207/2 of Aravakurichi Village, Aravakurichi Taluk and some other properties were allotted to the share of Sundararajan in "B" Schedule (Document No.956/1993 of Aravakurichi SRO). The Certified copy of the Partition deed is produced as document No.2.

3. The said Sundararajan son of late.Rangasamy Naicker, his son and daughter namely Rangaraj and Sumathi had executed a registered Simple Mortgage deeds dated 17.12.1997 and 22.01.2002 in favour of Aravakurichi Co-operative Primary Agriculture and Rural Development Bank Ltd., regarding the above said property (Document Nos.2135/1997 and 117/2002

of Aravakurichi SRO). The Xerox copy of the Simple Mortgage deeds are produced as document Nos.3 and 4.

4. The said Sundararajan son of late.Rangasamy Naicker died on 07.06.2021 leaving behind his wife Rajalakshmi, his daughter Sumathi and his son Rangaraj as his legal heirs to succeed his estate. The Xerox copy of the Death Certificate of Sundararajan and the Xerox copy of the Legal Heirship certificate of Sundararajan are produced as document Nos.5 and 6.

5. The said Aravakurichi Co-operative Primary Agriculture and Rural Development Bank Ltd., had executed a registered Discharge Receipts dated 08.12.2022 in favour of Rajalakshmi wife of late.Sundararajan and her son and daughter namely Rangaraj and Sumathi regarding the above said property (Document Nos.5476/2022 and 5477/2022 of Aravakurichi SRO). The Xerox copy of the Registered Discharge Receipts are produced as document Nos.7 and 8.

6. On 07.03.2024, the said Rajalakshmi wife of late.Sundararajan, her son Rangaraj for himself and as guardian for his minor daughter Dharani, his major son Dinesh and Sumathi daughter of Rajalakshmi had sold Acre.1.30 in S.F.No.207/2 of Aravakurichi Village, Aravakurichi Taluk **Thiru.A.K.Jayaprakasam son of Karuppannan, B.Mohankumar son of Balasubramanian and P.Rajendran son of Periyasamy –i.e., the title holders herein** (Document No.953/2024 of Aravakurichi SRO). The Xerox copy of the registered sale deed is produced as document No.9.

REVENUE DOCUMENTS:-

Online Patta in the name of Jayaprakasam and others, the true copy of the Adangal (3 copies), Online copy of the FMB Sketch and the Xerox copy of the Topo Sketch are produced as document Nos.10 to 15.

ENCUMBRANCES:-

Encumbrance Certificate No.117320960/2024 of Aravakurichi SRO for the period from 01.01.1975 to 09.04.2024 is produced as document No.16. As such the property described above is free from any encumbrances.

N. PRAVEENKUMAR, B.E., B.L., (Hons.) ADVOCATE Karur

In pursuance of above deeds and documents produced by the applicants, the applicants had clearly established their title, interest, possession and enjoyment over the property described above.

Final Opinion:-

Thiru.A.K.Jayaprakasam son of Karuppannan, B.Mohankumar son of Balasubramanian and P.Rajendran son of Periyasamy –i.e., the title holders herein has got valid, clear and absolute title over the property described above.

N. praveen kumar

Advocate, Karur

N. PRAVEENKUMAR, B.E., B.L., (Hons),
ADVOCATE
No:40, Sengunthapuram 2nd Cross,
Karur -2. ROLL.No: MS.1916/16,
CELL: 97914 10456

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
Karur Branch.

53, Ground Floor,
80 Feet Road,
Karur – 639 002
Ph: 04324-235237, 235239
Email : karur@indianbank.co.in

IB/K027/2020-21

Date: 04.12.2020

To

Mr. N.Praveen Kumar., B.E, B.L(Hons)
Advocate,
NO.115B, Ramanujam Nagar (South),
Karur - 639002.

Dear Sir,

Sub: Your request for empanelment in our Bank's panel of Advocates.

We are pleased to inform you that your request for inclusion in the panel of advocates of our bank has been approved by our higher authorities on 16.11.2020 under **Category C** for Karur branch on the following terms and conditions. You are required to render prompt services as and when approached by our branch.

1. The nature of work that could be entrusted are:-
   a. Legal opinions / scrutiny of title deeds relating to immovable property offered as security and providing LSR.
   b. While giving opinions, tracing the title to the property etc., highest standard has to be maintained by making thorough enquiries and search about the property claimed to be owned by client / applicant.
2. Once empanelled as advocates on the Bank's panel, you shall not accept brief, suits and / or any other proceedings against the bank.
3. Fees shall be claimed according to the applicable fees schedule approved by the Bank.
4. No retainer's fee shall be claimed from the bank.
5. The work will not be outsourced and subcontracted or delegated to anyone.
6. Before submitting the legal scrutiny report on the offered properties / securities as per the request of the branches, in addition to the scrutiny of the documents/title deeds, register in Sub Registrar's office / City Survey Office etc are to be necessarily carried out / verified for encumbrances, if any.

N. praveen kumar

INDIAN BANK
K027
KARUR - 639 001

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
Karur Branch.

53, Ground Floor,
80 Feet Road,
Karur – 639 002
Ph: 04324-235237, 235239
Email : karur@indianbank.co.in

7. All cases entrusted by the bank shall be attended promptly and the developments on each case will be informed regularly in writing to the respective Branch / Branches.

8. No legend containing the Bank's name or symbol shall be used in your letter head, visiting card, sign board, name plate etc.

9. At the advocate would be entitled to claim lien or charge on the documents / briefs:] files received from the Bank for any outstanding fee / charges.

10. It should be clearly understood, inclusion of name in the Bank's approved panel does not amount to an appointment or right for an appointment to be made by the Bank. Bank is free to engage any Advocate of its choice and no right exists in favour of the advocate to claim entrustment of Bank work as a right.

11. Continuance in the panel is subject to performance to the satisfaction of the Bank and Bank reserves its right to delist from the panel when it is found necessary.

12. All information / data / documents provided by the Bank will be kept confidential and will not be passed on or used in any other case / for any other purposes without the permission of the Bank in writing. The advocate will be responsible for the safe custody of document / until they are handed back to the Bank

13. Bank its discretion may take back any case / brief and entrust to any other advocate for which NOC should be given without any objection if such a situation arises.

14. In the event of any Legal Scrutiny Report, NEC given, later turns out to be wrong and factually incorrect or false, due to which the Bank may have to suffer loss or damage / face difficulty / dilution of any its securities / any other situation detrimental to the interest of the Bank, Bank will be at liberty to refer complaint to Bar Council / any other civil / criminal action against the advocate as the Bank may deem fit. That apart, the advocate becomes liable to compensate to the extent of loss / damage suffered / incurred by the Bank.

15. In the event of it being established that there was gross negligence on the part of the advocate / collusion with the customer which resulted in pecuniary damage / loss to the Bank, Bank would be constrained to recommend the name of the advocate for being included in the caution list being maintained by IBA for circulation amongst member banks (IBA has been mandated by RBI to do so), debarring them from future engagement by all the member Banks.

INDIAN BANK
K027
KARUR - 639 001

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
Karur Branch.

53, Ground Floor,
80 Feet Road,
Karur – 639 002
Ph: 04324-235237, 235239
Email : karur@indianbank.co.in

16. The performance of the Advocate has to be reviewed once in a quarter.

In token of your acceptance of the terms and conditions mentioned therein, you are requested to return the duplicate copy of this letter, duly acknowledged by you at the earliest.

Yours faithfully,

Branch Manager

INDIAN BANK K027 KARUR - 639 001

CC: ZO Trichy, Legal Dept.

I have read and fully understood the above terms and conditions which are acceptable to me and I am willing to work as an Advocate in the panel of your Bank accordingly.

Name with full address and Telephone No. of the Advocate:

Mr. N. Praveen Kumar., B.E,B.L(Hons),

Office Address :
No.40, Sengunthapuram 2nd Cross,
Karur - 639002.
Email : prav2091@gmail.com
Phone: 97914 10456

Residence Address :
No.115B, Ramanujam Nagar (South),
Karur - 639002.

Date: 4.12.20.

Place: Karur

N. Praveen Kumar

Signature of the Advocate



our services doesn't just end there

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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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