T. M. VALLATHARASU, B.E., B.L.,
Advocate

Panel Advocate: Canara Bank.

"Manu Associates"
No.41 & 42, Kailash Arcade,
Beema Nagar, Heber Road,
Trichy – 620001.
Ph:9965522155.

Date: 03.01.2024

TITLE SEARCH REPORT

Customer Name: To whomsoever it may concern.

Present Property Owner: Mr. P. Manikandan, S/o. Pannerselvam, No.62, North Street, Ponvilaithanpatti, Shozhagampatti, Boothalur Taluk, Thanjavur – 613102.

SCHEDULE OF PROPERTY

Item – I:

Vacant land of Ayan Punjai measuring an extent of **Acre. 0.81 ½ Cents** in **Survey No.4/3,** Tiruverambur Taluk, Thuvakudi Village, Tiruverambur Sub – Register Office, Trichy District.

Item – II:

Vacant land of Ayan Punjai measuring an extent of **Acre. 0.50 Cents** in **Survey No.4/1B,** Tiruverambur Taluk, Thuvakudi Village, Tiruverambur Sub – Register Office, Trichy District.

Item – III:

Vacant land of Ayan Punjai measuring an extent of **Acre. 1.00 Cents** in **Survey No.4/2B,** Tiruverambur Taluk, Thuvakudi Village, Tiruverambur Sub – Register Office, Trichy District.

Totally Acre. 2.31 ½ Cents in three survey numbers.

T.M. VALLATHARASU TRICHY ADVOCATE

LIST OF DOCUMENTS PERUSED / SCRUTINISED

Sl.No.	Date	Nature of Document	Registration Number	Remarks
1.	03.09.1964	Sale deed executed by K.Subramaniyapillai in favour of K.Maruthamuthu.	4821/1964	Xerox
2.	03.01.2023	Sale deed executed by K.Maruthamuthu in favour of P.Manikandan.	03/2023	Xerox
3.	01.06.2023	Patta in name of P.Manikandan for Item – I	7197	Xerox
4.	27.06.1970	Settlement deed executed by T.S.Kandasamy in favour of K.Saraswathi ammal.	929/1970	Xerox
5.	30.03.2022	Death certificate of K.Saraswathi ammal.	18884-000066	Xerox
6.	09.06.2022	Legal heir certificate of K.Saraswathi ammal.	TN-7202204301819	Xerox
7.	19.09.2022	Sale deed executed by K.Maruthamuthu and Co., in favour of P.Manikandan.	7748/2022	Xerox
8.	01.06.2023	Patta in name of P.Manikandan for Item – II	7208	Xerox
9.	01.06.2023	Patta in name of P.Manikandan for Item – III	7209	Xerox
10.	03.01.2024	Encumbrance certificate for 01.01.1987 – 01.01.2024	---	Online Copy

T.M.VALLIATHARASU ERODE ADVOCATE

Devolution of Title Flow

On perusal of the documents, recitals and the information furnished by the party concerned, it is observed here that:

With respect to Item – I:

By recital of document No – 1, it came to know that Item – I originally belongs to one K.Subramaniyapillai. Item – I originally constitutes within total extent of Acre.8.96 Cents in Survey No.4 of Thuvakudi Village. Out of the entire extent, said K.Subramaniyapillai had sold a portion of extent Acre.1.00 Cents at Western side in favour of one K.Maruthamuthu vide a sale deed dated 03.09.1964 and the same has been duly registered as Sale deed No.4821/1964.

Subsequently the survey number has been Sub – Divided as No.4/3 for Acre.1.00 Cents.

By virtue of above sale deed, said K.Maruthamuthu had sold a portion of Acre.0.81 ½ Cents (Item – I) out of Acre.1.00 Cents in favour of one P.Manikandan vide a sale deed dated 03.01.2023 and the same has been duly registered as Sale Deed No.03/2023 (Document No – 2).

Being the absolute owner of the subject property Item – I, said P.Manikandan had obtained individual patta in his favour (Document No – 3).

The newly Sub – Divided Survey No.4/3.

With respect to Item – II and III:

By recital of document No – 4, it came to know that Item – II & Item – III originally belongs to one T.S.Kandasamy. Item – II & III originally constitutes within total extent of Acre.8.96 Cents in Survey No.4 of Thuvakudi Village. Out of the entire extent, said T.S.Kandasamy had settled a portion of extent Acre.1.50 Cents at Western side in favour of his daughter K.Saraswathi ammal vide a settlement dated 27.06.1970 and the same has been duly registered as Sale deed No.929/1970 (Document No – 4).

T.M. VALLATHARASU TRICHY ADVOCATE

Subsequently the survey number has been Sub – Divided as No.4/1 for Acre.0.50 Cents (Item – II) & 4/2 for Acre.1.00 Cents (Item – III).

While it is so, said K.Saraswathi ammal had died intestate on 30.03.2022 (Document No – 5) leaving behind her legal heirs namely 1) K.Maruthamuthu, 2) M.Meena, 3) M.Latha and 4) M.Sanjay (Document No – 6) to succeed her estate.

Hence, said legal heirs 1) K.Maruthamuthu, 2) M.Meena, 3) M.Latha and 4) M.Sanjay had become the joint owners of Item – II & III who had jointly sold the Item – II & Item – III in favour of one P.Manikandan vide a sale deed dated 19.09.2022 and the same has been duly registered as Sale Deed No.7748/2022 (Document No – 7).

Being the absolute owner of the subject property Item – II & III, said P.Manikandan had obtained individual patta in his favour (Document No – 8 and 9 respectively).

The newly Sub – Divided Survey No.4/1B and 2B.

From the recital of EC (Document No – 10), there is no any encumbrance in the subject property till 01.01.2024.

OPINION:

I, opine that **Mr. P.Manikandan,** S/o. Mr. Pannerselvam, is the absolute owner of the scheduled property and has got valid, clear and marketable title over the subject property subject to the production of a nil certificate of encumbrance for the period 02.01.2024 to till the date of proposed layout approval.

T.M. VALLATHARASU TRICHY ADVOCATE

ADVOCATE

T.M. VALLATHARASU, B.E.,B.L
ADVOCATE
MS/2307/12
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