LEGAL OPINION FOR TNRERA

LEGAL OPINION ON THE PROPERTIES OF

Manojkumar,S/o, Arumugam
Elancheliyan, S/o. Manivel
Door No.377/D,G.R.Nagar,
Seelanaickenpatti Po,
Salem-636201

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LEGAL OPINION

Date:06.05.2026

TO WHOM SO EVER IT MAY CONCERN

Sir,

Sub : Legal Scrutiny Report of Immovabale properties belong to Manojkumar,S/o, Arumugam Elancheliyan, S/o. Manivel, Door No.377/D, G.R.Nagar, Seelanaickenpatti Po, Salem-636201

Property Owners : Manojkumar,S/o, Arumugam Elancheliyan, S/o. Manivel

Description of the properties

The Land totally admesureing 2.89.75 hectares comprised in various survey no mentioned below at Salem East Registration District, Ayothiyapattinam Sub Registration District, Valappadi Taluk, Minnamballi Village.

ITEMS NO -1

Sl.No	Pervious SUVERY NO.	PR Deed Extents (Hectares)	Manojkumar & Ilancheyan Excahnge deed (5765/2024) on 21.10.2024 between Rajmanikcam, Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025, (Hectares)	Manojkumar & Ilancheyan Applied for DTCP Approval (Hectares)	New Subdivsion Survey No.
1.	226/4	0-18.00 ha	0-00.20 ha (Part)	0-00.20 ha	226/4B
2.	226/5	0-11.50 ha	0-11.50 ha (full)	0-11.50 ha (full)	226/5

The above-mentioned properties originally belonged to Rajmanickam by virtue of a Partition Deed bearing Document No. 903/1999 dated 01.04.1999. Upon the demise of Arumugam, (04.06.2024 as evidenced by Death Certificate Registration No. D-2024:33-7699-000130) his legal heirs, namely Parameshwari and Karthika, executed a General Power of Attorney in favour of Manojkumar, duly registered as Document No. 5004/2024 on 09.09.2024. Thereafter, by virtue of an Exchange Deed between Manojkumar, Ilancheliyan and Rajmanickam bearing Document No. 5765/2024 dated 21.10.2024, the above-mentioned properties were conveyed in favour of demise of Arumugam his legal heirs namely Parameshwari ,Karthika , Manojkumar and Ilancheliyan (one of the co-owner/Partner). Subsequently, the said Parameshwari and Karthika executed a Gift Deed in favour of Manojkumar, duly registered as Document No. 3153/2025 dated 04.06.2025, thereby conveying their rights in the above-mentioned properties.Thus, the above-mentioned properties are presently owned and possessed by Manojkumar and Ilancheliyan.The said Manojkumar and Ilancheliyan have applied for DTCP approval in respect of the following survey fields:Survey No. 226/4B, measuring an extent of 0.00.20 hectares; and Survey No. 226/5, measuring an extent of 0.11.50 hectares.

ITEMS NO -2

Sl.No	Pervious SUVERY NO.	PR Deed Extents (Hectares)	Manojkumar & Ilancheyan Excahnge deed (5765/2024) dated on 21.10.2024 between Rajmanikcam, Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025, (Hectares)	Manojkumar & Ilancheyan Applied for DTCP Approval (Hectares)	New Subdivsion Survey No.
3.	226/6	0-47.00	0-33.60 ha (part)	0-33.60 ha (part)	226/6B

The above-mentioned properties originally belonged to Rajmanickam by virtue of a Sale Deed bearing Document No. 173/1980 dated 01-02-1980. Upon the demise of Arumugam (04.06.2024 as evidenced by Death Certificate Registration No. D-2024:33-7699-000130), his legal heirs, namely Parameshwari and Karthika, executed a General Power of Attorney in favour of Manojkumar, duly registered as Document No. 5004/2024 on 09.09.2024. Thereafter, by virtue of an Exchange Deed

between Manojkumar, Ilancheliyan and Rajmanickam bearing Document No. 5765/2024 dated 21.10.2024, the above-mentioned properties were conveyed in favour of demise of Arumugam his legal heirs namely Parameshwari ,Karthika , Manojkumar and Ilancheliyan (one of the co-owner/Partner). Subsequently, the said Parameshwari and Karthika executed a Gift Deed in favour of Manojkumar, duly registered as Document No. 3153/2025 dated 04.06.2025, thereby conveying their rights in the above-mentioned properties.Thus, the above-mentioned properties are presently owned and possessed by Manojkumar and Ilancheliyan.The said Manojkumar and Ilancheliyan have applied for DTCP approval in respect of the following survey fields:Survey No. 226/6B, measuring an extent of 0-33.60 hectares.

ITEMS NO -3

Sl.No	Pervious SUVERY NO.	Arumugam, Manojkumar & Ilancheliyan Sale Deed 3547/2018 date on 15.11.2018 Extents (Hectares)	Manojkumar & Ilancheyan Exceuted a Exchange deed between Rajmanikcam.Part of land to Rajmanikcam Doc.no.5765/2024 dated on 21.10.2024 , Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025, (Hectares)	Remaining part of land hold by Manojkumar & Ilancheliyan. And applied for DTCP Approval (Hectares)	New Subdivsion Survey No.
4	227/4	0-02.00 ha	0-01.82 ha (part)	0-00.18 ha	226/4A
5	227/5B	0-07.00 ha	0-05.47 ha (part)	0-01.53 ha	227/5B1
6	227/10	0-83.00 ha	0-14.07 ha (part)	0-68.93 ha	227/10A

The above-mentioned properties were originally purchased by Arumugam, Manojkumar, and Ilancheliyan under a registered Sale Deed bearing Document No. 3547/2018 dated 15.11.2018. Upon the demise of Arumugam (04.06.2024 as evidenced by Death Certificate Registration No. D-2024:33-7699-000130), his undivided share in the said properties devolved upon his legal heirs, namely Manojkumar, Parameshwari, and Karthika. Accordingly, the properties came to be held by Manojkumar, Parameshwari, Karthika, and Ilancheliyan (one of the co-owners/partners). Subsequently, the said legal heirs, Parameshwari and Karthika, executed a General Power of Attorney in favour of Manojkumar, which was duly registered as Document No. 5004/2024 on 09.09.2024.Thereafter, Manojkumar and Ilancheliyan retained a portion of the aforesaid properties comprising:

Survey No. 226/4A – Extent: 0.00.18 hectares
Survey No. 227/5B1 – Extent: 0.04.53 hectares
Survey No. 227/10A – Extent: 0.68.93 hectares

and handed over the remaining extent of the properties to Rajmanickam.Further, Parameshwari and Karthika executed a registered Gift Deed in favour of Manojkumar, bearing Document No. 3153/2025 dated 04.06.2025, thereby conveying their respective rights in the above-mentioned properties.Thus, the aforesaid properties are presently held and enjoyed by Manojkumar and Ilancheliyan as absolute owners.It is further submitted that Manojkumar and Ilancheliyan have applied for DTCP approval in respect of the following properties:

Survey No. 226/4A – Extent: 0.00.18 hectares
Survey No. 227/5B1 – Extent: 0.04.53 hectares
Survey No. 227/10A – Extent: 0.68.93 hectares

ITEMS NO -4

Sl.No	Pervious SUVERY NO.	Arumugam, Manojkumar & Ilancheliyan Sale Deed 3547/2018 date on 15.11.2018 Extents (Hectares)	Arumugam, Manojkumar & Ilancheliyan Sale Deed 3547/2018 date on 15.11.2018 Extents (Hectares) After death of Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025	Manojkumar & Ilancheliyan. And applied for DTCP Approval (Hectares)	New Survey No.
7	226/7	0-33.00 ha	0-33.00 ha (full)	0-33.00 ha (full)	226/7
8	227/2	0-10.00 ha	0-10.00 ha (full)	0-10.00 ha (full)	227/2
9	227/3	0-09.00 ha	0-09.00 ha (full)	0-09.00 ha (full)	227/3
10	227/11	0-04.00 ha	0-04.00 ha (full)	0-04.00 ha (full)	227/11

The above-mentioned properties were originally acquired by Arumugam, Manojkumar, and Ilancheliyan under a registered Sale Deed bearing Document No. 3547/2018 dated 15.11.2018.Arumugam died on 04.06.2024 (as evidenced by Death Certificate Registration No. D-2024:33-7699-000130). Upon his demise, his undivided share in the said properties devolved upon his legal heirs, namely Manojkumar, Parameshwari, and Karthika. Accordingly, the properties came to be held by Manojkumar, Parameshwari, Karthika, and Ilancheliyan (one of the co-owners/partners).Subsequently, the legal heirs of the deceased Arumugam, namely Parameshwari

and Karthika, executed a registered Gift Deed in favour of Manojkumar, bearing Document No. 3153/2025 dated 04.06.2025, thereby conveying their respective shares in the above-mentioned properties.Thus, the above-mentioned properties are presently held and enjoyed by Manojkumar and Ilancheliyan as absolute owners.

It is further submitted that Manojkumar and Ilancheliyan have applied for DTCP approval in respect of the following survey lands:

Survey No. 226/7 – Extent: 0.33.00 hectares
Survey No. 227/2 – Extent: 0.10.00 hectares
Survey No. 227/3 – Extent: 0.09.00 hectares
Survey No. 227/11 – Extent: 0.04.00 hectares

ITEMS NO -5

Sl. No	Pervious SUVERY NO.	Total Extents	Arumugam, Manojkumar & Ilancheliyan purchased one part by Sale Deed 3219/2016 date on 14.09.20 16 Extents in (Hectares)	Remaining part for Exchange deed 3453/2019 on 31.10.2019 between Arumugam and Udhayakumar and others Extents in (Hectares) ,Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025	From 3219/2016 & 3453/2019 Total Extents	Manojkumar & Ilancheliyan. applied one part of Extents of 0-36.5 ha for DTCP Approval (Hectares)	New Survey No.
11	232/1A	0-36.50 ha	0-04.94 ha	0-31.56 ha	0-36.50 ha	0-09.59 ha (Part)	232/1A1

The property comprised in Survey No. 232/1A consists of two portions. One portion measuring an extent of 0.04.94 hectares was purchased by Arumugam, Manojkumar, and Ilancheliyan under a registered Sale Deed bearing Document No. 3219/2016 dated 14.09.2016.

The remaining portion in Survey No. 232/1A, measuring an extent of 0.31.56 hectares, was acquired by Arumugam through an Exchange Deed executed between Udhayakumar and others, bearing Document No. 3453/2019 dated 31.10.2019.Arumugam died on 04.06.2024, as evidenced by Death Certificate Registration No. D-2024:33-7699-000130. Upon his demise, his share in the above-mentioned properties devolved upon his legal heirs, namely Manojkumar, Parameshwari, and Karthika. Accordingly, the properties came to be held by Manojkumar, Parameshwari, Karthika, and Ilancheliyan (one of the co-owners/partners).Subsequently, the legal heirs of the deceased Arumugam, namely Parameshwari and Karthika, executed a registered Gift Deed in favour of Manojkumar, bearing Document No. 3153/2025 dated 04.06.2025, thereby conveying their respective shares in the above-mentioned properties.

Thus, the above-mentioned properties are presently held and enjoyed by Manojkumar and Ilancheliyan as absolute owners.

It is further submitted that Manojkumar and Ilancheliyan have applied for DTCP approval in respect of Survey No. 232/1A1, measuring an extent of 0.09.59 hectares

ITEMS NO -6

Sl.No	Pervious SUVERY NO.	PR Deed Extents (Hectares)	Manojkumar Exchange deed between Virudhabammal & others (Doc.No.5377/2024) dated on 23.09.2024 , Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025, (Hectares)	Manojkumar & Ilancheyan Applied for DTCP Approval (Hectares)	New Subdivsion Survey No.
12	233/1	0-25.00 ha	0-13.16 ha (part)	0-13.16 ha	233/1B

The above-mentioned properties originally belonged to Virundabammal and others.Upon the demise of Arumugam, his legal heirs, namely Parameshwari and Karthika, executed a General Power of Attorney in favour of Manojkumar, which was duly registered as Document No. 5004/2024 on 09.09.2024.Subsequently, Manojkumar entered into and executed an Exchange Deed with Virundhabammal and others, bearing Document No. 5733/2024 dated 23.09.2024, and thereby acquired a portion of the property comprised in Survey No. 233/1, measuring an extent of 0.25.00 hectares.The said extent of 0.25.00 hectares was thereafter subdivided and assigned as Survey No. 233/1B, measuring an extent of 0.13.16 hectares.Thus, the said property is presently held by Manojkumar.

It is further submitted that Manojkumar and Ilancheliyan have applied for DTCP approval in respect of Survey No. 233/1B, measuring an extent of 0.13.16 hectares.

ITEMS NO -7

Sl.No	Pervious SUVERY NO.	PR Deed Extents (Hectares)	Arumugam, Manojkumar & Ilancheliyan purchased 4/6 part of S.No.233/2 by Sale Deed 3219/2016 date on 14.09.2016 Extents in (Hectares)	Manojkumar Exchange deed between Virudhabammal & others purchased 2/6 part of S.No.233/2 (Doc.No.5377/2024) dated on 23.09.2024 (Hectares), Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025,	Manojkumar & Ilancheyan Applied for DTCP Approval (Hectares)	New Subdivsion Survey No.
13	233/2	0-02.50	0-01.66 ha (part)	0-00.83 ha (part)	0-02.50 ha (full)	233/2

The property comprised in Survey No. 233/2, measuring an extent of 0.02.50 hectares, was originally purchased to an extent of 4/6 share by Arumugam, Manojkumar, and Ilancheliyan under a registered Sale Deed bearing Document No. 3219/2016 dated 14.09.2016.Upon the demise of Arumugam, his legal heirs, namely Parameshwari and Karthika, executed a General Power of Attorney in favour of Manojkumar, which was duly registered as Document No. 5004/2024 dated 09.09.2024.Subsequently, Manojkumar, by virtue of an Exchange Deed executed with Virundabammal and others, bearing Document No. 5733/2024 dated 23.09.2024, acquired 2/6 share in the aforesaid property comprised in Survey No. 233/2 measuring an extent of 0.02.50

hectares.Thereafter, Parameshwari and Karthika executed a registered Gift Deed in favour of Manojkumar, bearing Document No. 3153/2025 dated 04.06.2025, thereby conveying their respective rights in the said property.Thus, the aforesaid property is presently held and enjoyed by Manojkumar and Ilancheliyan.

It is further submitted that Manojkumar and Ilancheliyan have applied for DTCP approval in respect of Survey No. 233/2, measuring an extent of 0.02.50 hectares.

ITEMS NO -8

Sl.No	Pervious SUVERY NO.	Arumugam, Manojkumar & Ilancheliyan purchased one part by Sale Deed 3219/2016 date on 14.09.20 16 Extents in Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025 (Hectares)	Remaining holding by Manojkumar & Ilancheliyan Extent of S.NO. 233/3 Extent of 1-83.00 hectares	Manojkumar & Ilancheliyan. applied part of Extents of 1-83.00 ha for DTCP Approval (Hectares)	New Survey No.
14	233/3	1-83.00	0-97.47 ha	0-85.53 ha (PART)	233/3A2

The property comprised in Survey No. 233/3, measuring an extent of 1.83.00 hectares, was originally purchased by Arumugam, Manojkumar, and Ilancheliyan under a registered Sale Deed bearing Document No. 3219/2016 dated 14.09.2016.Arumugam died on 04.06.2024, as evidenced by Death Certificate Registration No. D-2024:33-7699-000130. Upon his demise, his undivided share in the said property devolved upon his legal heirs, namely Manojkumar, Parameshwari, Karthika, and Ilancheliyan (one of the co-owners/partners). Accordingly, the property came to be held by Manojkumar, Parameshwari, Karthika, and Ilancheliyan.Subsequently, the legal heirs of the deceased Arumugam, namely Parameshwari and Karthika, executed a registered Gift Deed in favour of Manojkumar, bearing Document No. 3153/2025 dated 04.06.2025, thereby conveying their respective shares in the above-mentioned property.Thus, the property is presently held by Manojkumar and Ilancheliyan as co-owners. The said Manojkumar and Ilancheliyan have applied for DTCP approval in respect of a portion of the above-mentioned property, comprising an extent of 0.85.53 hectares, falling under Survey No. 233/3A2.

ITEMS NO -8

Sl.No	Pervious SUVERY NO.	PR Deed Extents (Hectares)	Arumugam Exchange deed between Udhayakumar & others purchased part of S.No.233/8 (Doc.No.3453/2019) dated on 31.10.2019, Manojkumar General Power of Attorney deed in 5004/2024 on 09.09.2024 ,Gift Deed to Manojkumar,Doc No. 3153/2025 on 04.06.2025, (Hectares)	Manojkumar & Ilancheyan Applied for DTCP Approval (Hectares)	New Subdivsion Survey No.
15.	233/8	0-39.00 ha	0-07.03 ha (part)	0-07.03 ha	233/8A1

The property originally belonged to Udhayakumar and others. Subsequently, Arumugam acquired rights in the said property through an Exchange Deed executed between Udhayakumar and others, bearing Document No. 3453/2019 dated 31.10.2019.Arumugam died on 04.06.2024. Upon his demise, his legal heirs, namely Parameshwari and Karthika, executed a General Power of Attorney in favour of Manojkumar, which was duly registered as Document No. 5004/2024 dated 09.09.2024.Thereafter, Manojkumar, by virtue of an Exchange Deed executed with Virundabammal and others, bearing Document No. 5733/2024 dated 23.09.2024, exchanged a portion of the property comprised in Survey No. 233/8, measuring an extent of 0.39.00 hectares. Pursuant to the said exchange, a portion of the property was conveyed to Virundabammal and others, and the remaining extent continued to be held by Manojkumar.The remaining portion was subsequently subdivided and assigned as Survey No. 233/8A1, measuring an extent of 0.07.03 hectares.

It is further submitted that Manojkumar and Ilancheliyan have applied for DTCP approval in respect of Survey No. 233/8A1, measuring an extent of 0.07.03 hectares.

OPINION

On perusal of Original, copies of the title deeds along with subsidiary documents referred to above, I am of Opinion that they are in order and that the title of the present owners Manojkumar & Elancheliyan has got a clear, valid perfect and the that the property is marketable title and have no other encumbrances over the property as seen from the encumbrance certificate produced. There were got every right to alienate or encumber the same.

PLACE: Salem
Date: 06-05-2026

P.THIAGARAJAN.,B.Com.,B.L.
Bank panel Advocate & Notary Public

NOTARY PUBLIC * GOVT OF TAMIL NADU * P.THIAGARAJAN SALEM G.O.(MS)No 102/2022

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