

VIDHYADHAR V. GANGURDE

Advocates High Court

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TITLE SEARCH REPORT (TSR)

Ref. No.MUM/ADV/IDBI/2025

Date:-20.04.2025

To,
IDBI Trusteeship Services Limited
Asian Building,
Ground Floor, R. Kamani Marg
Balard Estate, Mumbai.

Re: Title Opinion on all that piece and parcel of the land measuring 8.38 Acres, bearing Survey No.65, in Village No.66, Manapakkam Village, Now Alandur Taluk, Old Sriperumbudur Taluk, Chennai District, Old Kancheepuram District and the office space lease Area 32 Sq.ft., situated in the 2nd Floor, TCTC Building at P.B.No.979, Mount Poonamallee Road, Manapakkam, Chennai-600089.

With reference to your letter forwarding Title Deeds to us pertaining to above-said immovable property and other information submitted by you, have conducted a detailed search and investigation and submit our report as under;

(1) **Name(s) and Address (es) of the Mortgagor(s)/Title holder(s):**

Standing in name of L&T Finance Limited

(2) **Description of immovable property:**

all that piece and parcel of the land measuring 8.38 Acres, bearing Survey No.65, in Village No.66, Manapakkam Village, Now Alandur Taluk, Old Sriperumbudur Taluk, Chennai District, Old Kancheepuram District and the office space lease Area 32 Sq.ft., situated in the 2nd Floor, TCTC Building at P.B.No.979, Mount Poonamallee Road, Manapakkam, Chennai-600089.

Survey No.	Extent Area	Location	Boundaries
Survey No.65, in Village No.66,	Area measuring	Manapakkam Village, Now Alandur Taluk,	North By : Mount Poonamallee High Road,



	8.38 Acres,	Old Sriperumbudur Taluk, Chennai District, Old Kancheepuram District	South by : Nalla from West to East 24 Links East East By : Land belonging to W.S.Seetharaman, West By : : Land belonging to W.S.Seetharaman
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(Hereinafter referred to as 'said property')

(3) Title Deed in Original/Copies Seen.

Sr. No.	Date of Document	Name of the parties
1.	27.01.1996	Sale Deed, registered as Document No. 176 of 1966
2.	30.07.2019	Lease Deed registered as Document No.8639 of 2019
3.		Online Encumbrance Certificate for the period from 01.07.2019 to 14.07.2021
4.		Online Encumbrance Certificate for the period from 10.07.2020 to 26.04.2022

(4) Search in Sub-Registrar's Office

Sub-Registrar's Office – Old Sriperumbudur Taluk.

(i) Location of property:

Manapakkam Village, Now Alandur Taluk, Old Sriperumbudur Taluk, Chennai District, Old Kancheepuram District

(ii) Search and Investigation:

From the recitals contained in the documents handed over to us it is found that one Mrs Sakunthala Ammal is the owner of the Schedule -I, II and III properties mentioned in the sale deed dated 27.01.1996 and the said Mrs. Sakunthala Ammal purchased the schedule -I Properties except Survey Nos. 45/1 and 45/2 from one Mrs. S.Kanakammal on 25.04.1945 under a registered Sale Deed registered as Document No. 719/1945. Subsequently on 30.09.1963 the said Mrs. Sakunthala Ammal purchased Schedule -II and III properties from H.B.Bijairaj Mootha under sale 2592/1963.

The Schedule Property referred to in this Opinion forms part of the Schedule -II properties of the sale deed dated 27.01.1966 n Survey No. 65. The said Properties in Schedule - I, II and III was sold by Mrs. Sakunthala Ammal in favour of M/s. Larsen and Toubro Limited under a sale deed dated 27.01.1933 registered as Document No. 176/1996. It is learnt that said M/s. Larsen and Toubro Limited constructed office space



in the said Properties in Survey No. 65. (The copy of the approval for construction was not given).

The Land and Building in Survey No. 65 belongs to M/s. Larsen and Toubro Limited and by virtue of their ownership they have right to Lease the office space mentioned in the schedule herein above to any third parties.

The said M/s. Larsen and Toubro Ltd., executed Lease Deed dated 30.07.2019 registered as document No.8639 of 2019 between Larsen and Toubro Ltd., and Larsen and Toubro Finance Limited. The said Lease Deed contains a Clause at Clause No.8(6) that the Lessee is permitted to create mortgage in respect of the above mentioned property On perusal of the Online Encumbrance Certificate it is found that L&T Finance Ltd., Lessee had executed various mortgage as detailed herein below.

1. L&T Finance Ltd., had executed mortgage without possession with Catalyst Trusteeship Ltd., on 06.09.2019 vide document no.10243 of 2019
2. L&T Finance Ltd., had without possession deed dated on 05.09.2019 vide document no. 10244 of 2019
3. executed another mortgage L&T Finance Ltd., had executed another mortgage without possession deed on 24.09.2019 vide document no. 10827 of 2019
4. L&T Finance Ltd., had executed another mortgage without possession deed on 23.12.2019 vide document no. 14116 of 2019
5. L&T Finance Ltd., had executed another mortgage without possession deed on 10.07.2020 vide document no.4601 of 2020
6. L&T had executed another mortgage without possession deed on 18.06.2020 vide document no.8790 of 2020

Encumbrance certificate Produced for the period from 01.01.1966 to 23.08.2019, and subsequent online EC from 01.07.2019 till 14.07.2021 and from 10.07.2020 to 25.04.2022 and 26.04.2022 to 28.04.2025 shows that L and T Finance had created mortgage as mentioned above.

This Report is in continuation of earlier Title Report dated 26th April, 2022 issued by M. Arunachalam and M. Nagalakshmi, Advocates, in favour of IDBI Trusteeship Services Limited, Mumbai.

In our opinion, based on perusal of copies of documents furnished to us and observations mentioned in clause IV above and the verification of original documents listed at Clause III, M/s. Larsen and Toubro Limited is the owner and they had leased the above mentioned property to L&T Finance Limited which had mortgaged the said property as per the details in Clause IV above.



Certificate

I have examined the Copies of Title Deeds intended to be deposited relating the aforeside property/ies and offered as security by way of Registered Mortgage and that the document of Title referred to in the opinion are valid evidence of right, title and interest and that if the Equitable Mortgages is created it will satisfy the Requirements of creation of Equitable Mortgage

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the copy of it in the Office of the Sub Registrar and have found both tallying with each other. I confirm having made search in the Land/revenue records. I also confirm having verified and checked the records of the relevant Govt. Officers/Sub-registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, I do not find anything adverse which would prevent the Title Holders from cearying a valid Mortgage. The Statements and Other information given in the report are correct and true

I certify that, there is no Charge whatsoever as could be seen from encumbrances certificate for the period from 2022 to 2025 pertaining to that immovable property/(ies) covered by above said Title Deeds.

I certify that L&T Finance Limited have got a valid, clear and absolute and marketable title and free from encumbrances over the property shown above Free from all encumbrances, charges or claims. There are no legal impediments for creation of the mortgage under any applicable Law/rules in force. I certify that the Mortgage over the said Property(ies) can be enforced through process of law including under the provision of SARFAESI Act, for recovery of dues to the bank

If L&T Finance Limited personally remains present and deposits the following title deeds in Original with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage. The following person/s should be present personally to deposit the Original Title Deeds with your Branch for creation of equitable mortgage:-

We hereby return the documents forwarded to us vide your above said letter.

The following documents in Original have to be obtained for creation of valid equitable mortgage by deposit if title deeds

Sr. No.	Date of Document	Name of the parties
1.	27.01.1996	Sale Deed, registered as Document No. 176 of 1966
2.	30.07.2019	Lease Deed registered as Document No.8639 of 2019
3.		Online Encumbrance Certificate for the period from 01.07.2019 to



		14.07.2021	
4.		Online Encumbrance Certificate for the period from 10.07.2020 to 26.04.2022	

Yours faithfully,

Advocate



VIDYADHAR. GANGURDE
B.A. LLB
Advocate, High Court



Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Chennai South Joint I
Application No.	S01ENCEVV202504298213233
Transaction No.	REG202504293668448
Transaction Date	29/04/2025
Reference No.	ECA/Online/149843396/2025

Application Details

Applicant Name	APOORVA BHANGLA
Service Type	Encumbrance Certificate
Application Fee (₹)	1/-
Search Fee (₹)	90/-
Computer Fee (₹)	200/-

Payment Details

Name of the Bank	SBI
Bank Ref. No.	CPAFBQNSO6
Payment Mode	Online
Amount Paid (₹)	291/-
Payment Status	Success
Payment Date	29/04/2025

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்

கட்டணமில்லா தொலைபேசி எண்

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மின்னஞ்சல் முகவரி

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