

P. MUROOGESAN
MSC ML DIRPGDPM MBA
Senior Advocate& Management Consultant

TO

THE ASSISTANT GENERAL MANAGER
BSNL
COIMBATORE

SIR/MADAM,

SUB: Legal opinion pertaining to the property measuring an extent of 5 acres 21562 sq.ft in T.S. No. 2, Ward No. G Block No.2 new T.S. No.1, (old No.2) Ward No. G, Block No.14 No.44 Kanakkampalayam Village Udumalpet which belong to M/s BSNL.

I. DESCRIPTION OF THE PROPERTY:

All that part and parcel of the property situated in Tirupur Registration District, Udumalpet Sub Registration District, No.44 Kanakkampalayam Village Udumalpet Taluk, in T.S. No. 2, Ward No. G Block No.2 – 5 acres 21562 sq.ft of land with all other rights over the roads for ingress and egress with usual pathway rights to use the roads and all other appurtenances attached thereto.

The above property is situated in T.S. No.1, (old No.2) Ward No. G, Block No.14 within the limits of Udumalpet Town and Municipality.

II LIST OF DOCUMENTS SUBMITTED FOR SCRUTINY AND LEGAL OPINION:

- 1. Extract of TSLR – T.S. No.1, (old No.2) Ward No. G, Block No.14 in the name of M/S BSNL.*
- 2. Proceedings dated 18.05.2015 of Spl.Thasildhar Urban Land revenue scheme Udumalpet.*
- 3. Demand notice from Udumalpet Municipality.*
- 4. Encumbrance certificate dated: 10.05.2022 for the period of from 01.01.2000 to 09.05.2022 .*

III. TRACING OF TITLE:

The opinion sought for is for an extent of 5 acres 21562 Sq.ft of lands in T.S. No. 2, Ward No. G Block No.2 new T.S. No.1, (old No.2) Ward No. G, Block No.14 No.44

405, Sri Thevar Complex, Near fly Over, Avinashi Road, Coimbatore 641018
Phone #: 04222304175, 2304174, Mobile #: 98422 44646, 944344 3056
E. Mail: muroogesh@gmail.com

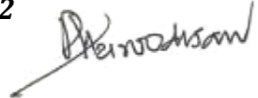
P. MUROOGESAN
MSC., M.L, DIR,PGDPM, MBA.,
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Kanakkampalayam Village. It is being ascertained that the subject property belong to M/s BSNL vide a land acquisition proceedings in Award No. 2/87 dated: 04.08.1987 by TheSub Collector Pollachi.

Whereas it is ascertained from the documents that the property was handed over to the M/s BSNL vide Possession Certificate dated: 17.08.1987 and the proceedings dated; 18.05.2015 by of Spl.Thasildhar Urban Land Revenue scheme Udumalpet the mutation process is completed and the name of M/s BSNL is fortified. 20.02.2020 by Udumalpet Municipality there is an un cleared property tax and water tax which M/s BSNL ought to be paid.

Therefore in view of the foregoing, I opine that the subject property measuring an extent of 5 acres 21562 Sq.ft of lands T.S. No.1, (old No.2) Ward No. G, Block No.14 N.44 kanakkampalayam Village within the limits of Udumalpet Municipality belong to M/s BSNL and the said M/s Bharat Sanchar Nigam Ltd., derive a valid, clear, marketable title in the subject property described in the description of property subject to the discharge f the outstanding property tax and water tax to the concerned local body.

DATED AT COIMBATORE ON THIS 10TH DAY OF MAY 2022



P. MUROOGESAN
ADVOCATE

405, Sri Thevar Complex, Near fly Over, Avinashi Road, Coimbatore641018
Phone #: 04222304175,2304174, Mobile #: 98422 44646,944344 3056
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UDUMALPET MUNICIPALITY



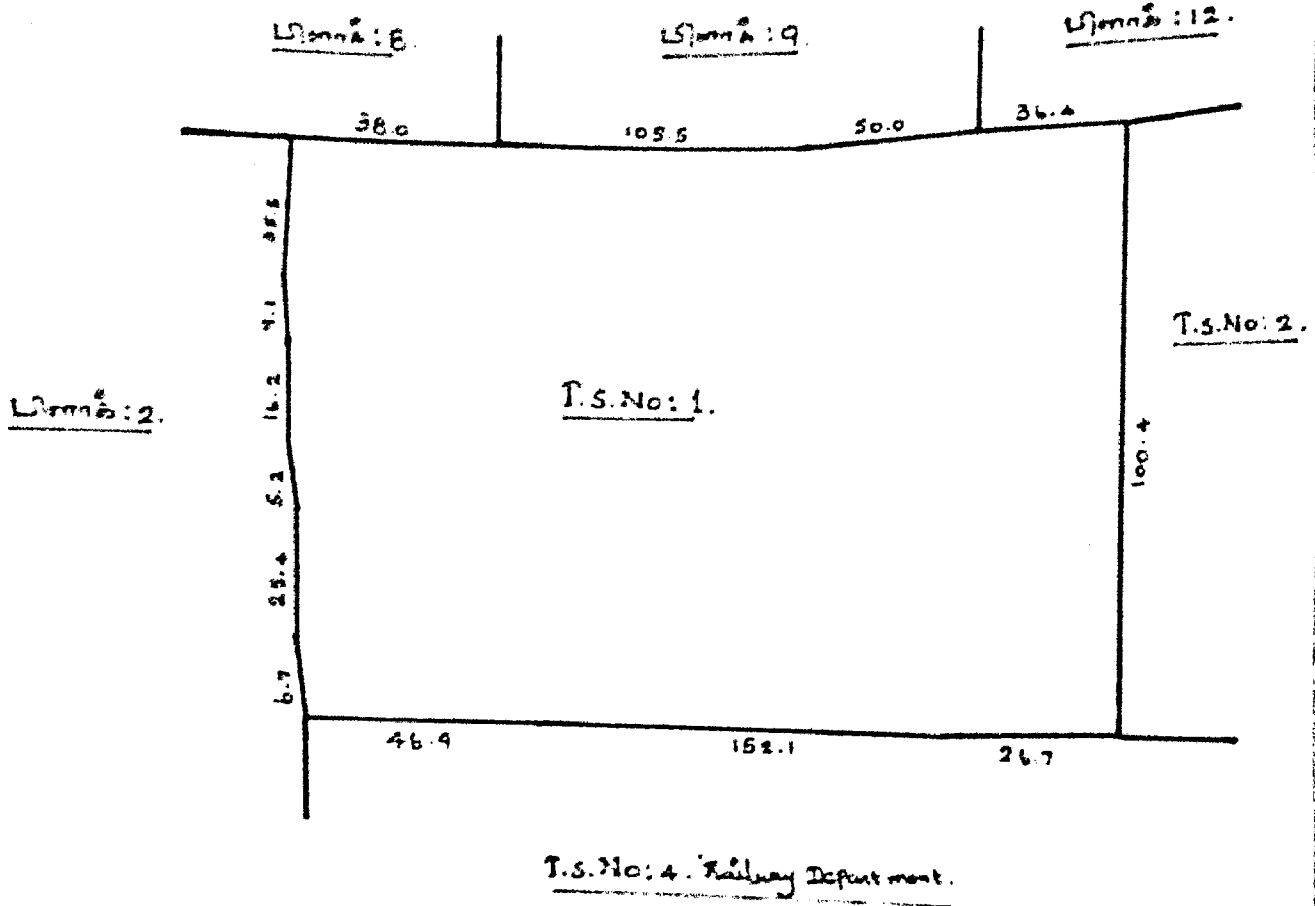
NEW

WARD No G.

BLOCK No - 14.

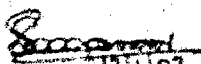
T.S.No - 1.

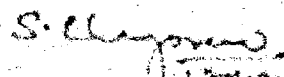
Scale: _____



/ True extract /
/ True Copy /

Certified that is true copy of town
Survey field Measurement Map on Ward: G,
Block: 14. T.S. No: 1.
R.O. No: B. 5 / 2006/7/F2.


13/11/07.
Town Surveyor
Udumalpet.


Commissioner
Udumalpet Municipality.

(82)

POSSESSION CERTIFICATE

I have this day 17th August, 1987 handed-over the possession of the land mentioned in the scheduled below which has been acquired as per Award No.2/87 dated 4.8.87 of the sub-collector, Pollachi for the construction of Max I, Telephone Exchange by the Department of Telecommunications, Government of India.

SCHEDULE

District : Coimbatore
Taluk : Udumalpet

Village No. 44
Name: KANAKKAMPALAYAM.

Description of the Land : Government - Dry
Ward No. G
Block : 2
T.S.No. 2

Extent : 5.00 Acres and 21562 sq.ft.

Boundaries: Northby : Block No. 1 T.S.No.27
(Pollachi - Palani Road)
Eastby : Block No. 2 T.S.No.3
Southby : Block No.2 T.S.No.4
(Railway line)
Westby : Block No.2 T.S.No.1

Handed-over possession.

[Signature]
Revenue Inspector,
Udumalpet Taluk.

[Signature]
Village Administrative Officer,
44. Kanakkampalayam Village.

taken-over possession

[Signature]
25/8/87
Junior Engineer (Indoor) (Civil),
Camp UDAMALPET - 642 126
Coimbatore-43

[Signature]
17/8/87
S.D. Telegraphy
Udumalpet

3

A Copy of letter NO.18631/82 A2 dt -9-87 received from
Tmt.Nagaraj, I.A.S. , Sub-Collector , Pollachi 1 addressed
to DET Coimbatore.

Sir,

Sub: Land Acquisition- Udumalpet taluk- Kanakkampalayam
Village T.S.NO.2- Ward No.2 G Block NO.2- 5 acres
21562 sq.ft- Acquisition for the construction of
MAX I Telephone exchange Award passed -reg

- Ref:- 1). This office Award NO.2/87 dt 4-8-87
2). This office proc.18631/82 A2 dt 4-8-87

-0-

I send herewith a copy of award NO.2/87 dt 4-8-87
and Award statement in Form A. in respect of the above acquisition
proceedings.

I also send herewith the stamped acquittance in
Form 'C' for the disbursement of compensation amount to the
awardees for onward transmission to Accountant General, I request
you to acknowledge the receipt of the acquittance.

The balance amount will be returned to you
in due course.

/truecopy/by order/

- Encl:- 1. Award NO.2/87
2. Award Proceedings
3. Award statement

Yours faithfully,

SH/ Smita Nagaraj,
Sub- Collector, Pollachi

4. Acquittance in Form 'C' (Copy to the Accountant General MS)

LAND ACQUISITION OFFICE
SUB-COLLECTOR, POLLACHI.

FORM C.C. APPENDIX II, LAND ACQUISITION ACT

Consolidated voucher for payment made during
Statement No. 2/87 dated 4.8.1987
Telephone Exchange in the
in the district of Coimbatore

August 1987 1986, in accordance with
on account of land acquired for the construction of Max I
Taluk Udumalpet Village Kanakkampalayam

Serial No. in Award statement (1)	Name of payee (2)	Area of land (3)	Amount paid (4)	Signature of the payee and date of payment (5)
1.	U.K. Ponnia gounder s/o. Kulanade gounder, 44, Lakshmi Ammal Thottam, Udumalpet	1 Acre & 7786.3 Sq.ft.	Rs. P 59,365.15 (D.D.No. OL/A/34/097707 dated 14.8.87)	Received under protest 17-8-87

Total: 59,365.15 (Rupees fifty nine thousand, three hundred and sixty five and paise fifteen only)

Paid in my presence ^{D.D} in ~~cash~~ ^{cheque} to the above persons, the total sum of

Rupees fifty nine thousand, three hundred and sixty five and paise fifteen only

Dated: 17 - 8 - 1987

JUB COLLECTOR
POLLACHI
SIGNATURE OF OFFICER

Witness: - *[Signature]*
VAO 17/8/87
44 KANAKKAMPALAYAM

FORM C.C. APPENDIX II, LAND ACQUISITION MANUAL

Consolidated voucher for payment made during August 1987 ~~1986~~, in accordance with
 Statement No. 2/87 dated 4-8-1987 on account of land acquired for for the
 construction of Max I, Telephone Exchange Taluk, Udumalpet Village: Kanakkampalayam
 in the district of Coimbatore

Serial No. in Award statement (1)	Name of payee (2)	Area of land (3)	Amount paid (4) Rs. P	Signature of the payee and date of payment (5)
1.	U.P. Nahamuthu s/o. U.K. Ponnia gounder, 15 Lakshmi Ammal Thottam, Udumalpet.	1 acre & 7786.3 Sq.ft.	59,365.15 (D.D.No. OL/A/34/ 097708 dt. 14.4.87)	Received under protest Nahamuthu 17/8/87

Total: 59,365.15 (Rupees fifty nine thousand, three hundred and fifteen and paise fifteen only)

Paid in my presence in cash to the above persons, the total sum of
cheque

Rupees

[Signature]
 SUB COLLECTOR,
 POLLACHI,
 SIGNATURE OF OFFICER

Dated: - - 1986

[Signature]
 VAO 17/8/87
 KANAKKAMPALAYAM

August 1987
 of Max I Telephone Exchange
 District of Colabatore

August 1987
 on receipt of Rs. 59,365.15 for the construction
 Total Udumalpet
 Kanakkampalayam

Serial No. in award statement (1)	Name of payee (2)	Area of land (3)	Amount paid (4)	Signature of the payee and date (5)
3	P. Subramanian, s/o. U.K. Ponnia Gounder, 15 Lakshmiammal Thottam, Udumalpet	1 Acre 7786.3 Sq.ft.	59,365.15 (D.D.No. OL/A/34 097709 dt. 14.8.87	<i>Received under protest</i> P. Subramanian. 17.8.87

Total: 59,365.15

(Rupees fifty nine thousand, three hundred and sixty five and paise fifteen only)

Paid in by cheque ^{DD} to the order of the total amount

Rs. 59,365.15 in words, Five hundred and fifty five and paise fifteen only

Dated: 17-8-1987

ASST. COLLECTOR
 KULLACHAL

*General Manager
 VAO Thottam
 44 Kanakkampalayam*

Consolidated voucher for payment made during **August 1987**, in accordance with
 Statement No. **2/87** dated **4.8.87** on account of land acquired for
the construction of Max.I Telephone Exchange Taluk **Udumalpet** Village, **Kanakkampalayam**
 in the district of **Coimbatore**

Serial No. in Award statement (1)	Name of payee (2)	Area of land (3)	Amount paid (4)	Signature of the payee and date of payment (5)
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5. U.P. Krishnasamy, s/o.
 U.K. Ponniah Gounder,
 44 Lakshmi Ammal Thottam,
 Udumalpet

1 acre
 41762.11
 Sq.ft. (D.D.No.0L/A/34
 097710 dated
 14-8-87

Rs. P

Received under protest

U. S. Gounder
 17/8/87



Total: **98,648.10** (Rupees ninety eight thousand, six hundred and forty eight and paise ten only)

Paid in my presence in cash to the above persons, the total sum of
cheque
 Rupees

[Signature]

SUB COLLECTOR,
POLLACHI
 SIGNATURE OF OFFICER

Dated: - - 1986

Generaly
VAO 17/8/87
44 KANAKKAMPALAYAM

Form A.

Statement showing compensation awarded by Int. Smta Nagaraj, I.C.S., Sub Collector, Pollachi u/s. 12 of Act I of 1874 to all persons interested in the plot of the land situated in the village of Jankhalayana in the Taluk of Kumalpet on the roll of the District of Coimbatore.

Number and date of award: 2/27 dated 2.1.1927

Name of persons for which land has been acquired: For the construction of a tele. line exchange by the Department of Telecommunications, Government of India.

Number and date of decision: At page 5 of supplement to part II section of the Tamil Nadu Govt. Gazette dt. 17.3.26

Serial Number	Name of persons to whom payment is due under the award.	No. of sub-divisions of land for which compensation is awarded	Area of land	Abatement of land revenue	A valuation of any buildings that may be taken upon the land.	Total amount due to each persons including the amount shown in col.(6), the amount awarded for the land interest, costs and any other amount due to the payee in connection with the acquisition of the land	Distribution of the amount taken from the subsidy statement	Remarks	Number and date of voucher
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1.	U. S. Venkanna Counder s/o. Kulanda Counder	1. Sub-division 2. Sub-division 3. Sub-division 2	5 acres 21/22 Sq. feet	4.57	Nil	59,365.15	U.S. No. 108/1/34 dt. 14.8.27		
2.	U. S. Subramanian s/o. U. S. Venkanna Counder					59,365.15	U.S. No. 109/1/34 dt. 14.8.27		
3.	U. S. Mahanathu s/o. U. S. Venkanna Counder					59,365.15	U.S. No. 107/1/34 dt. 14.8.27		
4.	U. S. Krishnasamy s/o. U. S. Venkanna Counder					98,648.10	U.S. No. 110/1/34 dt. 14.8.27		

Date on which possession of the land was handed over to the departmental authorities for which it is required.

Date of handing over possession: 17.8.27

Reference to the report stating the date

Date of taking possession: 17.8.27

Date of handing over possession: 17.8.27

paid by means of demand drafts in col. nos. 8 & 9

Smta Nagaraj 2/9/27

U. S. Venkanna Counder

90
398.

உடுமலைப்பேட்டை நகர நிலவரித்திட்ட வட்டாட்சியாரின் செயல்முறைகள்

முன்னிலை : திரு.வே.விஸ்வநாதன்

ம.ப.எண்:797 நாள் : 18.5.2015

பொருள் : பட்டா பெயர் மாற்றம் - உடுமலை நகரம் வார்டு G பிளாக் 14

நகர புல எண்-1 க்கு பெயர் மாற்றம் கோரி அளித்த மனு தொடர்பாக.

பார்வை : 1.துணை கோட்டப்பொறியாளர் உடுமலைப்பேட்டை அவர்களின் மனு நாள் 12.05.2015.

2.நகர நிலவரித்திட்ட அலுவலக நில அளவரின் அறிக்கை நாள் 14.05.2015.

உத்திரவு :

பார்வையில் உள்ள மனு மேல் நடவடிக்கை எடுக்கப்பட்டு உடுமலை நகரம் வார்டு G பிளாக் 14 நகரப்புல எண் 1க்கு நில ஆர்ஜித உத்திரவு வரிசை எண் 2/87 நாள் 04.08.1987 ன் படி 2.2237.5ச.மீ. தொலை தொடர்பு துறைக்கு பாத்தியப்பட்டது. நில ஆர்ஜித உத்திரவு ஆவணங்களின் அடிப்படையிலும் மூல ஆவணங்கள் மற்றும் இந்தியா அரசு தகவல் தொடர்பு அமைச்சகம் தொலைதொடர்பு துறையின் அலுவலக மெமோரண்டம் எண். 2-30/2000 நாள் 30.09.2000 ன் அடிப்படையிலும் உடுமலை நகரம் வார்டு G பிளாக் 14 நகர புல.1 ல் ஏற்கனவே உள்ள தொலைபேசி நிலையம் என்ற பெயரை மாற்றி "பாரத் சஞ்சார் நிகாம் லிமிடெட்" (BSNL) என்று பெயர் மாற்றம் செய்து உத்திரவிடப்படுகிறது.

18.5.2015
தனி வட்டாட்சியர்

நகர நிலவரி திட்ட அலுவலகம்
உடுமலைப்பேட்டை.

பெறுநர் :-

துணை கோட்டப்பொறியாளர்,
பாரத் சஞ்சார் நிகாம் லிமிடெட்,
உடுமலைப்பேட்டை

நகல் :-

1. ஆணையாளர், நகராட்சி, உடுமலைப்பேட்டை
2. நகர சார் ஆய்வாளர், நகராட்சி அலுவலகம், உடுமலைப்பேட்டை
(நகர அளவை ஆவணங்களில் மாறுதல் மேற்கொள்ள)