

LEGAL OPINION AND LIST OF DOCUMENTS FOR THE PROJECT M-One

1. Legal Opinion for the property from (Advocates) Mr.N.Srinivasan, B.A. LL.B. &Mr.S.K.RahulVivek, B.Com, LL.B.
 - 1a. Legal Opinion for the property from (Advocates) Mr.P.E.R.NAMBIAR, B.Sc. B.L &Mr.P.E.D. NAMBIAR, B.Sc, LL.B.
2. Deed of Sale dated 27.06.1985 by Mr.C.Vidyashankar and others in favour of Mr.PabbiSettyLakshminarayana Gupta and others (Doc.No.2218/1985, SRO,Sembiam).
3. Deed of Sale dated 29.07.1985 by Mr.C.Vidyasankar and others in favour of Mrs.P.Subbarathnamma and others (Doc.No.2657/1985, SRO, Sembiam).
 - 3a. Adangal dated 02.05.2017 issued in favour of Mr.C.Vidyashankar by the Deputy Tasildar Head Quarters,MadhavaramTaluk – S.No. 1353/2.
4. Deed of Sale dated 18.09.1996 by PabbiSettyLakshminarayana Gupta and others in favour of Mr.V.Ravi and Mr.T.Muthu (Doc.No.6358/1996, SRO, Sembiam).
5. Deed of Sale dated 18.09.1996 by Mr.PabbiSettyLakshminarayana Gupta and others in favour of Mr.K.C.Udayakumar /babu and others (Doc.No.6359/1996, SRO, Sembiam).
6. Deed of Sale dated 18.09.1996 by Mr.PabbiSettyLakshminarayana Gupta and others in favour of Mrs.KaminiKumari and others (Doc.No.6360/1996, SRO, Sembiam).
7. Deed of Sale dated 22.03.1999 by Mr.V.Ravi and Mr.T.Muthu in favour of Mr.L.K.Sudhish (Doc.No.2129/1999, SRO, Sembiam).
8. Deed of Sale dated 22.03.1999 by Mr.V.Ravi and Mr.T.Muthu in favour of Mrs.S.Poornajothi (Doc.No.2130/1999, SRO, Sembiam).
9. Sale Deed dated 27.09.2001 by Mr.K.C.UdayakumarBabu and others in favour of Mrs.S.Poornajothi (Doc.No.6214/2001, SRO, Sembiam).
10. Sale Deed dated 21.01.2002 by Mrs.KaminiKumari and others in favour of Mr.L.K.Sudhish (Doc. No.250/2002, SRO, Sembiam).

11. Sale Deed dated 07.11.2002 by Mrs.P.Subbarathnamma and others in favour of Mrs.S.Poornajothi (Doc.No.7460/2002, SRO, Sembiam).
12. Sale Deed dated 01.09.2003 by Mrs.P.Subbarathnamma and others in favour of Mr.L.K.Sudhish (Doc.No.6221/2003, SRO, Sembiam).
13. Patta bearing No.5041 issued in favour of Mr.L.K.Sudhish and Mrs.S.Poornajothi by the Zonal Deputy Tahsildar, Madhavaram, Ambattur Taluk – S.No. 1353/2B.
14. Chitta dated 12.12.2002 issued in favour of Mr.L.K.Sudhish and Mrs.S.Poornajothi by the Village Administrative Officer, 50, Madhavaram II, Ambattur Taluk – S.No. 1353/2B.
15. Adangal dated 12.12.2002 issued in favour of Mr.L.K.Sudhish and Mrs.S.Poornajothi by the Village Administrative Officer, 50, Madhavaram II, Ambattur Taluk – S.No. 1353/2B.
16. Patta bearing No.5042 issued in favour of Mr.L.K.Sudhish and Mrs.S.Poornajothi by the Zonal Deputy Tahsildar, 50, Madhavaram, Ambattur Taluk – S.No. 1353/2A.
17. Chitta dated 19.01.2004 issued in favour of Mr.L.K.Sudhish and Mrs.S.Poornajothi by the Village Administrative Officer, 50, Madhavaram II, Ambattur Taluk – S.No. 1353/2A.
18. Adangal dated 19.01.2004 issued in favour of Mr.L.K.Sudhish and Mrs.S.Poornajothi by the Village Administrative Officer, 50, Madhavaram II, Ambattur Taluk – S.No. 1353/2A.
19. Certified Copy of the Memorandum of Deposit of Title Deeds dated 01.08.2007 by Mr.L.K.Sudhish in favour of Indian Overseas Bank (Doc.No.7032/2007, SRO, Sembiam).
20. Certified Copy of the Memorandum of Deposit of Title Deeds dated 01.08.2007 by Mrs.S.Poornajothi in favour of Indian Overseas Bank (Doc.No.7033/2007, SRO, Sembiam).
21. Certified Copy of the Receipt dated 03.12.2009 by Indian Overseas Bank (Doc.No.8065/2009, SRO, Sembiam).
22. Certified Copy of the Receipt dated 03.12.2009 by Indian Overseas Bank (Doc.No.8066/2009, SRO, Sembiam).
23. Resolution dated 12.08.2014 passed by the Board of Directors of M/s.Styleone Properties Private Limited.

24. Certificate from Ministry of Corporate Affairs dated 16.06.2015 to change of company name from M/s.Styleone Properties Private Limited to M/s. Lokaa Developer Private Limited (CIN) Corporate Identification Number – U70200TN2011PT082157.
25. ManavariThoraayaPatta bearing SR No.543/2014 issued in favour of Mr.L.K.Sudhish and Mrs.S.Poornajothi by the Special Tasildar (Town/Natham Land Tax Scheme), Madhavaram – S.No.1353/2A.
26. ManavariThoraayaPatta bearing SR No. 535/2014 issued in favour of Mr.L.K.Sudhish and Mrs.S.Poornajothi by the Special Tasildar (Town/Natham Land Tax Scheme), Madhavaram – S.No.1353/2B.
27. Letter bearing Na.Ka.No.21 dated 27.03.2015 issued by the Special Tasildar, Town Land Tax Scheme, Madhavaram, to Mr.M.P.Venkateswaran, Advocate.
28. Certificate issued by the Village Administrative Officer, No.50, Madhavaram II, MadhavaramTaluk.
29. Certificate issued by Chennai Metropolitan Development Authority dated 18.08.2015 for Land use Information letter bearing No. A4/13015/2015.
30. General Power of Attorney dated 18.12.2014 by Mr.L.K.Sudhish and Mrs.S.Poornajothi (alias SudhishPoornajothi) in favour of M/s. Styleone Properties Private Limited (Doc.No.7360/2014, SRO, Madhavaram).
31. Public Notice dated 07.02.2015 caused in The Times of India.
32. Public Notice dated 07.02.2015 caused in MakkalKural.
33. Certificate dated 27.03.2015 issued by Mr.S.Janarthanan, Advocate.
34. Certificate dated 28.03.2015 issued by Inspector Of Police, R-5, Virugambakkam P.S., Chennai- 600 092.
35. Receipt dated 20.02.2015 by Indian Overseas Bank in favour of Mrs.S.Poornajothi (Doc.No.1035/2015, SRO, Madhavaram).
36. Receipt dated 20.02.2015 by Indian Overseas Bank in favour of Mr.L.K.Sudhish (Doc.No.1036/2015, SRO, Madhavaram).

37. Public Notice dated 05.04.2015 caused in Deccan Chronicle.
38. Public Notice dated 05.04.2015 caused in Malai Malar.
39. Original documents Lost Certificate dated 14.05.2015 issued by Mr.N.Srinivasan, Advocate.
40. Building Demolition Permission - W.D.C.No. DA/WDCN03/00203/2015 Dated. 21.07.2015.
41. Memorandum of Deposit of Title Deed dated. 05.01.2017 by Lokaa Developer Private Limited (POA) in flavour of M/s. LIC HFL (Doc.No.0054/2017, SRO, Madhavaram).
42. Encumbrance Certificate No.5807 dated 22.05.2015 for the period 01.01.1980 to 31.12.1986.
43. Encumbrance Certificate No.21 dated 03.01.2017 for the period 01.01.1987 to 27.02.2011.
44. Encumbrance Certificate No.17 dated 02.01.2017 for the period 28.02.2011 to 14.12.2014.
45. Encumbrance Certificate No.10071 dated 17.12.2015 for the period 01.12.2014 to 14.12.2015.
46. Encumbrance Certificate No.3762 dated 04.07.2016 for the period 01.12.2015 to 22.06.2016.
47. Encumbrance Certificate No.18 dated 02.12.2017 for the period 22.06.2016 to 25.08.2016.
48. Encumbrance Certificate No.7638 dated 04.10.2016 for the period 25.08.2016 to 25.09.2016.
49. Encumbrance Certificate No.9793 dated 29.12.2016 for the period 25.09.2016 to 27.12.2016.
50. Encumbrance Certificate No.237 dated 18.01.2017 for the period 27.12.2016 to 09.01.2017.

51. Encumbrance Certificate No.575 dated 25.01.2017 for the period 09.01.2017 to 23.01.2017.
52. Encumbrance Certificate No.1578 dated 01.03.2017 for the period 23.01.2017 to 26.02.2017.
53. Encumbrance Certificate No.2615 dated 31.03.2017 for the period 26.02.2017 to 26.03.2017.
54. Encumbrance Certificate No.4002 dated 10.05.2017 for the period 26.03.2017 to 01.05.2017.
55. Encumbrance Certificate No.4722 dated 06.06.2017 for the period 01.05.2017 to 04.06.2017.
56. Encumbrance Certificate No.5560 dated 05.07.2017 for the period 04.06.2017 to 29.06.2017.

II. PLAN AND SANCTIONS

1. No Objection Certificate from Tamil Nadu Fire And Rescue Services Department bearing No.80/2015 dated 16.07.2015.
2. No Objection Certificate from Police Department (Chennai Traffic Police) RC.No. Tr./License/427/12055/2015 dated 24.07.2015.
3. No Objection Certificate from Airports Authority of India bearing No. CHEN/SOUTH/B/070415/143045 dated 06.08.2015.
4. No Objection Certificate from State Level Environment Impact Assessment Authority of Tamil Nadu (SEIAA, TN) - Environmental Clearance bearing No. SEIAA/TN/F.3815/EC/8 (a)/418/2015 dated 05.11.2015.
5. No Objection Certificate from Chennai Metropolitan Water Supply and Sewerage Board for Sewerage Treatment Plant (STP) Lr.No.CMWSSB/P&D/EE-1/STP/21 (2015-2016)/CMDA/2016 dated 02.02.2016.
6. No Objection Certificate from Chennai Metro Water Supply and Sewerage Board for Swimming Pool Lr.No.CMWSSB/P&D/EE-1/SP/12 (2015-16)/2016 dated 03.02.2016.

7. No Objection Certificate from Housing and Urban Development (UD I) Department Secretariat, Chennai for Building panel approval recommendation Letter (Ms).No.27, dated 12.02.2016.
8. No Objection Certificate from Air Force Station, Tambaram for Aviation Angle bearing No. Air HQ/S 17726/4/ATS (Ty BM-MMCCCLII) dated 08.04.2016.
9. Indian Green Building Council- Membership Certificate No.IGBC-CS-2920.
10. Planning Permit No. 11118 C/PP/MSB/72(A to K)/2016 Dated. 08.12.2016.
11. Building Permit No. CEBA/WDCN03/ 00008/2017 Dated. 06.01.2017.

III. DRAFT COPIES OF AGREEMENT(S) AND SALE DEED (UDS)

1. Agreement for Sale Draft.
2. Construction Agreement Draft.
3. Sale Deed (UDS) Draft.