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DIGITALLY VERIFIED RECORD

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maruthiadvocate@gmail.com

Date :.....

Date : 05.05.2025

LEGAL OPINION CERTIFICATE

To

The Assistant Director
District Town & Country Planning
F- Block, 4th Floor,
District Collector Office,
Ranipet – 632 401, Ranipet District

NAME AND ADDRESS OF THE APPLICANTS & OWNERS OF THE PROPERTY:-

1. Mr.**K.PRAKASH** S/o Kembu
No.157, Pillaiyar Koil Street,
Neelakandarayanpettai Village,
Sholinghur Taluk, Ranipet District

2. Mr.**S.PANDIYAN** S/o Late.Subramani
No.40, Near Water Tank, Krishna Nagar,
Anandalai Madura melpudupettai,
Walajah Taluk, Ranipet District

SCHEDULE OF PROPERTY:-

Item No.1

In Ranipet District, Ranipet Registration District, Walajah Sub Registrar Office, Walajah Taluk, Ammoor Village old Punjai Survey No.709/16D land measuring Acres 0.17¼ Cents and Punjai Survey No.709/17, New Survey No.709/17B, New Sub Division Survey No.709/17B2 land measuring 0.15¼ Cents totally Acres 0.32½ Cents situated at Ammoor Village, Walajah Taluk, Ranipet District

Bounded : To the North of the Land in Survey No.709/17B1 belongs to P.Murali
To the South of the Survey No.709/16A, 709/16B, 709/16C
To the East of the Land in Survey No.709/17A1 belongs to Venkatesan
To the West of the Survey No.709/18B, 709/19C

Measuring : **Acres 0.32½ Cents**

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Item No.2

In Ranipet District, Ranipet Registration District, Walajah Sub Registrar Office, Walajah Taluk, Ammoor Village Old Punjai Survey No.709/17B, New Survey No.709/17B, New Sub Division Survey No.709/17B1 land measuring Acres 0.40½ Cents situated at Ammoor Village, Walajah Taluk, Ranipet District

Bounded : To the North of the Survey No.709/21, 709/25
To the South of the Survey No.709/17B2
To the East of the Survey No.709/17A1, 709/17A2
To the West of the Survey No.709/19

Measuring : **Acres 0.40½ Cents**

Item No.3

In Ranipet District, Ranipet Registration District, Walajah Sub Registrar Office, Walajah Taluk, Ammoor Village Punjai Survey No.709/16C land measuring Acres 0.06 Cents, Punjai Survey No.709/17A, New Survey No.709/17A2 land measuring 0.20 Cents and Punjai Survey No.709/18A1 New Sub Division Survey No.709/91 land measuring 0.02¾ Cents totally Acres 0.28¾ Cents situated at Ammoor Village, Walajah Taluk, Ranipet District

For Survey No.709/16C

Measuring : **Acres 0.06 Cents**

For Survey No.709/17A, New Survey No.709/17A2

Bounded : To the North of the Survey No.709/21, 709/25
To the South of the Survey No.709/17A1, 709/17B1
To the East of the Survey No.709/16A
To the West of the Survey No.709/17B1

Measuring : **Acres 0.20 Cents**

For Survey No.709/18A1, New Sub Division Survey No.709/91

Bounded : To the North of the Survey No.709/18B
To the South of the 24 feet width Road in Survey No.460/26
To the East of the Survey No.709/16C
To the West of the Remaining land in Survey No.709/18A1 belongs to Naresh

Measuring : **Acres 0.02¾ Cents**

Totally: 0.06 + 0.20 + 0.02¾ = Acres 0.28¾ Cents

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Item No.4

In Ranipet District, Ranipet Registration District, Walajah Sub Registrar Office, Walajah Taluk, Ammoor Village Punjai Survey No.709/17A1 land measuring Acres 0.34½ Cents situated at Ammoor Village, Walajah Taluk, Ranipet District

Bounded : To the North of the Survey No.709/17A2
To the South of the Survey No.709/16A
To the East of the Survey No.709/16A
To the West of the Survey No.709/16D, 709/17B2, 709/17B1

Measuring : **Acres 0.34½ Cents**

tem No.5

In Ranipet District, Ranipet Registration District, Walajah Sub Registrar Office, Walajah Taluk, Ammoor Village Punjai Survey No.709/18B, New Sub Division Survey No.709/18B2 land measuring Acres 0.00.34 Cents situated at Ammoor Village, Walajah Taluk, Ranipet District

Bounded : To the North of the Remaining land belongs to the vendor R.Guruprasath
To the South of the Land belongs to Prakash
To the East of the Land belongs to Prakash, Pandiyan
To the West of the Remaining property belongs to vendor R.Guruprasath

Measuring : **Acres 0.00.34 Cents**

LIST OF DOCUMENTS PERUSED:-

1. Previous Registered Partition Deed Dated 10.07.1986 Reg. in Doc. No.2153/1986 executed by Pichandi, Govindaraji, Subramani
2. Previous Registered Release Deed Dated 07.07.2011 Reg. in Doc. No.5575/2011 executed by Renu Ammal, P.Murali in favour of P.Saravanan
3. Previous Registered Sale Agreement Deed Dated 01.06.2014 Reg. in Doc. No.66/2014 executed by P.Saravanan in favour of S.Chokkalingam
4. Previous Registered Sale Agreement Cancellation Deed Dated 20.12.2017 Reg. in Doc. No.6836/2017 executed between P.Saravanan and S.Chokkalingam

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5. Previous Registered Sale Deed Dated 20.12.2017 Reg. in Doc. No.6837/2017 executed by P.Saravanan in favour of S.Chokkalingam
6. Previous Registered Release Deed Dated 07.07.2011 Reg. in Doc. No.5577/2011 executed by Renu Ammal, P.Saravanan in favour of P.Murali
7. Previous Registered Sale Agreement Deed Dated 04.02.2021 Reg. in Doc. No.1030/2021 executed by P.Murali in favour of S.Chokkalingam
8. Previous Registered Sale Agreement Cancellation Deed Dated 30.12.2024 Reg. in Doc. No.7203/2024 executed between P.Murali and S.Chokkalingam
9. Previous Registered Release Deed Dated 03.08.1995 Reg. in Doc. No.2443/1995 executed by Papathi Ammal, Saradha, Saroja in favour of Gangammal
10. Previous Registered Settlement Deed Dated 30.04.2010 Reg. in Doc. No.3180/2010 executed by Gangammal in favour of G.M.Umapathy
11. Previous Registered Release Deed Dated 22.12.2017 Reg. in Doc. No.6900/2017 executed by Santha, Malliga, M.Venkatesan in favour of G.M.Umapathy
12. Previous Registered Rectification Deed Dated 05.05.2022 Reg. in Doc. No.3227/2022 executed by Santha, Malliga, M.Venkatesan in favour of G.M.Umapathy
13. Previous Registered Settlement Deed Dated 19.10.2023 Reg. in Doc. No.5339/2023 executed by G.M.Umapathy in favour of U.Nareshkumar
14. Previous Registered Settlement Deed Dated 22.12.2017 Reg. in Doc. No.6899/2017 executed by G.M.Umpathy in favour of M.Venkatesan
15. Previous Registered Release Deed Dated 22.12.2017 Reg. in Doc. No.6901/2017 executed by Santha, Malliga, G.M.Umapathy in favour of M.Venkatesan
16. Previous Registered Rectification Deed Dated 05.05.2022 Reg. in Doc. No.3228/2022 executed by Santha, Malliga, G.M.Umapathy in favour of M.Venkatesan
17. Previous Registered Settlement Deed Dated 09.12.2005 Reg. in Doc. No.5882/2005 executed by Saroja in favour of R.Ravendiran
18. Previous Registered Settlement Deed Dated 27.08.2021 Reg. in Doc. No.6920/2021 executed by R.Ravendiran in favour of R.Guruprasath
19. Registered Sale Deed Dated 14.11.2024 Reg. in Doc. No.6192/2024 executed by

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S.Chokkalingam in favour of K.Prakash, S.Pandiyan

20. Registered Sale Deed Dated 25.11.2024 Reg. in Doc. No.6453/2024 executed by G.M.Umapathy, U.Nareshkumar in favour of K.Prakash, S.Pandiyan
21. Registered Sale Deed Dated 19.12.2024 Reg. in Doc. No.7025/2024 executed by M.Venkatesan in favour of K.Prakash, S.Pandiyan
22. Registered Sale Deed Dated 30.12.2024 Reg. in Doc. No.7206/2024 executed by P.Murali in favour of K.Prakash, S.Pandiyan
23. Registered Sale Deed Dated 21.03.2025 Reg. in Doc. No.1760/2025 executed by R.Guruprasanth in favour of K.Prakash, S.Pandiyan
24. Death Certificate of Pichandi issued by Sub Registrar, Walajah
25. Legal Heirship Certificate of Pichandi issued by Thasildar, Walajah
26. Death Certificate of Murugappa Reddiyar issued by Ammoor Town Panchayat
27. Death Certificate of Gangammal issued by Ammoor town Panchayat
28. Legal Heirship Certificate of Murugappan issued by Thasildar, Walajah
29. Computer Patta No.5033 standing in the name of K.Prakash, S.Pandiyan
30. Computer Patta No.5127 standing in the name of K.Prakash, S.Pandiyan
31. Computer Patta No.5139 standing in the name of K.Prakash, S.Pandiyan
32. Computer Patta No.5145 standing in the name of K.Prakash, S.Pandiyan
33. Computer Patta No.5155 standing in the name of K.Prakash, S.Pandiyan
34. Computer Patta No.5327 standing in the name of K.Prakash, S.Pandiyan
35. "A" Register standing in the name of Saroja Ammal
36. F.M.B.Sketch
37. Encumbrance Certificate No.1001/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966
38. Encumbrance Certificate No.1000/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974
39. Encumbrance Certificate No.1003/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966
40. Encumbrance Certificate No.1002/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974
41. Encumbrance Certificate No.1005/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966
42. Encumbrance Certificate No.1004/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974
43. Encumbrance Certificate No.1006/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966
44. Encumbrance Certificate No.1007/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974

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45. Encumbrance Certificate No.1009/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966
46. Encumbrance Certificate No.1008/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974
47. Encumbrance Certificate No.147579877/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025
48. Encumbrance Certificate No.147580397/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025
49. Encumbrance Certificate No.147581118/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025
50. Encumbrance Certificate No.147581957/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025
51. Encumbrance Certificate No.147581359/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025

TRACING OF TITLE

For Item No.1 & 2

Originally, the item No.1 & 2 of the schedule mentioned property with other properties in various survey numbers situated at Ammoor, Walajah Taluk, Ranipet District belonged to one Mr.P.Pichandi S/o Papaiya who got the same through the Registered Partition Deed Dated 10.07.1986 Reg. in Doc. No.2153/1986 executed between his family members in the said partition "A' schedule property is allotted to the share of Mr.P.Pichandi and the "A" Register in Patta No.503 is also standing in his name.

After partition and during the enjoyment of their respective shares the above said Mr.P.Pichandi S/o Pappaiya died intestate on 15.10.1998 as per the death certificate issued by Sub Registrar, Walajah leaving behind his wife Mrs.Renu Ammal and his children's namely P.Murali and Mr.P.Saravanan as his legal heirs to succeed his estate as per the Legal heirship Certificate issued by Thasildar, Walajah. After the death of Mr.P.Pichandi the above said Mrs.Renu Ammal, Mr.P.Murali and Mr.P.Saravanan succeed the said property as his legal heirs and they also obtained patta for the said properties in their names.

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During their joint enjoyment of the said properties the above said Mr.Renu Ammal W/o Late.P.Pichandi and Mr.P.Murali S/o Late.P.Pichandi relinquished their 2/3 share in the property to an extent of Acres 0.17¼ Cents in Survey No.709/16D and Acres 0.15¼ Cents in Survey No.709/17, New Survey No.709/17B totally Acres 0.32½ Cents situated at Ammoor Walajah Taluk, Ranipet District through the Registered Release Deed Dated 07.07.2011 Reg. in Doc. No.5575/2011 in favour of Mr.P.Saravanan S/o Late.P.Pichandi. After execution of the said release deed the above said Mr.P.Saravanan became sole and absolute owner of the entire item No.1 of the schedule mentioned property.

During the enjoyment of the said property the above said P.Saravanan enter into sale agreement and agreed to sell the item No.1 of the schedule mentioned property to an extent of Acres 0.17¼ Cents in Survey No.709/16D and Acres 0.15¼ Cents in Survey No.709/17, New Survey No.709/17B totally Acres 0.32½ Cents situated at Ammoor Walajah Taluk, Ranipet District and executed a Registered Sale Agreement Deed Dated 06.01.2014 Reg. in Doc. No.66/2014 in favour of Mr.S.Chokkalingam S/o Sadiyan. Thereafter after the above said Mr.P.Saravanan and Mr.S.Chokkalingam both of them agreed to cancel the said Registered Sale Agreement through the Registered Sale Agreement Cancellation Deed Dated 20.12.20217 Reg. in Doc. No.6836/2017.

During the enjoyment of the said property the above said Mr.P.Saravanan S/o Late.P.Pichandi sold the item No.1 of the schedule mentioned property o an extent of Acres 0.17¼ Cents in Survey No.709/16D and Acres 0.15¼ Cents in Survey No.709/17, New Survey No.709/17B totally Acres 0.32½ Cents situated at Ammoor Walajah Taluk, Ranipet District under the Registered Sale Deed Dated 20.12.2017 Reg. in Doc. No.6837/2017 in favour of Mr.S.Chokkalingam S/o Sadiyan for full and valid binding consideration of Rs.2,93,000/-

After purchase and during the enjoyment of the said property the above said Mr.S.Chokkalingam S/o Sadiyan sold the item No.1 of the schedule mentioned property o an extent of Acres 0.17¼ Cents in Survey No.709/16D and Acres 0.15¼ Cents in Survey No.709/17, New Survey No.709/17B totally Acres 0.32½ Cents situated at Ammoor Walajah Taluk, Ranipet District under the present Registered Sale Deed Dated 14.11.2024 Reg. in Doc. No.6192/2024 in favour of Mr.K.Prakash S/o Kembu and Mr.S.Pandiyan S/o Late.Subramani for full and valid binding consideration of Rs.4,24,126/-

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During their joint enjoyment of the said properties the above said Mr.Renu Ammal W/o Late.P.Pichandi and Mr.P.Saravanan S/o Late.P.Pichandi relinquished their 2/3 share in the property to an extent of Acres 0.40½ Cents in Survey No.709/17, New Survey No.709/17B and Acres 0.00¾ Cents in Survey No.709/16E totally Acres 0.41¼ Cents situated at Ammoor, Walajah Taluk, Ranipet District through the Registered Release Deed Dated 07.07.2011 Reg. in Doc. No.5577/2011 in favour of Mr.P.Murali S/o Late.P.Pichandi. After execution of the said release deed the above said Mr.P.Murali became sole and absolute owner of the entire item No.4 of the schedule mentioned property.

During the enjoyment of the said property the above said Mr.P.Murali enter into sale agreement and agreed to sell the item No.2 of the schedule mentioned property to an extent of Acres 0.40½ Cents in Survey No.709/17, New Survey No.709/17B and Acres 0.00¾ Cents in Survey No.709/16E totally Acres 0.41¼ Cents situated at Ammoor, Walajah Taluk, Ranipet District and executed a Registered Sale Agreement Deed Dated 04.02.2021 Reg. in Doc. No.1030/2021 in favour of Mr.S.Chokkalingam S/o Sadiyan. Thereafter after the above said Mr.P.Murali and Mr.S.Chokkalingam both of them agreed to cancel the said Registered Sale Agreement through the Registered Sale Agreement Cancellation Deed Dated 30.12.2024 Reg. in Doc. No.7203/2024.

During the enjoyment of the said property the above said Mr.P.Murali S/o Late.P.Pichandi sold the item No.2 of the schedule mentioned property to an extent of Acres 0.40½ Cents in Survey No.709/17, New Survey No.709/17B situated at Ammoor, Walajah Taluk, Ranipet District under the Registered Sale Deed Dated 30.12.2024 Reg. in Doc. No.7206/2024 in favour of Mr.K.Prakash S/o Kembu and Mr.S.Pandiyan S/o Late.Subramani for full and valid binding consideration of Rs.5,28,600/-

For Item No.3 & 4

Originally, the item No.3 & 4 of the schedule mentioned property to an extent of Acres 0.36 Cents in Survey No.709/3, extent of Acres 0.13 Cents in Survey No.709/17A, Acres 0.06 Cents in Survey No.709/16C, extent of Acres 0.25 Cents in Survey No.709/18A and extent of Acres 0.03 Cents in Survey no.709/16E situated at Ammoor, Walajah Taluk, Ranipet District belonged to one Mrs.Gangammal W/o Late.Murugappan who got the same through the Registered Release Deed Dated 03.08.1995 Reg. in Doc. No.2443/1995 executed by her sister namely Mrs.Papathi Ammal W/o Late.Kandasamy, Mrs.Saradha W/o A.T.Nagappa Naicker and Mrs.Saroja W/o A.T.Mariyappa Naidu. After execution of the said Release deed the above said Mr.Gangammal became sole and absolute owner of the entire property.

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During the possession and enjoyment of the said property the above said Mrs.Gangammal W/o Murugappan settled the property extent of Acres 0.13 Cents in Survey No.709/17A, Acres 0.06 Cents in Survey No.709/16C, extent of Acres 0.25 Cents in Survey No.709/18A and extent of Acres 0.03 Cents in Survey no.709/16E situated at Ammoor, Walajah Taluk, Ranipet District in favour of her son Mr.G.M.Umapathy S/o Late.Murugappan out of love and affection through the Registered Settlement Deed Dated 30.04.2010 Reg. in Doc. No.3180/2010.

Thereafter, the above said Mr.G.M.Umapathy's sisters and brother namely Mrs.D.Santha W/o N.Danapal, Mrs.Malliga W/o N.Elumalai and Mr.M.Venkatesan S/o Late.Murugappan relinquished their ¾ share in joint family property properties to an extent of Acres 0.20 Cents in Survey No.709/17A, extent of Acres 0.17¼ Cents in survey No.709/20C and extent of Acres 0.20 Cents in Survey No.728/1A totally Acres 0.57¼ Cents with other property situated at Ammoor, Walajah Taluk, Ranipet District through the Registered Release Deed 22.12.2017 Reg. in Doc. No.6900/2017 in favour of their brother Mr.G.M.Umapathy S/o Late.Murugappan. After execution of the said release deed the above said Mr.G.M.Umapathy became sole and absolute owner of the said property.

Thereafter, the above said Mrs.D.Santha W/o N.Danapal, Mrs.Malliga W/o N.Elumalai and Mr.M.Venkatesan S/o Late.Murugappan has executed a Registered Rectification Deed Dated 05.05.2022 Reg. in Doc. No.3227/2022 in favour of Mr.G.M.Umapathy S/o Late.Murugappan for correction of common way in the house property.

During the enjoyment of the said property the above said Mr.G.M.Umapathy S/o Late.Murugappan settled the property to an extent of Acres 0.20 Cents in Survey Nno.709/17A, New Survey No.709/17A2, extent of Acres 0.17¼ cents in Survey No.709/20C, extent of Acres 0.20 Cents in Survey No.728/1A, extent of Acres 0.12½ cents in Survey No.709/18A1 and extent of Acres 0.03 Cents in survey no.709/16E totally Acres 0.72¾ Cents situated at Ammoor Village, Walajah Taluk, Ranipet District in favour of his son Mr.U.Nareshkumar S/o G.M.umapathy out of love and affection through the Registered Settlement Deed Dated 19.10.2023 Reg. in Doc. No.5339/2023.

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During the enjoyment of the said properties the above said Mr.G.M.Umapathy S/o Late.Murugappan and Mr.U.Nareshkumar S/o G.M.Umapathy jointly sold the item No.3 of the schedule mentioned property to an extent of Acres 0.06 Cents in Survey No.709/16C, extent of Acres 0.20 Cents in Survey No.709/17A, New Survey no.709/17A2 and extent of 0.02¾ Cents in Survey No.708/18A1 totally Acres 0.28¾ Cents situated at Ammoor Village, Walajah Taluk, Ranipet District under the Registered Sale Deed Dated 25.11.2024 Reg. in Doc. No.6453/2024 in favour of Mr.K.Prakash S/o Kembu and Mr.S.Pandiyan S/o Late.Subramani for full and valid binding consideration of Rs.3,75,190/-

During the enjoyment of the said property the above said Mr.G.M.Umapathy S/o Late.Murugappan settled the property to an extent of Acres 0.12½ Cents in Survey No.709/18A and extent of Acres 0.13 Cents in Survey No.709/17A20C, extent of Acres totally Acres 0.25½ Cents situated at Ammoor Village, Walajah Taluk, Ranipet District in favour of his brother Mr.M.Venkatesan S/o Late.Murugappan out of love and affection through the Registered Settlement Deed Dated 22.12.2017 Reg. in Doc. No.6899/2017.

Thereafter, the above said Mr.M.Venkatesan's sisters and brother namely Mrs.D.Santha W/o N.Danapal, Mrs.Malliga W/o N.Elumalai and Mr.G.M.Umapathy S/o Late.Murugappan relinquished their ¾ share in joint family property properties to an extent of Acres 0.20 Cents in Survey No.728/2A, extent of Acres 0.21½ Cents in survey No.709/17A and extent of Acres 0.03 Cents in Survey No.709/16E with other House property situated at Ammoor, Walajah Taluk, Ranipet District through the Registered Release Deed 22.12.2017 Reg. in Doc. No.6901/2017 in favour of their brother Mr.M.Venkatesan S/o Late.Murugappan. After execution of the said release deed the above said Mr.M.Venkatesan became sole and absolute owner of the said property.

Thereafter, the above said Mrs.D.Santha W/o N.Danapal, Mrs.Malliga W/o N.Elumalai and Mr.G.M.Umapathy S/o Late.Murugappan has executed a Registered Rectification Deed Dated 05.05.2022 Reg. in Doc. No.3228/2022 in favour of Mr.M.Venkatesan S/o Late.Murugappan for correction of common way in the house property.

During the enjoyment of the said properties the above said Mr.M.Venkatesan S/o Late.Murugappan sold the item No.4 of the schedule mentioned property to an extent of Acres 0.34½ Cents in Survey No.709/17A1 Cents situated at Ammoor Village, Walajah Taluk, Ranipet District under the Registered Sale Deed Dated 19.11.2024 Reg. in Doc. No.7025/2024 in favour of Mr.K.Prakash S/o Kembu and Mr.S.Pandiyan S/o Late.Subramani for full and valid binding consideration of Rs.4,50,000/-

N. LAKSHMI NARASIMHAN ADVOCATE

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For Item No.5

Originally, the item No.5 of the schedule mentioned property to an extent of 0.11.0 Hec. in Survey No.709/18B with other properties in various survey numbers situated at Ammoor, Walajah Taluk, Ranipet District belonged to one Mrs.Saroja W/o Late.Rathinam as seen from the "A" Register in Patta No.250.

During the enjoyment of the said property with other properties the above said Mrs.Saroja W/o D.Rathinam settled the said property o an extent of 0.11.0 Hec. in Survey No.709/18B with other properties in various survey numbers situated at Ammoor, Walajah Taluk, Ranipet District in favour of her son Mr.R.Ravendiran S/o Late.Rathinam out of love and affection through the Registered Settlement Deed Dated 09.12.205 Reg. in Doc. No.5882/2005.

During th pos and enjoyment of the said property the above said Mr.R.Ravendiran S/o D.Rathinam settled the property to an extent of Acres 3.52½ Cents in various survey numbers situated at Ammoor Village, Walajah Taluk, Ranipet District in favour of his son Mr.R.Guruprasath S/o R.Ravendiran out of love and affection through the Registered Settlement Deed Dated 27.08.2021 Reg. in Doc. No.6920/2021

During the enjoyment of the said properties the above said Mr.R.Guruprasath S/o R.Ravendiran sold the item No.5 of the schedule mentioned property to an extent of Acres 0.00.34 Cents in Survey No.709/18A situated at Ammoor Village, Walajah Taluk, Ranipet District under the Registered Sale Deed Dated 21.03.2025 Reg. in Doc. No.1760/2025 in favour of Mr.K.Prakash S/o Kembu and Mr.S.Pandiyan S/o Late.Subramani for full and valid binding consideration of Rs.1,15,200/-

After purchase of the said property the above said Mr.K.Prakash and Mr.S.Pandiyan obtained patta for the said property in their names in Patta No.5033, 5127, 5139, 5145, 5155 and 5327. Now the above said Mr.K.Prakash and Mr.S.Pandiyan are in actual possession and enjoyment of the schedule mentioned property.

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Ever since the date of purchase of the schedule mentioned property the above said Mr.K.Prakash and Mr.S.Pandiyan are in actual possession and enjoyment of the said property. Now, the above said Mr.K.Prakash and Mr.S.Pandiyan have got good and valid title over the schedule mentioned property.

So, the above said Mr.K.Prakash and Mr.S.Pandiyan are the sole and absolute owners of the schedule mentioned property and it does not belong to any other members of their joint family and they have got every right, title and interest over the schedule mentioned property.

ENCUMBRANCE :-

From the perusal of Encumbrance Certificate No.1001/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966, Encumbrance Certificate No.1000/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974, Encumbrance Certificate No.1003/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966, Encumbrance Certificate No.1002/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974, Encumbrance Certificate No.1005/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966, Encumbrance Certificate No.1004/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974, Encumbrance Certificate No.1006/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966, Encumbrance Certificate No.1007/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974, Encumbrance Certificate No.1009/2024 for the period of 17 Years from 01.01.1950 to 31.12.1966, Encumbrance Certificate No.1008/2024 for the period of 08 Years from 01.01.1967 to 31.12.1974, Encumbrance Certificate No.147580397/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025, Encumbrance Certificate No.147581118/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025, Encumbrance Certificate No.147581957/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025, Encumbrance Certificate No.147581359/2025 for the period of 51 Years from 01.01.1975 to 31.03.2025 reveals the aforesaid transactions and ultimate ownership of the property and there is no lien, charge, mortgage, court attachment or any other encumbrance over the said properties and the said properties are in order.

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CONCLUSION:-

From the perusal of all the documents and other connected records of the applicants, I am clearly of the opinion that 1.Mr.**K.PRAKASH** S/o Kembu, and 2.Mr.**S.PANDIYAN** S/o Late.Subramani has got a clear, valid, absolute and marketable title to the schedule mentioned property to an extent of Acres 0.17¼ Cents in Survey No.709/16D + Acres 0.15¼ Cents in Survey No.709/17, New Survey No.709/17B, New Sub Division Survey No.709/17B2 + Acres 0.40½ Cents in Old Survey No.709/17, New Survey No.709/17B, New Sub Division Survey No.709/17B1 + Acres 0.06 Cents in Survey No.709/16C + Acres 0.20 Cents in Survey No.709/17A, New Survey No.709/17A2 + Acres 0.02¾ Cents in Survey No.709/18A1, New Sub Division Survey No.709/91 + Acres 0.34½ Cents in Survey No.709/17B1 + Acres 0.00.34 Cents in Survey No.709/18B, New Sub Division Survey No.709/18B2, Totally **Acres 1.36.59 Cents** situated at Ammoor, Walajah Taluk, Ranipet District and the above said applicants 1.Mr.**K.PRAKASH** S/o Kembu and 2.Mr.**S.PANDIYAN** S/o Late.Subramani can validly got **D.T.C.P. Approval** for the schedule mentioned property.

Advocate 5/5/2025

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Every record check run on one property and returned as a single report.
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An advocate's written opinion on the title, built on the records we pull for it.
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One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.