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RERA Document

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FP 002051

T.S. JAWAHAR
STAMP VENDOR,
TIRUVARUR-TAMILNADU
L.No: 14/92.

13.04.2026.

AFFIDAVIT

From:
M.E. MOHAMED ISHAQ (Power Agent) ,
B. SYED MASHUDEEN (Power Agent)
S/O. V.S.N. Mohamed Ibrahim & Badrudeen ,
58E –Abdul Azees Garden ,
Ramakey Road , Kodikkalpalyam ,
Thiruvarur,

To.

The Additional. Director (R) TNRERA
Chennai,

Sir,

We M.E. MOHAMED ISHAQ & B. SYED MASHUDEEN who are the power agents for **MOHAMED ANSARI & MOHAMED THAJUDEEN,(S/O. , Mohamed Yahiya and SubaidhaBeevi)** , We have got approval from DTCP Thiruvarur District and Union Office ,Thiruvarur for the Residential layout for the extent of **13250.0 Sqm** comprised in RS. Nos : 61/ 4 ,61/ 5 , 63/ 42 in Ramagey Village , Keezhakavathukudi Panchayath, Thiruvarur Panchayath Union, Thiruvarur Taluk and Thiruvarur District, only. Now we (power Agents) have applied for RERA approval for the extent of **13250.0** Sqm in RS NO.: 61/ 4 ,61/ 5 , 63/ 42 , Thiruvarur District and Union Office , THiruvarur , We under take to assure and declare that we have sell the plots of above said extent only ,and this Survey nos. only, If any other Legal issues regarding in approval that we are the responsible and will solve all the complications Hence we request to approve the RERA for this **JAM JAM NAGAR** - as early as possible .

Thanking you .

Name and signature of the applicant

1. M. Ishaq

2. B.S. Mashudeen

Date at THiruvarur on this Day of 10.09.2026

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G. GOPALAKRISHNAN, B.Sc., B.L.,
Advocate.

Off: ,
74/1, Karaikkattu Street,
THIRUVARUR -610 001.
Mobile: 9443325929

Date: 03.06.2025

LEGAL OPINION

To
The Assistant Director
Town and Country Planning office
Thiruvarur

Dear Sir,

Sub: Legal Opinion relating to the property of **Mr.M.Mohamed Ansari and Mr.Mohamed Tajudeen** situated at Keezhakavathukudi revenue village, Ramakey village, Thiruvarur Taluk and District.

****

I. **Name and address of Title Holders** : 1) **Mr. M.Mohamed Ansari**
S/o. Mohamed yehiya
12E, Pudhumanai Street
Kodikkalpalayam
Thiruvarur Taluk & District

2) **Mr. Mohamed Tajudeen**
S/o. Mohamed yehiya
49, West street
Kodikkalpalayam
Thiruvarur Taluk & District

II. **Name and address of Power of Attorney** : **Mr. M.E.Mohamed Ishaq**
S/o. VSN Mohamed Ibrahim
58E, Abdul Azeez Garden
Ramakey road
Kodikkalpalayam
Thiruvarur Taluk & District

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III. DESCRIPTION OF PROPERTY

Thiruvarur Registration District, Thiruvarur No.1 Joint Sub-Registry, Thiruvarur District, Thiruvarur Taluk, Keezhakavathukudi revenue village, Ramakey village,

1. S.No.61/4	Nanjai	whole	0.12.00	Ares
2. S.No.63/42 (Old No.63)	Nanjai	Whole	0.81.00	Ares

Bounded by:

North by	:	Batharunnisha Nagar layout and S.N o.61/4
East by	:	Habisiya Nagar layout and S.N o.61/6
West by	:	Channel
South by	:	Jammiya garden layout & Habisiya Nagar layout

IV. List of documents scrutinized :

SL. No.	Date	Name / Nature of Documents	Remarks
1.	10.10.1964	Registered Deed of Partition entered among into Asiya Ammal and others (Doc.No.2717/1964 SRO, Thiruvarur)	Photo Copy
2.	29.10.2008	Death Certificate extract of Subaitha Beevi	Photo Copy
3.	30.01.2024	Legal heirship certificate of Subaitha Beevi	Photo Copy
4.	15.05.2025	Patta in the name of Mohamed Ansari & Mohamed Tajudeen (Nos.2)	Photo Copy
5.	16.05.2025	Registered Deed of General power of attorney in favour of M.E.Mohamed Ishaq executed by Mohamed Ansari & Mohamed Tajudeen (Doc.No.2969/2025 SRO, Thiruvarur)	Photo Copy
6.	15.05.2025	Registered Deed of General power of attorney in favour of M.E.Mohamed Ishaq executed by Mohamed Ansari & Mohamed Tajudeen (Doc.No.2976/2025 SRO, Thiruvarur)	Photo Copy

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7.	03.06.2025	E.C from 01.01.1987 to 02.06.2025 for 39 years	Download Copy

V. Tracing of Title:

The properties to which legal opinion is sought for had been allotted under "G" schedule to the share of Mrs.Subaitha Beevi in a partition entered into among her family members through a registered deed No.2717/1964 dated 17.10.1964. Since then, she had been in enjoyment of the properties absolutely along with other properties. Mrs.Subaitha Beevi died intestate on 24.04.2004 leaving her husband Mohamed yehiya sons Mohamed Ansari and Mohamed Tajudeen as her legal heirs. Of them Mr.Mohamed yehiya also died intestate leaving behind his sons Mohamed Ansari and Mohamed Tajudeen as his legal heirs. Thus they inherited title to the property by succession and were in common possession and enjoyment. I have perused the death certificate extract of Sabitha Beevi as well as legal heirship certificate.

VI. Revenue documents:

Patta to the properties have been transferred in the name of Mohamed Ansari and Mohamed Tajudeen in revenue records

VII. General power of Attorney:

On 15.05.2025 and 16.05.2025 Mohamed Ansari and Mohamed Tajudeen executed two different General power of attorney in favour of M.E.Mohamed Ishaq with regard to the properties described here above in the schedule through two registered deed Nos.2976/2025 and 2969/2025, thereby empowering the power agent to converted their

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properties in the house sites, get approval from the concerned, authority, disburse of the properties to a person or persons receive sale consideration, sign and execute sale deed etc.,

I have perused the general power of attorney. They are in order.

VIII. Encumbrance and Liabilities:

Encumbrance Certificate dated 03.06.2025 for the periods of 39 years from **01.01.1987 to 02.06.2025** does not reveal any subsisting encumbrances over the properties for the period specified.

IX. Final report:

I am therefore of the opinion from the scrutiny of the documents referred above that the title to the properties of **Mr.M.Mohamed Ansari and Mr.Mohamed Tajudeen** are good, clear, and marketable. Their power agent can act on their behalf as per the power conferred on him.

Advocate

16/6/2025

G. GOPALAKRISHNAN, B.Sc., B.L.,
PANEL ADVOCATE, PNB,
No.74/1, KARAIKKATTU STREET,
THIRUVARUR - 610 001.
Mobile : 94433 25929

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Bo TIRUVARUR

30.08.2022

TO WHOMSOEVER IT MAY CONCERN

This is to inform you that Mr.G Gopalakrishnan B.sc.,B.L.,, Advocate 19A east vadambokki street, Tiruvarur. Is our current panel advocate.

For PUNJAB NATIONAL BANK

SR MANAGER
N. RAJIV
P.A.46129

3/6/2025

G. GOPALAKRISHNAN, B.Sc., B.L.,
PANEL ADVOCATE, PNB,
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G. GOPALAKRISHNAN, B.Sc., B.L.,
Advocate.

Off:
74/1, Karaikkattu Street,
THIRUVARUR -610 001.
Mobile: 9443325929

Date: 30.07.2025

LEGAL OPINION

To

The Assistant Director
Town and Country Planning office
Thiruvarur

Dear Sir,

Sub: Legal Opinion relating to the property of **Mr.M.Mohamed Ansari and Mr.Mohamed Tajudeen** situated at Keezhakavathukudi revenue village, Ramakey village, Thiruvarur Taluk and District.

****

I. **Name and address of Title Holders** : 1) **Mr. M.Mohamed Ansari**
S/o. Mohamed yehiya
12E, Pudhumanai Street
Kodikkalpalayam
Thiruvarur Taluk & District

2) **Mr. Mohamed Tajudeen**
S/o. Mohamed yehiya
49, West Street
Kodikkalpalayam
Thiruvarur Taluk & District

II. **Name and address of Power of Attorney** : **Mr. B.Syed Masjudeen**
S/o Badhrudeen
34D7, Burma Street,
Kodikkalpalayam
Thiruvarur Taluk & District

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III. DESCRIPTION OF PROPERTY

Thiruvarur Registration District, Thiruvarur No.1 Joint Sub-Registry, Thiruvarur District, Thiruvarur Taluk, Keezhakavathukudi revenue village, Ramakey village,

1. S.No.61/5	Nanjai	whole	0.39.50	Ares

Bounded by:

North by	:	S.No: 58, 61-1 & layout
East by	:	S.No:61-6 & Layout
West by	:	S.No:61-7 & Layout
South by	:	S.No:63-43 & Layout

IV. List of documents scrutinized :

SL. No.	Date	Name / Nature of Documents	Remarks
1.	17.10.1964	Registered Deed of Partition entered among into Asiya Ammal and others (Doc.No.2717/1964 SRO, Thiruvarur)	Photo Copy
2.	29.10.2008	Death Certificate extract of Subaitha Beevi	Photo Copy
3.	30.01.2024	Legal heirship certificate.of Subaitha Beevi	Photo Copy
4.	14.02.2025	Patta in the name of Mohamed Ansari & Mohamed Tajudeen	Photo Copy
5.	16.05.2025	Registered Deed of General power of attorney in favour of B.Syed Masjudeen executed by Mohamed Ansari & Mohamed Tajudeen (Doc.No.2968/2025 SRO, Thiruvarur)	Photo Copy
6.	30.07.2025	E.C from 01.01.1987 to 29.07.2025 for 39 years	Download Copy

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V. **Tracing of Title:**

The properties to which legal opinion is sought for had been allotted under "G" schedule to the share of Mrs.Subaitha Beevi in a partition entered into among her family members through a registered deed No.2717/1964 dated 17.10.1964. Since then, she had been in possession and enjoyment of the property absolutely along with other properties. Mrs.Subaitha Beevi died intestate on 24.04.2004 leaving her husband Mohamed Yehiya sons Mohamed Ansari and Mohamed Tajudeen as her legal heirs. Of them Mr.Mohamed Yehiya also died intestate leaving behind his sons Mohamed Ansari and Mohamed Tajudeen as his legal heirs. Thus they inherited title to the property by succession and were in common possession and enjoyment. I have perused the death certificate extract of Mrs.Sabitha Beevi as well as legal heirship certificate.

VI. **Revenue documents:**

Patta to the property has been transferred in the name of Mohamed Ansari and Mohamed Tajudeen in revenue records.

VII. **General power of Attorney:**

On 16.05.2025 Mohamed Ansari and Mohamed Tajudeen executed General power of attorney in favour of B.Syed Masjudeen with regard to the property described here above in the schedule through registered deed Nos.2968/2025 thereby empowering the power agent to converted their property in the house sites, get approval from the

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concerned, authority, dispose of the property to a person or persons receive sale consideration, sign and execute sale deed etc.,

I have perused the general power of attorney. They are in order.

VIII. **Encumbrance and Liabilities:**

Encumbrance Certificate dated 30.07.2025 for the periods of 39 years from **01.01.1987 to 29.07.2025** does not reveal any subsisting encumbrances over the property for the period specified.

IX. **Final report:**

I am therefore of the opinion from the scrutiny of the documents referred above that the title to the properties of **Mr.M.Mohamed Ansari and Mr.Mohamed Tajudeen** are good, clear, and marketable. Their power agent can act on their behalf as per the power conferred on him.

Advocate
30/7/25

G. GOPALAKRISHNAN,B.Sc.,B.L.,
PANEL ADVOCATE, PNB,
No.74/1, KARAIKKATTU STREET,
THIRUVARUR - 610 001.
Mobile : 94433 25929

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Sl No	DOCUMENT						PATTA				GENERAL POWER OF ATTORNEY					
	Document No & Date	From	Owner Name	Survey No	Total Extnet in Cents	Extent in Sq.Mtr	Patta No.	Owner	Survey No.	Extent in Sq.Mtr	Document No & Date	From	Owner Name	Survey No	Extent in Sq.Mtr	Total Extnet in Cents
1	Deed of Partition Doc No.2717/1964	Mrs.Asiammal and Others	Mrs.Subeda Beevi	61/4	30.00	1214.06	1618	Mr.Mohamed Ansari Mr.Mohamed Thajudeen	61/4	1200.00	POA Doc No.2969/2025	Mr.Mohamed Ansari Mr.Mohamed Thajudeen	Mr.Mohamed Ishaq	61/4	1200.00	29.65
				61/5	98.00	3965.92	1618		61/5	3950.00	POA Doc No.2968/2025	Mr.Mohamed Ansari Mr.Mohamed Thajudeen	Mr.Syed Mahrudeen	61/5	3950.00	98.00
				63	216.50	8761.45	1620		63/42	8100.00	POA Doc No.2976/2025	Mr.Mohamed Ansari Mr.Mohamed Thajudeen	Mr.Mohamed Ishaq	63/42	8100.00	200.16
2	Death Certificate - 24.04.2004 (S2199806J)	Mrs.Subeda Beevi														
3	Legal Heirship Certificate Dated - 22.01.2025 (TN-7202501111364)	Mrs.Subeda Beevi	Mr.Mohamed Ansari Mr.Mohamed Thajudeen													
Total					**344.50**	**13941.43**				**13250.00**					**13250.00**	**327.81**

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

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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Twenty-four checks you can run yourself, at no cost.

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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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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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.