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RE REGULATORY RECORD

RERA Document

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K.JAHIR HUSSAIN, B.A. B.L.,
Pleader doing Government Work
District Munsif Court, Chengalpattu,

Dt.31/10/2025

LEGAL OPINION

1. Whereas the property of an extent of 0-50 cents out of 0-99 cents in S.No.302/2 situated at Nellikuppam Village, Thiruporur Taluk, Chengalpattu District was purchased by Mr. Kanni from Mr. Saminathan and Mr. Vairavan under a sale deed dated 19/02/1971 registered as Document No.148 of 1971 in the office of Sub Registrar, Thiruporur.

2. Whereas the property of an extent of 0-49 cents out of 0-99 cents in S.No.302/2 was purchased by Mr. Kanni from Mr. Arumugam and Mr. Veerabathiran under a sale deed dated 09/11/1972 registered as Document No.1408 of 1972 in the office of Sub Registrar, Thiruporur.

3. Whereas the property of an extent of 0-49 cents out of 0-98 cents in S.No.302/4B2 was purchased by Mr. K. Shanmugam, son of Mr. Kanni from Mr. V. Vendravasi under a sale deed dated 17/09/1983 registered as Document No.1844 of 1983 in the office of Sub Registrar, Thiruporur. The remaining 0-49 cents out of 0-98 cents in S.No.302/4B2 was originally owned by Mr. Shanmugam. The boundary recitals in the said sale deed dated 17/09/1983 stating that southern side of an extent of 0-49 cents out of 0-98 cents in S.No.302/4B2 was allotted to Mr. Shanmugam.

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Chengalpattu,

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Res : 1st Main Road, Wahap Nagar, (Near Park) Thirukazhukundram - 603 109
Mob : 9791500000

4. Whereas the said Mr. Kanni died intestate on 25/05/1974 leaving behind his only son Mr. Shanmugam, as his legal heirs. The wife of Mr. Shanmugam predeceased him. The said Mr. Shanmugam died intestate on 20/07/2020 leaving behind his wife Mrs. Jayalakshmi, his sons Mr. S. Uma Shankar, Mr. S. Siva Shankar, Mr. Gowri Shankar, his daughters Mrs. Logeshwari, Mrs. S. Kavitha as his legal heirs.

5. The said Mr. Uma Shankar died intestate on 07/05/2023 leaving behind his mother Mrs. Jayalakshmi, his wife Mrs. Bhavani, his son Mr. Kumaran and his daughter Ms. Srimathi as his legal heirs.

6. The said Mrs. Jaylakashmi, Mr. Gowri Shankar, Mrs. Logeshwari, Mrs. S. Kavitha, Mrs. Bhavani, Mr. Kumaran and Ms. Srimathi have executed a release deed dated 19/08/2025 registered as Document No.18954 of 2025 in the office of Sub Registrar, Thiruporur in respect of their 5/6th share in S.No.302/2 of an extent of 0-99 cents to and in favour of Mr. Mr. S. Siva Shankar.

7. Whereas the said Mr. Shanmugam has sold the property of an extent of 0-17 cents out of 0-98 cents in S.No.302/4B2 to Mr. Senthamarai Kannan under a sale deed dated 16/10/2014 registered as Document No.14797 of 2014 in the office of Sub Registrar, Thiruporur. Whereas the said Mrs. Jaylakashmi, Uma Shankar, Mr. Gowri Shankar, Mrs. Logeshwari, Mrs. S. Kavitha have executed a release deed dated 19/08/2025 registered as Document No.18955 of 2025 in the office of Sub Registrar, Thiruporur in respect of the remaining 0-81 cents out of 0-98 cents in S.No.302/4B2B to and in favour of Mr. S. Siva Shankar.

Pleader During Good Work
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DMC, Chengalpattu,

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District Munsif Court, Chengalpattu,

8. Whereas the said Mr. S. Sivashankar has executed a general power of attorney deed dated 16/09/2025 registered as Document No.19783 of 2025 in the office of Sub Registrar, Thiruporur to and in favour of Mr. D. Prakash in respect of 0-31 cents out of 0-81 cents in S.No.302/4B2B to and in favour of Mr. Prakash. The remaining eastern side extent of 0-50 cents out of 0-81 cents in S.No.302/4B2B was settled by the said Mr. S. Sivashankar to and in favour of his wife Mrs. Kalaivani under a settlement deed dated 23/09/2025 registered as Document No.19934 of 2025 in the office of Sub Registrar, Thiruporur.

9. After settling the said property, the said 0-31 cents out of 0-81 cents in S.No.302/4B2B was separately sub-divided S.No.302/4B2B1 and Patta No.4341 has granted to Mr. S. Sivashankar.

10. Whereas the said Mr. S. Sivashankar has executed a general power of attorney deed dated 16/09/2025 registered as Document No.19786 of 2025 in the office of Sub Registrar, Thiruporur to and in favour of Mr. D. Prakash in respect of 0-99 cents in S.No.302/2.

11. E.C. from 01/01/1950 to 31/12/1974, 01/01/1975 to 23/07/2025, 01/08/2025 to 23/09/2025, which discloses nil encumbrances.

12. Hence I am of the opinion that title of Mr. S. Sivashankar in respect of the schedule mentioned properties, is good and marketable one.

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SCHEDULE OF PROPERTIES

All that piece and parcel of lands situated at Nellikuppam Village, Thiruporur Taluk, Chengalpattu District

Item	Survey Number	Extent in A.C.	Extent in Ares
1	302/2	0-99	0-40-0
2	302/4B2B1	0-31	0-12-5
	Total	1-30	0-52-5

within the Registration District Chengalpattu and Sub Registrar, Thiruporur.

31/10/25

Pleader Doing Government Work

K. JAHIR HUSSAIN B.A ,B.L.,
ADVOCATE
Pleader Doing Government Works
District Munsif Court Chengalpattu.

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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.