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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

M.SARAVANAN B.Com., B.L
Government Pleader
Additional District & Sessions Court
Notary Public
Tirupattur Municipality Advocate
Commissioner of Oaths

No.1, Thiru-Vi-Ka Road,
Tirupattur - 635 601.
Tirupattur District.
E.mail : saravanan.bcom.bl@gmail.com
Mobile : 9443626343.

Date: 02.09.2023

LEGAL OPINION

The following documents were furnished by Mr.**MOHAN KUMAR** S/o. Muniraji, residing at Muthagoundanoor Village, Puthagaram Panchayat, Natrmapalli Taluk, Tirupattur District. Seeking Legal Opinion for the Schedule Property mentioned here under.

SCHEDULE PROPERTY

All that piece of the land situated in Survey No.315/6 and new Number after Sub Division Survey No.315/6A, Patta bearing No.1903, Tirupattur District, Natrampalli Taluk, Natrampalli Sub Reg. Office, Puthagaram Village dry land extending the measuring acre 1.50 cents (i.e) 0.60.72 hectare thereabout bounded as follows:

North : Subramani Land
East : Educational Officer Land
South : Canal
West : Krishnan and Subramani Land.

All the above schedule property in the above Survey No.315/6A Totally measuring acre 1.50 cents (ie) 0.60.72 hectare.

02/9/2023

M.SARAVANAN, B.Com., B.L.,
GOVERNMENT PLEADER
ADDL. DISTRICT ... ONS COURT
NOTARY PUBLIC
No.1, THIRU-VE-KA ROA... R - 635 601.
TIRUPATTUR DIST. C... 1136 26343

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1) The following documents were furnished for the perusal. Registered Partition deed executed themselves by the Legal heirs of Mrs.Muniraji between Mrs.Rajammal (Wife)-1, Mr.Mohan Kumar (Son)-2, Mrs.Kala (daughter)-3, Mrs.Dhanalakshmi (daughter)-4, Mrs.Alamelu (daughter)-5, Mrs.Selvarani (daughter)-6 as A, B, C, D, E, F Schedule property registered before the Sub Registered before the Sub Reg. Office of Natrampalli Dt. 21st Jan.2011 as vide Document No.88/2011.

2. Encumbrance Certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 02.09.2023.

3. On the perusal of the records the schedule properties were owned by Mr.Muniraji, S/o.Ramachandra Gounder, Muthagoundanoor Village, Puthagaram by way of Registered Sale Deed, Registered before the Sub Reg. Office of Natrampalli executed by the Legal heirs of Mr.Syed Raheem, Mr.Taj-2, Mr.Syed Nisar-2, Syed Jaffar-3, Abdul Kadir-4, Syed Nasir-5, Syed Abbas-6 and Kurshidunissa W/o.Ibrahim in favour of Mr.Muniraj and above same was registered as Registered Partition Deed before the Sub Registrar Office of Natrampalli as Vide Document No.88/2011 Dt. 21.01.2011, between the family members Mrs.Rajammal, Mohankumar, Kala, Dhanalakshmi, Alamelu and Selvarani as A, B, C, D, E, F Schedule properties and the applicant Mr.Mohan Kumar acquires the 'B' Schedule property.

M. Saravanan 02/9/2023

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4. Independent Patta bearing No.1903 of Puthagarm Village in the name of the applicant Mr.Mohan Kumar.

5. Computerised Chitta, Patta, Adangal, A.Register, FMB in the name of the applicant Mr.Mohan Kumar.

6. VAO certificate as dry land enclose in the name of the applicant Mr.Mohan Kumar.

7. Encumbrance certificate for the period 01.01.1972 to 31.12.1974, 01.01.1975 to 02.09.2023.

8. Ever Since the date of Partition made by the applicant, he took the possession and enjoying the same till this date.

Title :

After considering all the factors mentioned above the applicant Mr.Mohan Kumar is having valid title.

Opinion :

After perusal of the records mentioned above I am of OPINION that the applicant Mr.Mohan Kumar is having "GOOD VALID, PERFECT AND MARKETABLE" Title over the properties mentioned above.

M. Saravanan 02/9/2023

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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.