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RE REGULATORY RECORD

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Verified RealEstate™
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Ownership flow chart														
Sl No	Survey Number as per approved plan	Sale deed				Patta				GPA				
		Doc No & date	Owner	Survey Number	Extent A.c, (Sq.m)	No	Owner	Survey Number	Extent Sq.m	Doc No dated	Executed	infavour of/ Applicant	Survey Number	Extent sq.m
1	508/2	16/1945 5/03/1995	CB Suresh	508/2		1	CB Suresh TR.NO/ 2022/0167/12/006257	508/2		9024 (1/12/2024)	CB SURESH	CHITRA SRIDHARAN	508/2	
2	508/2	16/1945 5/03/1995	CHITHRA SRIDHAR	508/2		2	CHITHRA SRIDHAR TR.NO/ 2022/0167/12/006257	508/2		9023 (21/12/2024)	CB VENKATESH NAMAGIRI VARADACHARI THANJAM RAVINDRAN	CB SURESH & CHITRA SRIDHARAN	508/2	
3	508/2	16/1945 5/03/1995	CB VENKATESH	508/2		3	CB VENKATESH TR.NO/ 2022/0167/12/006257	508/2		9025 (21/12/2024)	CHITRA SRIDHARAN	CB SURESH	508/2	
4	508/2	16/1945 5/03/1995	NAMAGIRI VARADACHARI	508/2		4	NAMAGIRI VARADACHARI TR.NO/ 2022/0167/12/006257	508/2		9023 (21/12/2024)	CB VENKATESH NAMAGIRI VARADACHARI THANJAM RAVINDRAN	CB SURESH & CHITRA SRIDHARAN	508/2	

5	508/2	16/1945 5/03/1995	THANJAM RAVINDRAN	508/2		5	THANJAM RAVINDRAN TR.NO/ 2022/0167/12/0 06257	508/2		9023 (21/12/202 4)	CB VENKATESH NAMAGIRI VARADACHA RI THANJAM RAVINDRAN	CB SURESH & CHITRA SRIDHARAN	508/2	
6	508/2	16/1945 5/03/1995	CB SRINIVASAN	508/2		6	CB SRINIVASAN TR.NO/ 2022/0167/12/0 06257	508/2		5414 (02/08/202 5)	CB SRINIVASAN	KARTHICK RAM SRINIVASAN	508/2	
	TOTAL LAND EXTEND				3.70 (14,973)									

Covering Letter

- Attached EC from till Date
- Attached Document Number are mentioned below
    - 9023
    - 2235/39
- OS 16/45 Doc. highlighted C.V. Venkataramana Iyengar
- As per Records old Number (1638 to 1642) will be Present. The updated new number(508/2) proof is highlighted in the Town Survey register 'Fair' Copy &attached

Old No	New No
1638 to 1642	508/2

- Already attached Legal Heir Certificate of CV Bashyam Iyenga for the below mentioned Family.
    - C.V. Venkataramana Iyengar (Grandfather)
    - Bashyam Iyengar (Father)
    - C B Srinivasan
    - CB Suresh
    - CB Venkatesh
    - Namagiri Varadachari
    - Chitara Sridharan
    - Thanjham Ravindran

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

(Local Administration)

G.O. No. 2253, 4th November 1968

Town-Planning—Coimbatore Municipality—Rajavaical Area Scheme, Town-Planning Scheme No. 10, Coimbatore—Sanctioned.

READ—the following papers:—

From the Municipal Commissioner, Coimbatore Municipality, letters No. 20225/[illegible]-H12, dated 7th November 1960, No. 6311/66-H12, dated 31st July 1968 and 6th September 1968.

From the Collector, Coimbatore, K.Dis. 16584/66, dated 13th April 1967.

From the Board of Revenue, Ref. No. Q3. 374/66, dated 12th May 1967.

From the Director of Town-Planning, Madras, letters No. 21007/67-D2, dated 6th April 1968, No. 12440/68-D2, dated 7th June 1968 and D.O. No. 28289/68, dated 8th October 1968.

Order—No. 2253, Local Administration, dated 4th November 1968.

1. Under section 14 (3) of the Madras Town-Planning Act, 1920 (Madras Act VII of 1920), the Governor of Madras hereby sanctions the Rajavaical Area Scheme, Town-Planning Scheme No. 10, Coimbatore, approved by the Coimbatore Municipal Council in its Resolution No. 2479, dated the 5th August 1960, read with resolutions No. 605, dated the 27th July 1968 and No. 865, dated the 24th August 1968. The notification appended to this order will be published in the *Fort St. George Gazette*.

2. The Commissioner, Coimbatore Municipality, is requested to see that a copy of the scheme is open to inspection by the public at the municipal office during office hours for a period of six months from the first day of the month succeeding the date of publication of the scheme in the *Fort St. George Gazette*.

3. The Commissioner is also requested to suggest in consultation with the Collector of Coimbatore and the Director of Town-Planning, the name of a suitable retired Officer for appointment as arbitrator for the scheme and the amount of honorarium to be paid to the arbitrator.

(By order of the Governor)

T. A. S. BALAKRISHNAN,
Secretary to Government.

Form No. 7—cont.

(Ownership and extent of lands included in the scheme.)—cont.

[Under rule 38(i) of the Madras Town Planning Rules.]

present use.	Municipal assessment number.	Old town survey number.	Town Survey number and Sub-division.	Extent.	Name of Owner or Occupier.	Description of land wet, dry, Inam or Poramboke.	Present use.
(7)	(1)	(2)	(3)	(4) AC. SQ.FT.	(5)	(6)	(7)
ultural land.	29603	1637	508/1	0 15,721	B. Vasudevan Arts College Road.	Government, dry.	Agricultural land.
Do.	29603	1638 1641 1639 1640 1642	508/2	4 20,185	Do.	Government, wet.	Do.
nel.		1647	509/1	0 10,890	..	Government, poramboke.	Channel.
ultural land.		1649	509/2	0 3,049	..	Do.	Do.
Do.	29603	1650	509/2	5 16,085	B. Vasudevan, Arts College Road.	Government dry.	Agricultural land.
Do.		1651 1648 1653 1652	509/4	0 11,761	Do.	Government wet.	Do.
	29601	1643	510/1	1 10,663	Ellammal, 29/220, Vysial Street.	Inam wet.	Do.
nel.		1644	510/2	1 31,103	Do	Government wet.	Do.
		1645 part	510/3	0 4,356	..	Government poramboke.	Channel.
	29604	1646	510/4	0 27,651	B. Muthu Komarasami Mudaliar, 24/115, Karuppa Gowder Street.	Government wet.	Agricultural land.
	29603	1654 1658	511	5 25,700	B. Vasudevan, Arts College Road.	Do.	Do.
ultural land.		1655 1656 1657/1 1657B/2 1657/3A	512	2 14,375	Do.	Do.	Do.
Do.		1659 1657/3B 1660/P 1657/3A	513/1	0 13,939	..	Government, poramboke.	Channel.
nel.	29604	1660/P 1661 1662 1657/3C	513/2	2 8,712	B. Muthukumaraswamy Mudaliar, 24/115, Karuppa Gowder Street.	Government, wet.	Agricultural land.
Do.							
ultural land.	29604	1665	514/1	0 5,661		Government, poramboke.	Channel.
nel.		1664	514/2	1 21,344	Ellammal, 29/220, Vysial Street ..	Government, wet.	Agricultural land.
Do.		1663/2	514/3	1 5,227	B. Muthukumaraswami Mudaliar, 24/115, Karuppa Gowder Street.	Do.	Do.
ultural land.		1668 1667	515/1	4 5,663	Ellammal, 29/220, Vysial Street.	Do.	Do.
	29629	1666	515/2	1 13,018	Sangili Moopan, 29/84, Nadar Street.	Do.	Do.
Do.	29604	1672 1673	516	6 10,800	B. Muthukumaraswami Mudaliar, 24/115, Karuppa Gowder Street.	Do.	Do.
	29603	1671 1684/1	517/1	1 42,680	T. S. Subramania Chettiar	Do.	Do.
nel.		1684/2 1683/1	517/2	2 30,928	Gudlu Nanjappa Chettiar, 14/190, 191, Teppakulam Street.	Do.	Do.
	29607	1683/2 1682/1	518/1	1 14,810	Dhanalingam s/o Vijayapuri, of 285, Selvapuram.	Do.	Do.
ltural land.		1682/2	518/2	1 14,375	T. S. Subramania Chettiar, Tiruppur House, Avanashi Road.	Do.	Do.
el.	29302	1681	518/3	0 1,307	Do.	Government, poramboke.	Channel.
d Thittu nnel Road).		1677 part	519/1	0 1,307	Do.	Do.	Do.
		1685	519/2	0 42,253	T. S. Sivasubramania Chettiar.	Government, wet.	Agricultural land.
		1678/1	519/3	0 17,860	Do.	Inam wet.	Do.

507	.	1635 1669 1670		G	Soram	-	-	-	-	-	-	-	o 5584·691 1 16553 38 o 56·0	-	-	-	-	-	Raja cRammal
508	1	1637		G	15	-	-	4·2	2	4 18 1 14 0			o 1740·170 o 18731 43 o 17·5	-	-	C. Venkitaramana Iyyengar	C. Venkitaramana Iyyengar	Cultivation	
Vide Page 12 640 of S.L.R	②	1638 1641 1639 1640 1642	≠	d	Wet	-	2 1/4	4·2	3	28 25 11 9 0			1· 8878·836 4 29185 5 4356 2·0639·040 2 10 06·5	-	-	C. Venkitaramana Iyyengar	C. Venkitaramana Iyyengar	Cultivation	
509	1	1647	.	G	Poram	-	-	-	-	-	-	-	o·1007·999 o 10850 25 o 10·0	-	-	-	-	-	cRammal
	2	1649	.	G	Poram	-	-	-	-	-	-	-	2·1813·557 5 16988 39 2 18·0	-	-	-	-	-	cRammal ☐Venkitaramana Iyyengar Encroachment.
	3	1650	.	G	10	-	-	4·2	2	3 18 1 11 0			o·283·262 o·3049 07 o·020	-	-	C. Venkitaramana Iyyengar	C. Venkitaramana Iyyengar	Vacant	

Warn No. among Gps.

Block No. (Survey Gp.

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C.A.No. 627/14/C73

Form No. 6

Government of Tamil Nadu

COIMBATORE CITY MUNICIPAL CORPORATION

TRANSLATED VERSION **DEATH CERTIFICATE** No 026828

(Issued under Section 12/17 of the Registration of Birth and Death Act, 1969 and Rule 8/13 of Tamil Nadu Registration of Birth and Death Rules, 2000)

This is to certify that the following information has been taken from the original record of Death which is the register for (Ward) ..... 73 ..... of Coimbatore City Municipal Corporation of Coimbatore District, Tamilnadu State.

தீழ்க்கண்ட தகவல்கள் தமிழ்நாடு மாநிலம் கோயம்புத்தூர் மாவட்டம், கோயம்புத்தூர் மாநகராட்சி 73

வார்டைச் சேர்ந்த அசல் இறப்புப் பதிவேட்டிலிருந்து எடுக்கப்பட்டவை எனச் சான்றிதழ் வழங்கப்படுகிறது.

Name / பெயர்	:	
Name of Mother / தாயின் பெயர்	:	C.B.PADMASINI AMMAL
Name of Father / தந்தை பெயர்	:	.....
Name of the Husband / Wife கணவர் / மனைவியின் பெயர்	:	C.V.BHASHYAM IYANGAR
Permanent Residential Address நிலையான வீட்டு முகவரி	:	1, ARTS COLLEGE ROAD, NEAR K.G. THEATER, COIMBATORE - 641018
Address of the deceased at the time of death / இறப்பின் போது வசிப்பிட முகவரி	:	1, ARTS COLLEGE ROAD,
-	:	NEAR K.G. THEATER,
	:	COIMBATORE - 641018
Age / வயது	:	93 Years
Sex / பாலினம்	:	FEMALE
Date of Death / இறந்த தேதி	:	12-JAN-2014
Place of Death / இறந்த இடம்	:	1, ARTS COLLEGE ROAD, NEAR K.G. THEATER, COIMBATORE - 641018
Registration No. / பதிவு எண்	:	280
Date of Registration / பதிவு செய்த தேதி	:	24-JAN-2014
Remarks (If any) / குறிப்பு	:	

True Copy of the origin.

K.K. NATESAN, B.Com., B.L.,
ADVOCATE & NOTARY
Coimbatore District,
Ground Floo
018.

BIRTH AND DEATH REGISTRAR
COIMBATORE CORPORATION

Signature of Issuing Authority
Address of the Issuing Authority
Coimbatore

Date of issue கொடுக்கப்பட்ட தேதி : 13-FEB-2014 *Seal / முத்திரை*

No disclosure shall be made of particulars relating the cause of death as entered in the Register
இறப்புப் பதிவேட்டில் மரணம்பற்றி இறப்புக்கான காரணம் எவையும் இப்பகுதியில் வெளியிடப்படக்கூடாது
(See Provision to section 17 (1) - பிரிவு 17 (1) - ன் கட்டுபாடுகளின் படி)

ENSURE REGISTRATION OF EVERY BIRTH AND DEATH
பிறப்பு / இறப்புப் பதிவினை உறுதி செய்வீர்

NOTARY
NATESAN
Coimbatore District
Reg. No. 6480
Dt. 22.08.2012
INDIA

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தமிழ்நாடு அரசு

Government of Tamil Nadu

№ 040136

C.A. No. 4263/2006/725

COIMBATORE CITY MUNICIPAL CORPORATION
COIMBATORE, TAMIL NADU, INDIA

Form No. 6 – படிவம் எண். 6
(See Rule 5 - விதி 5 ஐப் பார்க்க)

DEATH CERTIFICATE - இறப்பு சான்றிதழ்

(Issued Under Section 15/17 of the Registration of Births and Deaths Act 1969 and Rule 8 of Tamil Nadu Registration of Births and Deaths Rules 2000)

This is to certify that the following information has been taken from the original record of Death which is in the register for (Ward) ..... of Coimbatore City Municipal Corporation of Coimbatore District, Tamilnadu State.

கீழ்க்கண்ட தகவல்கள் தமிழ்நாடு மாநிலம் கோயம்புத்தூர் மாவட்டம், கோயம்புத்தூர் மாநகராட்சி ..... வார்டைச் சேர்ந்த அசல் இறப்புப் பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்றிதழ் வழங்கப்படுகிறது

Name / பெயர்	: C.V. Bhashyam
Name of Father / Husband தந்தை / கணவரின் பெயர்	: C.V. Venkatarachana Iyengar
Permanent Residential Address நிலையான வீட்டு முகவரி	:
Age / வயது	: 57
Sex / பாலினம்	: Male
Date of Death / இறந்த தேதி	: 24th May 1959
Place of Death / இறந்த இடம்	: 1 Govt Arts College Road
Registration No. / பதிவு எண்	: 625/163
Date of Registration / பதிவு செய்த தேதி	: 26-5-59

THE SEAL OF THE COIMBATORE CITY MUNICIPAL CORPORATION
BIRTH AND DEATH REGISTRAR
COIMBATORE

Date / தேதி 25/10/06

26/10/06
Signature of Issuing authority
சான்றிதழ் அளிப்பவரின் கையொப்பம்

No disclosure shall be made of particulars regarding the cause of death as entered in the Register
இறப்பு பதிவேட்டில் எழுதப்பட்ட இறப்பின் காரணம் சம்பந்த இயற்றியில் வெளியிடப்படக்கூடாது
(See Proviso to section 17 (1) - பிரிவு 17 (1) - ன் சார்குறியின் படி)

ப.மு. 3643 / 2014/ அ1

வருவாய் வட்டாட்சியர் அலுவலகம்
கோவை வடக்கு

நாள் 2-04-2014

வாரிசு சான்று

கோவை வடக்கு வட்டம் அலமேலுபாளையம் கிராமம்

1. அரசுக் கலைக் கல்லூரி சாலை,

என்ற விலாசத்தில் வசித்து வந்த காலஞ்சென்ற C.V. பாஸ்யம் ஐயங்கார்

என்பவரது மனைவி C.B. பத்மாவதி அம்மாள் அவர்கள் கடந்த 12.01.2014 அன்று காலமாகிவிட்டார் எனவும், அவருக்கு கீழ்கண்ட நபர்கள் தான் வாரிசுதாரர்கள் எனவும் விசாரணையில் தெரிய வருகிறது என சான்று வழங்கப்படுகிறது.

வ.எண்.	பெயர்	உறவுமுறை	வயது
1.	திரு. C.B. வெங்கடேஷ்	மகன்	73
2.	திரு. C.B. சீனிவாசன்	மகன்	72
3.	திருமதி. ராமகிருஷ்ணாச்சாரி	மகள்	70
4.	திருமதி. சித்ரா பிரசாத்	மகள்	65
5.	திரு. C.B. சுரேஷ்	மகன்	62
6.	திருமதி. தங்கம் கிரிதரன்	மகள்	58
	(ஆறு நபர்கள் மட்டும்)		

பெறுநர் :

திரு. C.B. சீனிவாசன்,

1. அரசுக் கலைக் கல்லூரி சாலை,

கோவை-18.

வட்டாட்சியர்
கோவை வடக்கு

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FORM No. 69.

Old and New No. Survey 155—31,504—6-12-38.

TOWN SURVEY REGISTER 'Fair'

டவுன் சர்வே ரிஜிஸ்டர் சுத்த (நகல்.)

Name of locality or street. (1)	Number. Survey field. (2)	Number. Subdivision. (3)	Old survey number and letter. (4)	Municipal door number. (5)	Government, Mitta, Zamindari, Inam, etc., Patta, Jenmam, Ekabhogam, Ijara. (6)	Dry, Wet, Unassessed, Poramboke, House-site, Tope, Tank, Channel, Road, etc. (7)	Source of irrigation and class. (8)	If double crop, rate of composition. (9)	Class and sort of soil. (10)	Term. (11)	Rate per acre. Rupees. (12)	Annas.	Pies.	Extent by Town Survey. Acres. (13)	Square feet.	Assessment. Municipal. (14)	Government. (15)	Number of registered holdings or Inam title-deed and name of the registered holder. Municipal Register. (16)	Adangal. (17)	How the holding is utilized. (18)	Remarks. (19)
	509	4	1651	⫩	G	Wet	-	2 1/4	4·2	3	29	55		0	1092·624	-	-	C. Ganikitaramana Iyengar	C. Ganikitaramana Iyengar	Garden	
			1648								11	9	0	0	11.761						
			1653											0	27 11·0						
			1652												2·4200·172						
											Total			5	42688	5·4268·888					
														2	98 42·0	2·413·05·8					
	510	1	1643	⫩	Inam	Wet		1	4·2	3	22	86		0	5867·968					Cultivation	
											9	4	0	1	19602	-	-	C.S. Borian Iswarma Kartha of Lakshmi Narayana Swami Temple	C.S. Borian Iswarma Kartha of Lakshmi Narayana Swami Temple		
														0	45 58·5						
Side Page No. 4 of S.L.R		②	1644	⫩	G	Wet		1	4·2	3	22	86		0	6960·588						
											9	4	0	1	31363			C.S. Borian Iswarma Kartha of Lakshmi Narayana Swami Temple	C.S. Borian Iswarma Kartha of Lakshmi Narayana Swami Temple	Cultivation	
														0	72 69·0						
														0	404·686						
		3	1645/p		G	Poram	-	-	-	-	-	-		0	4356	-	-	—	—	—	Channel
														0	10 04·0						
											28	55		0	2104·257						
		4	1646	⫩	G	Wet		2 1/4	4·2	3	11	9	0	0	22651	-	-	B. Mallikarjunaswami Mudaliar	B. Mallikarjunaswami Mudaliar	Garden	
														0	4·52·0						
											Total			3	34412 77	1·5337·578					
														1	52·5						

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FORM No. 69.

Old and New No. Survey 155—37,534—6-12-38.

TOWN SURVEY REGISTER 'Fair'

டவுன் சர்வே ரிஜிஸ்டர் சுத்த (நகல்.)

Name of locality or street. (1)	Numbers. (2) Survey field.	(3) Subdivision.	Old survey number and letter. (4)	Municipal door number. (5)	Government, Mitta, Zamindari, Inam, etc., tenure. (6)	Dry, Wet, Unassessed, Poramboke, House-site, Gheneykadu, Topes, etc. (7)	Source of irrigation and class. (8)	If double crop, rate of assessment. (9)	Class and sort of soil. (10)	Taram. (11)	Rate per Acre. (12) Rupees.	Annas.	Pies.	Extent by Town Survey. (13) Acres.	Square feet.	Assessment. (14) Municipal.	(15) Government.	Number of registered holdings on Inam title-deed and name of the registered holder. (16) Municipal Register.	(17) Adangal.	How the holding is utilised. (18)	Remarks. (19)
	509	4	1651	⫩	G	Wet	-	2 1/4	4.2	3	28	55		0	1092.624	-	-	C. Ganikitaramana Iyyangar	C. Ganikitaramana Iyyangar	Garden	
			1648								11	9	0	0	11761						
															27						
			1653											0	11.0						
			1652												4200.172						
											Total			5	42688	5.2258					
															98	2.413.028					
														2	42.0						
	510	1	1643	⫩	Inam	Wet		1	4.2	3	22	86		0	9867.958					Cultivation	
											9	4		1	19602	-	-	C.S. Baman Bharma Kartha of Lakshmi Narayana Swami Temple	C.S. Baman Bharma Kartha of Lakshmi Narayana Swami Temple		
														0	45						
															88.5						
											22	86		0	1960.588						
Vide Page No. 4 of S.L.R		(2)	1644	⫩	G	Wet		1	4.2	3	9	4		1	31363			C.S. Baman Bharma Kartha of Lakshmi Narayana Swami Temple	C.S. Baman Bharma Kartha of Lakshmi Narayana Swami Temple	Cultivation	
															72						
														0	69.0						
														0	404.686						
		3	1645/P		G	Poram	-	-	-	-	-	-	-	0	4356	-	-	—	—	—	Channel
															10						
														0	0.4.0						
											28	55		0	3104.351						
		4	1646	⫩	G	Wet		2 1/4	4.2	3	11	9	0	0	22651	-		B. Muthukumaraswami Mudaliar	B. Muthukumaraswami Mudaliar	Garden	
															1.52.5						
											Total			3	34412	1.5357.578					
															77						
														1	52.5						

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507	.	1635 1669 1670		G	Soram	-	-	-	-	-	-	-	o 5584·691 1 16553 38 o 56·0	-	-	-	-	-	Raja cRammal
508	1	1637		G	15	-	-	4·2	2	4 18 1 14 0			o 1740·170 o 18731 43 o 17·5	-	-	C. Venkitaramana Iyyengar	C. Venkitaramana Iyyengar	Cultivation	
Vide Page 12 640 of S.L.R	②	1638 1641 1639 1640 1642	≠	d	Wet	-	2 1/4	4·2	3	28 25 11 9 0			1· 8878·836 4 29185 5 4356 2·0639·040 2 10 06·5	-	-	C. Venkitaramana Iyyengar	C. Venkitaramana Iyyengar	Cultivation	
509	1	1647	.	G	Poram	-	-	-	-	-	-	-	o·1007·999 o 10850 25 o 10·0	-	-	-	-	-	cRammal
	2	1649	.	G	Poram	-	-	-	-	-	-	-	2·1813·557 5 16988 39 2 18·0	-	-	-	-	-	cRammal ☐Venkitaramana Iyyengar Encroachment.
	3	1650	.	G	10	-	-	4·2	2	3 18 1 11 0			o·283·262 o·3049 07 o·020	-	-	C. Venkitaramana Iyyengar	C. Venkitaramana Iyyengar	Vacant	

Warn No. among Gps.

Block No. (Survey Gp.

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Date : 17.10.2023

Ref. No: 02 IX / L / 2023

LEGAL OPINION

To

WHOM SO EVER IT MAY CONCERN.

Sub: Legal Opinion regarding the title of **1) Mr.C.B.Venkatesh, 2) Mrs.Namagiri Varadachari, 3) Mrs.Thanjam Ravindran and 4) Mrs.Chitra Sridhar (1 to 4 represented by their Power Agents Mr.C.B.Srinivasan & Mr.C.B.Suresh), 5) Mr.C.B.Srinivasan represented by his Power Agent Mr.Karthick Ram Srinivasan and 6) Mr.C.B.Suresh** - pertaining to the property described in the schedule hereunder, i.e. the properties situated in **TS No.508/2** to an extent of **3.70 acres** of land in Kumarapalayam Village, presently within the limits of Coimbatore Municipal Corporation.

I. SCHEDULE OF PROPERTY:-

In Coimbatore Registration District, in Coimbatore Sub Registration District, Coimbatore South Taluk, Kumarapalayam Village, Block No.09-29, Ward C in T.S. No.508/2 to an extent of 3.70 acres of land bounded as follows:

North by	-	Lands in TS No. 508/1 and TS No. 507
South by	-	TS No. 508/3 existing East – West Scheme Road
East by	-	Lands in TS No. 510/1 and TS No. 510/2
West by	-	TS No. 508/3 existing Corporation Road

In middle of this, an extent of **3.70 acres** of land with all easementary and appurtenant rights.

II. LIST OF DOCUMENTS PERUSED :-

1.	02.09.1937 4296/1937	Settlement Deed in favour of Mr.C.V.Bashyam Iyengar executed by Mr.C.V.Venkataramana Iyengar
2.	20.06.1939 2235/1939	Deed of Cancellation executed by Mr.C.V.Venkataramana Iyengar

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3.	17.08.1939 58/1939	WILL executed by Mr.C.V.Venkataramana Iyengar in favour of Mr.C.V.Bashyam Iyengar
4.	14.04.1942 1948/1942	Deed of Settlement in the name of Mr.C.V.Bashyam Iyengar, Mrs.C.B.Padmasini Ammal, Minor C.B.Venkatesan and Minor C.B.Srinivasan – both minors represented by their grandfather Mr.C.V.Venkataramana Iyengar executed by Mr.C.V.Venkataramana Iyengar
5.	05.03.1945	Decree passed in OS No. 16/1945 by the Hon'ble Subordinate Judge of Coimbatore
6.	29.03.1959	Unregistered WILL executed by Mr.C.V.Bashyam Iyengar in favour of Mrs.Radha Vasudevan, Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mr.C.B.Suresh, Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan and Mrs.Thanjam Ravidran
7.	25.10.2006	Death Certificate of C.V.Bashyam issued by the Birth and Death Registrar, Coimbatore City Municipal Corporation
8.	13.02.2014	Death Certificate of C.B.Padmasini Ammal issued by the Birth and Death Registrar, Coimbatore City Municipal Corporation
9.	02.04.2014	Legal Heirship Certificate of C.B.Padmasini Ammal issued by the Tahsildar, Coimbatore North
10.		Town Survey Fair Register for TS No.508/1, 2, 509/1, 2, 3, 4, 510/1, 2, 3, 4 in the name of Venkitaramana Iyengar
11.	05.05.1976 1513/1976	Release Deed in favour of Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mr.C.B.Suresh, Mrs.Namagiri Varadachari and Ms.Thanjam Ravindran executed by Mrs.Chitra Sridhar
12.	18.01.1997	Deed of Partnership between Mr.C.B.Venkatesan, Mr.C.B.Srinivasan, Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan, Mr.C.B.Suresh and Mrs.Thanjam Ravindran
13.	31.01.2009	Deed of Dissolution between Mr.C.B.Venkatesan, Mr.C.B.Srinivasan, Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan, Mr.C.B.Suresh and Mrs.Thanjam Ravindran (Bashyam Projects)
14.	22.02.2022 1269/2022	Deed of Settlement in favour of Mrs.Chitra Sridhar executed by Mr.C.B.Venkatesh, Mr.C.B.Srinivasan,

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		Mrs.Thangammal, Mr.C.B.Suresh and Mrs.Thanjam Ravindran
15.	31.10.2022 8041/2022	General Power of Attorney in favour of Mr.C.B.Suresh executed by Mrs.Chitra Sridhar
16.	03.11.2022 8119/2022	General Power of Attorney in favour of Mr.Karthick Ram Srinivasan executed by Mr.C.B.Srinivasan
17.	21.08.2023 6143/2023	General Power of Attorney in favour of Mr.C.B.Srinivasan and Mr.C.B.Suresh executed by Mr.C.B.Venkatesh, Mrs.Thangammal @ Namagiri Varadachari, Mrs.Thanjam Ravindran and Mrs.Chitra Sridhar
18.	10.08.2018	Town Survey Land Register Extract for TS No.508/1, 2, 4, 509/2, 4, 511 & 512 in the name of Mr.C.B.Venkatesan and others
19.	04.10.2023	Adangal Register for TS No.508/2A, 509/2 & 509/4 issued by the Village Administrative Officer, 11, Coimbatore Town, Coimbatore South Taluk
20.	04.10.2023	Revenue Map for TS No.508 issued by the Village Administrative Officer, 11, Coimbatore Town, Coimbatore South Taluk
21.	20.09.2023	Encumbrance Certificate for the property for the period from 01.01.1920 to 31.12.1940 under Certificate No.2763/2023
22.	20.09.2023	Encumbrance Certificate for the property for the period from 01.01.1941 to 31.12.1960 under Certificate No.2764/2023
23.	22.09.2023	Encumbrance Certificate for the property for the period from 01.01.1961 to 31.12.1966 under Certificate No.2765/2023
24.	22.09.2023	Encumbrance Certificate for the property for the period from 01.01.1967 to 31.12.1974 under Certificate No.2766/2023
25.	21.02.2022	Computerised Encumbrance Certificate for the property for the period from 01.01.1975 to 20.02.2022 under Certificate No.58053100/2022
26.	13.10.2023	Online Encumbrance Certificate for the property for the period from 01.01.2022 to 12.10.2023

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III. HISTORY AND ANTECEDENTS OF THE PROPERTY: -

01. The subject property for which my opinion is now sought for, the properties situated in **TS No.508/2** to an extent of **3.70 acres** of land in Kumarapalayam Village, presently within the limits of Coimbatore Municipal Corporation. It is hereinafter referred to as "**the Subject Property**".

02. Originally, a larger extent of the subject mentioned properties to an extent of 19.39 acres of land comprised in SF Nos.1636, 1637, 1638, 1639, 1640, 1641, 1642, 1648, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657/1, 1657/2B, 1657/3A, 1657/3C, 1658 of Coimbatore Town Municipal corporation along with various other properties, which are irrelevant to this opinion were owned by one Mr.C.V.Venkataramana Iyengar as his self acquired properties. There is no document of the purchase of the said properties produced for my perusal. Whereas, the said Mr.C.V.Venkataramana Iyengar had executed a Settlement Deed in favour of his son Mr.C.V.Bashyam Iyengar with respect to the properties stated supra under Document No. 4296/1937 dated 02.09.1937 and the same was cancelled by him on 20.06.1939 under Document No. 2235/1939. It is listed as **Doc.Nos.1 & 2** supra.

03. The documents discussed in the preceding paragraph of this opinion are old more than 30 years and therefore the said documents are an "ANCIENT DOCUMENT" as per Section 90 of the Indian Evidence Act. Therefore, the recital stated in the said Deeds are deemed to be true and genuine in all respects, which needs no supporting documents to be perused to come to the conclusion about the transfer made through the said documents.

04. Thereafter, the said Mr.C.V.Venkataramana Iyengar had executed a WILL in favour of his son Mr.C.V.Bashyam Iyengar on 17.08.1939 which was registered as Document No. 58/1939 on 26.08.1939. Further perusal of the said WILL, it is noted that there was an endorsement that the said WILL had been cancelled by Document No. 34/1942 on 02.05.1942. It is listed as **Doc.No.3** supra.

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05. Then, the said Mr.C.V.Venkataramana Iyengar had executed a Settlement Deed in favour of Mr.C.V.Bashyam Iyengar, Mrs.C.B.Padmasini Ammal, Minor C.B.Venkatesan and Minor C.B.Srinivasan – both minors represented by their grandfather Mr.C.V.Venkataramana Iyengar under the Deed of Settlement on 14.04.1942, which was registered as Document No. 1948/1942. As per the said Settlement Deed, the following subject mentioned properties along with some other properties to be enjoyed by Mr.C.V.Bashyam Iyengar during his life time without any alienation and after his demise, it shall be go to his sons Minor C.B.Venkatesan and Minor C.B.Srinivasan and other sons that may be born to him after the execution of the said Settlement Deed under "A" Schedule properties:

- TS No. 1636, Punjai Acres 0.2788 Sq.fts.
- TS No. 1638, Punjai Acres 0.523 Sq.fts.
- TS No. 1639, Punjai Acres 1.3572 Sq.fts.
- TS No. 1640, Punjai Acres 2.14113 Sq.fts.
- TS No. 1641, Punjai Acres 0.4443 Sq.fts.
- TS No. 1642, Punjai Acres 1.7579 Sq.fts.
- TS No. 1648, Punjai Acres 2.7492 Sq.fts.
- TS No. 1651, Punjai Acres 0.13504 Sq.fts.
- TS No. 1652, Punjai Acres 1.29185 Sq.fts.
- TS No. 1653, Punjai Acres 1.10454 Sq.fts.
- TS No. 1654, Punjai Acres 2.42689 Sq.fts.
- TS No. 1655, Punjai Acres 0.27530 Sq.fts.
- TS No. 1656, Punjai Acres 0.28314 Sq.fts.
- TS No. 1657/1, Punjai Acres 0.32121 Sq.fts.
- TS No. 1657/2B, Punjai Acres 0.2552 Sq.fts.
- TS No. 1657/3A, Punjai Acres 0.11903 Sq.fts.
- TS No. 1657/3C, Punjai Acres 0.9352 Sq.fts.
- TS No. 1658, Punjai Acres 2.37374 Sq.fts.
- TS No. 1637, Punjai Acres 0.22390 Sq.fts.
- TS No. 1650, Punjai Acres 0.14026 Sq.fts. It is listed as **Doc.No.4** supra.

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06. Then, the said Mr.C.V.Bashyam Iyengar had filed a suit in OS No.16/1945 before the Subordinate Judge of Coimbatore against his second wife Mrs.Padmasini Ammal, sons Minor Venkatesan, Minor Srinivasan, who born through his second wife Padmasini Ammal and daughter Radhammal, who born through his deceased first wife Thanjammal and Minor Narasimhan S/o.Radhammal to declare the said Settlement Deed dated 14.04.1942 and WILL dated 21.02.1944 are not valid and binding on Mr.C.V.Bashyam Iyengar. In the said suit, a compromise Decree was passed on 05.03.1945 by setting aside the Settlement Deed dated 14.04.1942 and WILL dated 21.02.1944 and the properties mentioned in the preceding paragraph of this opinion were allotted to Mr.C.V.Bashyam Iyengar, subject to the payment of Rs.1,00,000/- to Mrs.Radhammal and Minor Narasimhan. No document was given regarding the payment of Rs.1 lakh to the said persons. But it is represented that the said amount has been paid to Mrs.Radhammal and Minor Narasimhan. Hence, as per the said Compromise Decree dated 05.03.1945, the said Mr.C.V.Bashyam Iyengar became the absolute owner of the properties to a total extent of 39.27 acres of land comprised in SF Nos. SF Nos.1636, 1637, 1638, 1639, 1640, 1641, 1642, 1648, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657/1, 1657/2B, 1657/3A, 1657/3C, 1658 and in SF Nos.353/1A1, 353/2, 354, 356, 357, 358. 359, 360 and 361/4 of Coimbatore Municipal Corporation, which includes the subject mentioned properties. The Decree is listed as **Doc.No.5** supra

07. Further perusal of the documents produced before me, it reveals that after the said Decree, a son namely C.B.Suresh, two daughters namely Chitra Sridharan and Thanjam Ravindran were born to Mr.C.V.Bhashyam Iyengar.

08. Whereas, on 29.03.1959, the said Mr.C.V.Bashyam Iyengar had executed a WILL in favour of Mrs.Radha Vasudevan, who born through his first wife Mrs.Thanjammal and the children born through his second wife Mrs.Padmasini Ammal namely Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mr.C.B.Suresh, Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan and Mrs.Thanjam Ravindran and bequeathing the immovable properties allotted to him under the Decree in OS No.16/1945. As per the said WILL the properties mentioned in Item VII (2)

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(IV) and Item VIII (6) (7) of Schedule B of Decree in OS No.16/1945 which is not covered under this opinion and 50% of the movable properties, were allotted to Mrs.Radha Vasudevan and the remaining properties, which includes the subject properties as mentioned under Schedule A of said Decree and the remaining 50% of the movable properties were jointly allotted to Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mr.C.B.Suresh, Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan and Mrs.Thanjam Ravindran. It is listed as **Doc.No.6** supra.

09. Thereafter, the said Mr.C.V.Bashyam Iyengar died on 24.05.1959. After his demise, the WILL executed by him on 29.03.1959 came into an existence and thereby, the said Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mr.C.B.Suresh, Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan and Mrs.Thanjam Ravindran became the absolute joint owners of the subject properties stated supra. Each one is entitled to undivided 1/6th share in the properties. The Death Certificate of C.V.Bashyam issued by the Birth and Death Registrar, Coimbatore City Municipal Corporation is listed as **Doc.No.7** supra.

10. Thereafter, the said C.B.Padmasini Ammal also died on 12.01.2014 leaving behind her sons Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mr.C.B.Suresh, daughters Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan and Mrs.Thanjam Ravindran as her legal heirs. The Death Certificate and Legal Heirship Certificate of C.B.Padmasini Ammal issued by the Birth and Death Registrar, Coimbatore City Municipal Corporation and the Tahsildar, Coimbatore North are listed as **Doc.Nos.8 & 9** supra.

11. I have perused the Town Survey Fair Register for TS No.508/1, 2, 509/1, 2, 3, 4, 510/1, 2, 3, 4 which is found to be recorded in the name of Venkataramana Iyengar. Further, it is noted that the said properties in SF Nos.1636, 1637, 1638, 1639, 1640, 1641, 1642, 1648, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657/1, 1657/2B, 1657/3A, 1657/3C, 1658 were subjected to re-survey and included in Town Survey Number comprised in TS No.508/1, 2, 509/1, 2, 3, 4, 510/1, 2, 3, 4. It is listed as **Doc.No.10** supra.

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12. Then, the said Mrs.Chitra Sridhar had executed a Release Deed in favour of Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mr.C.B.Suresh, Mrs.Namagiri Varadachari and Ms.Thanjam with respect to her undivided 1/6th share in the said properties under Release Deed dated 05.05.1976 in Document No. 1513/1976. It is listed as **Doc.No.11** supra.

13. On perusal of the Deed of Partnership dated 18.01.1997, it is learnt that the said Mr.C.B.Venkatesan, Mr.C.B.Srinivasan, Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan, Mr.C.B.Suresh and Mrs.Thanjam Ravindran had formed a Partnership Firm in the name and style of M/s.Bhashyam Projects on 18.01.1997 and they were bringing the lands to an extent of 28.85 acres comprised in TS Nos.508/1, 2A, 2C, 509/3, 4, 511 and 512 of Coimbatore Town and in SF Nos.353/2, 353/1A, 354, 355, 356, 357/2A, 358, 359, 360 of Coimbatore Village as capital and each partners are entitled to 1/6th share in the assets and properties of the firm. Further, on perusal of the Deed of Dissolution dated 31.01.2009, it is noted that the said firm had been dissolved with effect from 31.01.2009 and agreed to hold the said properties jointly and in common with the same sharing ratio of 1/6th share each. It is listed as **Doc.Nos.12 & 13** supra.

14. Consequent to that, the said Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mrs.Thanjammal, Mr.C.B.Suresh and Mrs.Thanjam Ravindran unanimously decided to jointly settle and gift an 1/6th share in the said property in favour of Mrs.Chitra Sridhar, an which she was originally entitled to and Mrs.Chitra Sridhar also expressed her consent to receive the gift by way of Settlement. The said Deed of Settlement dated 22.02.2022 was registered as Document No. 1269/2022. It is listed as **Doc.No.14** supra.

15. Whereas, on 31.10.2022, the said Mrs.Chitra Sridhar had executed a General Power of Attorney in favour of Mr.C.B.Suresh to deal with respect to her 1/6th share in the properties stated above under Document No.8041/2022 and Mr.C.B.Srinivasan had executed a General Power of Attorney in favour of Mr.Karthick Ram Srinivasan to deal with respect to his 1/6th share in the

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properties under Document No.8119/2022 on 03.11.2022. It is listed as **Doc.Nos.15 & 16** supra.

16. Whereas, on 21.08.2023, the said Mr.C.B.Venkatesh, Mrs.Thanjammal @ Namagiri Varadachari, Mrs.Thanjam Ravindran and Mrs.Chitra Sridhar have jointly executed a General Power of Attorney in favour of Mr.C.B.Srinivasan and Mr.C.B.Suresh to deal with their respective shares in the properties under Document No.6143/2023. It is listed as **Doc.No.17** supra.

17. The name of Mr.C.B.Venkatesan and others have taken place in the Town Survey Land Register Extract, which is evident from the perusal of the Town Survey Land Register Extract for TS No.508/1, 508/2 (Old TS No.508/2A), 508/4 (Old TS No.508/2C), 509/2, 4, 511, 512 in the name of Mr.C.B.Venkatesan and others. The Adangal Register for TS No.508/2A, 509/2 & 509/4 issued by the Village Administrative Officer, 11, Coimbatore Town, Coimbatore South Taluk stands in the name of Mr.Venkatesan. It is listed as **Doc.Nos.18 & 19** supra.

18. The Revenue Map for TS No.508 issued by the Village Administrative Officer, 11, Coimbatore Town, Coimbatore South Taluk shows the existence of the properties situated at Block No.8, Ward No.3 within the limits of Coimbatore Corporation. It is listed as **Doc.No.20** supra.

19. As per the said TSLR, the present owners namely Mr.C.B.Venkatesh, Mr.C.B.Srinivasan, Mrs.Namagiri Varadhachari, Mrs.Chitra Sridharan, Mr.C.B.Suresh and Mrs.Thanjam Ravindran are the absolute joint owners of the properties in an extent of 17.73 acres of land comprised in TS No.508/1 (0.43 acres), 508/2 (3.70 acres), 508/4 (0.02 acres), 509/2 (5.39 acres), 509/4 (0.27 acres), 511 (5.59 acres) and 512 (2.33 acres). Though the present owners are the absolute joint owners of the properties to an extent of 17.73 acres, the opinion is now sought for with respect to the properties situated in TS No.508/2 to an extent of 3.70 acres of land situated within the limits of Coimbatore Municipal Corporation.



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IV. ENCUMBRANCE CERTIFICATES:-

20. **Doc. No.21 to 26** in the list is, the E.C relating to the subject property for the period from 01.01.1920 to 12.10.2023. The above mentioned ECs do not reveal any subsisting encumbrances over the subject property as on 12.10.2023.

V. OPINION:

21. From the perusal of the above mentioned **Doc. Nos. 1 to 26** in the list supra, subject to the above observations, I am of the opinion that the above said **1) Mr.C.B.Venkatesh, 2) Mrs.Namagiri Varadachari, 3) Mrs.Thanjam Ravindran and 4) Mrs.Chitra Sridhar (1 to 4 represented by their Power Agents Mr.C.B.Srinivasan & Mr.C.B.Suresh), 5) Mr.C.B.Srinivasan represented by his Power Agent Mr.Karthick Ram Srinivasan and 6) Mr.C.B.Suresh** have got a **clear, valid** and **marketable title** to the subject property, i.e. the properties situated in **TS No.508/2** to an extent of **3.70 acres** of land in Kumarapalayam Village, presently within the limits of Coimbatore Municipal Corporation.

Further, I am of the opinion that the power agents are empowered to develop the said properties, apply for plan approval/sanction, filing necessary documents, submit before the competent authority, and to perform all other incidental and connected acts in respect of the said development proposal, on behalf of the principals. In the absence of the Power Agents, the Principals themselves may do all necessary works in respect of the said property,

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GOVERNMENT PLEADER
Coimbatore District

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including, filing necessary applications before the Local Planning Authorities for approval.

17/10/23

GOVERNMENT PLEADER

V.ARULKUMAR,M.A.B.L.,
GOVERNMENT PLEADER
DISTRICT COURT BUILDING
COIMBATORE-18.

Encls: As above

Note: The Applicant has produced Xerox copies of the documents. Hence, this opinion is subject to verification of the originals of the document.

Column 7 Decretal por

O.S. No. 16/1945. O.S. 16/45

Date of compromise decree: 5--8--1945.

The parties having filed a Razinamah petition, this Court doth order a Decree in terms of the Razinamah petition:

1) The settlement deed dated 14-4-1942 and the will dated 21-2-1944 by late C.V.Venkataramana Iyengar are not valid and binding on the joint family properties of the Plaintiff and his sons, detailed in the plaint. All the positions made under the said two documents are hereby completely cancelled.

2) Subject to the disposition as hereafter, all the immovable properties and movable, outstandings, cash, shares, bonds that are at present specifically mentioned in the plaint, in the name of C.V.Venkataramana Iyengar are to be taken by the plaintiff absolutely.

3) The immovable properties mentioned in Schedules A and B hereunder shall belong to the plaintiff absolutely subject to the charge of Rs.1,00,0 created in clause 8 of this compromise.

4) The immovable properties mentioned in Schedules ~~A~~ C and D shall belong absolutely to defendants 2 and 3 and other male children "that may be to the plaintiff. The plaintiff and defendants 2 and 3 shall be members of a joint family dealing with all the rights of management possessed by the plaintiff the father and manager of the said family. But the plaintiff shall not encumber or alienate any of the properties mentioned in Schedules C and D, and if any encumbrance or alienation is made, it will be absolutely void and no effect. The said properties will not be liable for any of the debts the collect the rent, make improvements and also do such acts as are necessary their proper management.

5) The property mentioned in Schedule F, described hereunder, shall to the plaintiff for life without any power of encumbrance or alie his children exist may be born to the plaintiff absolutely with all the impro after that may be made.

6) The plaintiff is absolutely entitled to the amounts mentioned in Schedule F together with and he may transfer and collect them as he desires without the consent of any of the defendants.

7) The jewels etc., that are in the safe custody of the Indian Bank, Limited at Madras and described in Schedule E shall be taken by the 1st plaintiff absolutely and enjoyed by her absolutely.

8) The trust deed, dated 22--8--1938 executed by C.V.Venkataramana Aiyengar in favour of the Administrator General of Madras, is hereby affirm the plaintiff and defendants 2 and 3 do take the amounts mentioned therein subject to all its terms and conditions and in the same proportion as menti herein.

9. The plaintiff for himself and defendants 2 and 3 agrees that at Plaintiff's life-time, an amount of Rs.80,000/- shall be paid to defendants and the children of the said defendant then in being, and that a sum of Rs.40,000/- shall also be paid to 4th defendant and her children from the properties allotted to them in Schedule A and B. The properties in Schedules A and B are hereby made a charge for the said total sum of Rs. for the purpose. The plaintiff will have the option of paying these amoun or in whole or any time during his life-time and in the case the charge

10. On the date of this compromise the plaintiff will convey, defendants 2 by deeds of conveyance to be executed before 1-7-1945 house sites at Madra and his self-acquisitions to be enjoyed by them under its terms. The plaintiff further pay Rs.20,000/- to defendants 2 and 3 before 1-6-194 plaintiff / his estate to pay a further sum of Rs.75,000/- to defendan and 3 in the manner of 6 years at his convenience without interest. The provisions of this clause are in addition to the provisions made in clauses 8 and 9 above.

11. It is hereby agreed that all the properties and income referred to in clause 2 hereof given to defendants 2 and 3 and the children of 2, 3 hereafter are to be enjoyed by them absolutely.

12. Each party to bear their costs of suit.

XEROX COPY
Superintendent
No. Correction
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Compared with Original
Examined

Column 7 Decree per

O.S. No. 16/1945. OS. 16/45

Date of compromise decree: 8--3--1945.

The parties having filed a Memorandum petition, this Court doth order as follows in terms of the Memorandum petition:

1) the settlement deed dated 14-4-1942 and the will dated 21-2-1944 by late J.V.Venkataramana Iyengar are not valid and binding on the joint family properties of the plaintiff and his sons, detailed in the plaint. All the positions under the said two documents are hereby completely cancelled.

2) Subject to the disposition to be hereafter, all the immovable properties and movables, outstandings, cash, shares, bonds that are not specifically mentioned hereunder, standing in the name of J.V.Venkataramana Iyengar are to be taken by the plaintiff absolutely.

3) The immovable properties mentioned in Schedules A and B hereunder shall belong to the plaintiff absolutely subject to the charge of Rs.1,00,0 created in clause 5 of this compromise.

4) The immovable properties mentioned in schedules ~~A~~ C and D shall belong absolutely to defendants 2 and 3 and other male children "that may be to the plaintiff. The plaintiff and defendants 2 and 3 shall be members of a joint family jointly with all the rights of management possessed by the plaintiff as the father and manager of the said family. But the plaintiff shall not encumber or alienate any of the properties mentioned in schedule C and D, and if any encumbrance or alienation is made, it will be absolutely void and no effect. The said properties will not be liable for any of the debts that may be contracted by the plaintiff. The plaintiff will have the power to lease collect the rents, take improvements and also do such acts as are necessary their proper management.

5) The properties mentioned in Schedule F, described hereunder, shall belong to the plaintiff for life without any power of encumbrance or alienable enjoyment, but may be taken to the plaintiff absolutely with all the improvements that may be made.

6) The plaintiff is absolutely entitled to the amounts mentioned in Schedule F and can receive them or may transfer and collect them as he pleases without the consent of any of the defendants.

7) The jewels etc., that are in the safe custody of the Union Bank, Limited at Madras and described in Schedule J shall be taken by the said plaintiff absolutely by paying the amounts due by her absolutely.

8) That trust deed, dated 22--8--1938 executed by J.V.Venkataramana Iyengar in favour of the Administrator General of Madras, is hereby affirmed the plaintiff and defendants 2 and 3 do take the amounts mentioned therein subject to all its terms and conditions and in the same proportion as mentioned herein.

9. The plaintiff for himself and defendants 2 and 3 agrees that after plaintiff's life-time, an amount of Rs.60,000/- shall be paid to defendants 2 and the children of the said defendant that is being, and that a sum of Rs.40,000/- shall similarly be paid to the said defendant and her children from the properties relating to which in Schedules A and B. The properties in Schedules A and B are hereby made a charge for the said total sum of one lakh rupees. The plaintiff will have the option of paying these amounts at any time during his life-time and in that case the charge shall be wiped out.

10. As part of this compromise the plaintiff will deliver, defendants 2 and 3 shall receive from before 1-7-1945 house sites at Nungambakkam and his self-acquisitions to be enjoyed by them under its terms. The plaintiff further pay Rs.50,000/- to defendants 2 and 3 before 1-6-1945 plaintiff is agreed to pay further sum of Rs.75,000/- to defendant 6 in the course of 5 years at his convenience without interest. The provisions of this clause are in addition to the provisions made in favour of defendants 2 and 3 above.

11. It is hereby agreed that all the properties and income referred to in Schedule G are to defendants 5 and 6 and the children of 5, absolutely, and the plaintiff shall pay 6 by them absolutely.

12. Each party to bear their own costs of suit.

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Superintendent
No. Correction
Compared by

Compared with Original
Ekambara Chettiar

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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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
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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
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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.