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DIGITALLY VERIFIED RECORD

12 As.



699/12.6.39 बारह आना Twelve only
S Ranjiah Naidu G.T. Madras

6 JUN 1939 GOVT OF MADRAS

Will 3/1934

Copy of Document.	Copy of endorsements & Certificates
Document No. 30 of 1934 of Book 3.	1934 ம் ஆவணம் எண் 40

Mary 5/5/39

T.P.S. 3
W 8/8
1914



1936 December 4 Received for registration

Sub Registrar

3 December 1936 Delivered

1936 March 4 Received for registration

Sub Registrar

THE SEAL OF THE SUB REGISTRAR OF

R.P.B. 3
III 2/8
1954

T.P.B. 3
TL 3/8
1984.

(7) A ...

(8) 'B' ...

R.D.S. 3
4/8
1964

(1) நான் கானமாய்வட்டான் எனக்குமேதிரிசையருகுள் உகுநிலைதிரிசையமைக்கும் A வெட்டுமுன் வெளுத்துக்கிடக்கு அகலமுள் நுவக்கள் பேரால் 50/= பெய்துதும், B வெட்டுமுன் வெளுத்துக்கிடக்கு அகலமுள் நுவக்கள் பேரால் 50/= பெய்துதும், அந்தப்பேரால் 100/= கொடுத்து அவர்களிக்கிடக்கிற உபாய மேலாய்ந்தை வெளுத்துக்கிடக்கு நாலுதாலுக்கு திரை ஏலம் விடுவார்கள்.

(2) நான்காவது இதற்கு வெட்டுமுன்களில் வெளுப்பாக்கிடக்கு வெட்டுமுன்களில் வெளுத்துக்கிடக்கு நாலுதாலுக்கு திரை ஏலம் விடுவார்கள். நான்காவது திரைக்காரர்களுக்கு, இந்த உபாயிக்கிடக்கு நாலுதாலுக்கு திரை ஏலம் விடுவார்கள். நான் வெளுத்துக்கிடக்கு வெளுத்துக்கிடக்கு நாலுதாலுக்கு திரை ஏலம் விடுவார்கள். A வெட்டுமுன் வெளுத்துக்கிடக்கு அகலமுள் நுவக்கள் திரை ஏலம் விடுவார்கள், B வெட்டுமுன் வெளுத்துக்கிடக்கு அகலமுள் நுவக்கள் திரை ஏலம் விடுவார்கள்.

S. வெளுத்துக்கிடக்கு நுவக்கள்

T.P.S. 3
T II 6/8
1914

பின்பு B

1) மதிப்பிடுதலாளரால், தூய்மைப்படுத்தப்பட்ட 35வது புலமாகிய தென்னந்தோப்பு 37வது மதிப்பிடுதலாக விடப்பட்டது:—

புஞ்சை தர்மபுரி 27 ரூபாய் 1-16 ஏக்கர் 0-14-0 ரூபாய்க்கு.

2) மதிப்பிடுதலாளரால், மதிப்பிடுதலுக்கு, 36வது மதிப்பிடுதலாளரின் 6வது பட்டியலில் விடப்பட்டது:—

புஞ்சை தர்மபுரி	7/1	ரூபாய்	3-12 ஏக்கர்	2-5-0
"	100/1	"	3-39 ஏக்கர்	2-7-0
"	124	"	1-55 ஏக்கர்	0-12-0
நஞ்சை	125	"	1-0 ஏக்கர்	2-14-0
"	131	"	0-44 ஏக்கர்	
"	132	"	0-40	

3) மதிப்பிடுதலாளரால், மதிப்பிடுதலுக்கு, 33வது மதிப்பிடுதலாளரின் 5வது பட்டியலில்

நஞ்சை தர்மபுரி 6/2 ரூபாய் 0-52 ஏக்கர் 2-14 ரூபாய்க்கு விற்கப்பட்டது.

மதிப்பிடுதலின் 83 வது மதிப்பிடுதலாக விடப்பட்டது:—

நஞ்சை	மாவட்டம்	463	ரூபாய்	0-4-12 ஏக்கர் 1-7-9
"	"	468	"	0-3-8 ஏக்கர் 1-1-6
"	"	467	"	0-1-0 ஏக்கர் 0-5-0
"	"	458	"	0-4-14 ஏக்கர் 1-8-5

மதிப்பிடுதலின் 116வது மதிப்பிடுதலாக விடப்பட்டது:—

நஞ்சை மாவட்டம் 464 ரூபாய் 0-4-4 ஏக்கர் 1-3-0 ரூபாய்க்கு விற்கப்பட்டது.

மேல்வரவுத்தொகை மதிப்பு வைத்து மேல்முறையீடு செய்யப்பட்டது.

ரூபாய் 0-30 ஏக்கர் 0-0-0 ஏக்கர் 1-5-9.

1

3
III 3/8
1884

වෙළඳ පුවත C

[illegible] 33 [illegible] 1-4 [illegible] 0-4-2-7.

[illegible]

වෙළඳ පුවත D

[illegible] 35 [illegible] 58 [illegible] 0.70 [illegible] 1-12-0.

[illegible]

විභාගය

[illegible] 3, [illegible] 4 [illegible] 3 [illegible] 2 [illegible] 3 [illegible] 13- 2-6 [illegible]

2. [illegible]

[illegible]

[illegible]

S. [illegible]

(Инспектор)
Дзержинского
Ленинградской области
10-2-38

SUB-REGISTRAR
17 JUN 1939
TIRUPUR

S No. 21
C. No. 21
A.R.C. 6.

C No 21 of 39
Lorries 38 of 34
Coaches 3 of 1934 of Cr 3
Accidents 8.

KRISHNAVENI R

B.E., M.E., LL.B., MBL (Business Law), PG. Dip. (Cyber Law & Cyber Forensics).,

Advocate - High Court of Madras

DATE: 26.03.2026

TITLE REPORT

To

Mr. VIJAYARATHINAM

Chennai

Dear Sir,

With reference to the documents submitted, I render my title report as hereunder:-

Name of the Title Holders :

1. **Mrs. Bharathi** Wife of Late Mr. S. R. Lakshmipathy
2. **Mr. Krishnamurthy** Son of Late Mr. S. R. Lakshmipathy
3. **Mr. Shyamprasath** Son of Late Mr. S. R. Lakshmipathy

*Above all three title holders represented by **General Power Agents**:*

1. **Mr. S. Vijayarathinam S/o. R. Selvaraj**
   (For Survey No. 131 for an extent of 44 cents)
2. **Mr. Madhivanan S/o. Nathamuni**
   (For Survey No. 132/2 for an extent of 40 cents)

ADVOCATE KRISHNAVENI R
B.E., M.E., L.L.B., PGDCLCF, MBL.,
No.909/210C, Velachery Main Road,
Camp Road Junction, Selaiyur,
East Tambaram, Chennai - 600 073.
Mobile: 9952045858

Office : No.909 / 210C, Velachery Main Road, Camp Road Junction, East Tambaram, Chennai - 600 073.
Ph : 99520 45858 Email Id : advocatekrishnaveni2021@gmail.com

SCHEDULE OF PROPERTY

All that piece and parcel of vacant Nanjai land in Old No. 34, New Village No. 9, **Egattur Village** comprised in **Survey No. 131** measuring to an extent of **44 Cents**, and **Survey No. 132/2** measuring to an extent of **40 Cents** as per Patta No. 849, Thiruporur Taluk, Chengalpattu District, within the Sub Registration District of Navallur and Registration District of Chengalpattu.

List of Documents:

(Perused all are Xerox copies)

S.No.	Date	Particulars
1.	27.07.1908	Certified copy of Sale deed executed by Mr. A. Sammantha Kiramani S/o. Doraisamy Kairamani to in favour of Mr. Kanniyappa Mudaliyar S/o. Mr. Ayyavu Registered Document No. 869/1908, Book-1, SRO-Thiruporur.
2.	07.08.1909	Certified copy of Sale deed executed by Mr. Kanniyappa Mudaliyar S/o. Mr. Ayyavu executed a sale deed to in favour of Mr. S. Venugopal Naidu S/o. Mr. Venkatasamy Registered Document No. 692/1909, Book-1, SRO-Thiruporur.
3.	09.08.1933	Certified copy of Partition deed executed among 1. Mr. S. Venugopal Naidu S/o. Late Mr. S. Venkatasamy Naidu, 2. Mr. S. Seethapathi Naidu S/o. Mr. Venugopal Naidu, 3. Minor Deenadayalu Naidu and 4. Minor Purushathama Naidu 3 &4 rep. by their father and natural guardian Mr. Seethapathi Naidu Registered Document No. 1627/1933, Book-1, SRO-Thiruporur.

4.	04.03.1934	Certified copy of Will deed executed by Mr. S. Venugopal Naidu S/o. Late Mr. S. Venkatasamy Naidu to in favour of 1. Mr. Rangaiya Naidu S/o. Mr. S. Perumal Naidu, 2. Minor. Vijayaragavalu Naidu S/o. Mr. Perumal Naidu registered document no. 3/1934, Book-3, Registration Office of Chengalpattu
5.	17.04.1973	Certified copy of Sale deed executed by Mr. Laksmipathy S/o. Mr. Rangaiyan and another to in favour of Mr. S. Selvaraj Mudaliyar S/o. Mr. Sempanna Mudaliyar, vide document no. 469/1973, on the file of Thiruporur Sub-Registrar Office [Forged document]
6.	21.12.2021	General Power of Attorney executed by Mr. S. Selvaraj Mudaliyar S/o. Mr. Sempannan Mudaliyar to in favour of Mr. S. Rajesh S/o. Mr. Sekar vide registered document no. 22376/2021, Book-1, SRO-Thiruporur [cancelled fraudulent document]
7.	12.09.2024	Cancellation of General Power of Attorney executed by Mr. S. Rajesh S/o. Mr. Sekar to in favour of Mr. S. Selvaraj Mudaliyar S/o. Mr. Sempannan Mudaliyar vide registered document no. 19545/2024, Book-1, SRO-Thiruporur.
8.	04.08.2011	Death Certificate of Mr. Rangiah Naidu vide Registration no. 95, issued by Corporation of Chennai.
9.	28.07.2023	Death Certificate of Mrs. Kumuda Valli W/o. Late Mr. Rangiah Naidu vide Registration no. COC/1962/HQ/012/000133/0 issued by City Health Officer, Greater Chennai Corporation.
10.	08.10.1996	Legal Heir Certificate of Mr. Rangiah Naidu S/o. Mr. Perumal Naidu vide Pa. Mu. 7396/96/A7 issued by Tahsildar, Chengalpattu.
11.	12.09.2016	Death Certificate of Mr. Lakshmipathy S/o. Rangaiya Naidu vide Registration no. 79 issued by Head Quarters Deputy Tahsildar, Thiruporur.

12.	30.11.2016	Legal Heir Certificate of Mr. Lakshmipathy S/o. Rangaiya Naidu vide Pa. Mu. No.3937/2016/A4 issued by Tahsildar, Thiruporur.
13.		A-Register for Survey No. 131 to an extent of 18 Ares and Survey No. 132/2 to an extent of 16.5 ares stands in the name of R. Lakshmipathy Naidu issued by VAO, Egattur Village.
14.		Chitta for Patta No. 122 for Survey No. 131 to an extent of 18 Ares and Survey No. 132/2 to an extent of 16.5 Ares stands in the name of Lakshmipathy S/o. Mr. Rangaiyan issued by VAO, Egattur Village.
15.	20.01.2011	Patta No. 122 for Survey No. 131 to an extent of 18 Ares and Survey No. 132/2 to an extent of 16.5 Ares and other lands stands in the name of Lakshmipathy S/o. Mr. Rangaiyan, issued by Head Quarters Deputy Tahsildar, Chengalpattu.
16.	22.10.2024	Online Patta No. 122 for Survey No. 131 to an extent of 18 Ares and Survey No. 132/2 to an extent of 16.5 Ares stands in the name of Lakshmipathy S/o. Mr. Rangaiyan.
17.	21.05.2019	Adangal for Survey No. 131 to an extent of 18 Ares and Survey No. 132/2 to an extent of 16.5 ares stands in the name of Lakshmipathy Naidu issued by VAO, Egattur Village.
18.		Online Patta No. 1766 for Survey No. 131 to an extent of 18 Ares and Survey No. 132/2 to an extent of 16.5 Ares stands in the name of 1. Mrs. Bharathi 2. Mr. Krishnamurthy 3. Mr. Shyamprasath issued by Head Quarters Deputy Tahsildar, Chengalpattu.
19.	19.02.2026	General Power of Attorney Deed executed by 1. Mrs. Bharathi 2. Mr. Krishnamurthy 3. Mr. Shyamprasath legal heirs of Late Mr. Lakshmipathy to and in favour of Mr. Mathivanan s/o. Mr. Nathamuni vide registered document no. 1861/2026 Book-1, SRO-Navallur.

20.	19.02.2026	General Power of Attorney Deed executed by 1. Mrs. Bharathi 2. Mr. Krishnamurthy 3. Mr. Shyamprasath legal heirs of Late Mr. Lakshmipathy to and in favour of Mr. S. Vijayarathinam s/o. Mr. R. Selvaraj vide registered document no. 1862/2026 Book-1, SRO-Navallur.
21.	12.03.2026	Gift Deed executed by 1. Mrs. Bharathi 2. Mr. Krishnamurthy 3. Mr. Shyamprasath represented by power agent Mr. Mr. Mathivanan, Mr. S. Vijayarathinam & another to in favour of the President Muttukadu Panchayat, Egattur Village vide registered Document No. 2417/2026, Book-1, SRO-Navallur for roads and public purposes

Tracing of Title:

It is understood from the Document in serial no. 1 & Manual Encumbrance Certificate No. 900/2026 issued by Sub-Registrar Thiruporur that Mr. A. Sammantha Kirumani S/o. Doraisamy Kirumani was the original owner of the vacant land comprised in Survey No. 131 to an extent of 44 Cents and Survey No. 132 land in the Eastern Portion to an extent of 40 Cents, situated at Egattur Village, Thiruporur Sub-District, Chengalpattu District.

- Whereas, Mr. A. Sammantha Kirumani S/o. Mr. Doraisamy Kirumani executed a sale deed to in favour of Mr. Kanniyappa Mudaliyar S/o. Mr. Ayyavu, vide Registered Document No. 869/1908, Book-1, SRO-Thiruporur, with respect to Survey No. 131 to an extent of 44 Cents and Survey No. 132 Eastern Portion to an extent of 40 Cents and other lands.

- Whereas, Mr. Kanniyappa Mudaliyar S/o. Mr. Mailai Ayyavu executed a sale deed to in favour of Mr. S. Venugopal Naidu S/o. Mr. Venkatasamy, vide Registered Document No. 692/1909, Book-1, SRO-Thiruporur, with respect to Survey No. 131 to an extent of 44 Cents and Eastern Portion of land in Survey No. 132 to an extent of 40 Cents and other lands.

- Whereas, 1. Mr. S. Venugopal Naidu S/o. Late Mr. S. Venkatasamy Naidu, 2. Mr. S. Seethapathi Naidu S/o. Mr. Venugopal Naidu, 3. Minor Deenadayalu Naidu and 4. Minor Purushathama Naidu 3 & 4 rep. by their father and natural guardian Mr. Seethapathi Naidu all together executed a Partition Deed, vide Registered Document No. 1627/1933, Book-1, SRO-Thiruporur. Subsequently, Mr. Venugopal Naidu acquired Survey No. 131 to an extent of 44 Cents and Survey No. 132 to an extent of 40 Cents and other lands.

- Whereas, Mr. S. Venugopal Naidu S/o. Late Mr. S. Venkatasamy Naidu executed a will deed to in favour of his brother's son Mr. Rangaiya Naidu S/o. Mr. S. Perumal Naidu vide registered document no. 3/1934, Book-3, Registration Office of Chengalpattu, with respect to Survey No. 131 to an extent of 44 Cents and Survey No. 132 to an extent of 40 Cents and other lands.

- Further the original owner, Mr. Rangiah Naidu S/o. Late Mr. Perumal Naidu died intestate on 26.08.1980 as per Death Certificate Registration no. 95; dated 04.08.2011 issued by Corporation of Chennai and Mrs. Kumuda Valli W/o. Late Mr. Rangiah Naidu died on 07.09.1962 as per Death Certificate Registration no. COC/1962/HQ/012/000133/0 dated 28.07.2023, leaving behind their only son Mr. S. R. Lakshmipathy (son) as their surviving legal heir as per Legal Heir Certificate

Thereafter, Mr. S. R. Lakshmipathy S/o. Late Mr. Rangiah Naidu acquired valid title over the property.

- Whereas,it was found that a fraudulent General Power of attorney [document no. 22376/2021] was executed by one Mr. Selvaraj appointing one Mr. Rajesh as power agent for schedule property by linking a forged sale deed executed in the name of Mr. Laksmipathy S/o. Mr. Rangaiyan and another to in favour of one named Mr. S. Selvaraj Mudaliyar S/o. Mr. Sempanna Mudaliyar, vide fake document no. 469/1973, on the file of Thiruporur Sub-Registrar Office, with respect to Survey No. 131 to an extent of 45 Cents and Survey No. 132/2 to an extent of 40 Cents and other lands. Though there was an Missing Certificate dated 14.03.2020 issued by Chunambedu Police Station for the said Document no. 469/1973, the same was not reflected in Manual Encumbrance Certificate no. 227/2024 dated 31.01.2024 issued by SRO-Thiruporur. The above deeds were found to be fabricated and forged, criminal actions were initiated and as the outcome of the proceedings the same general power deed was cancelled by Mr. S. Rajesh S/o. Mr. Sekar itself vide a Cancellation of General Power of Attorney (Selvaraj Mudaliyar not alive during the execution) registered document no. 19545/2024, Book-1, SRO-Thiruporur, with respect to Survey No. 131 to an extent of 45 Cents and Survey No. 132/2 to an extent of 40 Cents. Thereby all the fraudulent transactions were nullified.

- It was also found that the above said Selvaraj has obtained a Patta No.849 fraudulently in his name which was again cancelled vide Patta proceedings and correct Patta in the name of original owner Mr. Lakshmipathy Patta No. 122 was issued.

- Thereafter, Mr. S. R. Lakshmipathy S/o. Late Mr. Rangiah Naidu died intestate on 29.08.2016 as per death Certificate Registration no. 79; dated 12.09.2016 issued by Head Quarters Deputy Tahsildar, leaving behind 1. Mrs. Bharathi (wife), 2. Mr. Krishnamurthy (son) and 3. Mr. Shyamprasath (son) as his surviving legal heirs as per legal heir certificate vide Pa. Mu. No. 3937/2016/A4 dated 30.11.2016 issued by Tahsildar, Thiruporur.

- Further, 1. Mrs. Bharathi 2. Mr. Krishnamurthy 3. Mr. Shyamprasath made mutation in all revenue records thereby Patta No. 1766 stands in their name, further they have decided to subdivide the larger extent of land into residential plots and in furtherance of same applied for DTCP approval, gifted 1633.6 sq.mtrs. of land to the Muttukadu Panchayat for road and public purposes.

- Later, 1. Mrs. Bharathi 2. Mr. Krishnamurthy 3. Mr. Shyamprasath has appointed **Mr. S. Vijayarathinam S/o. R. Selvaraj** or Survey No. 131 for an extent of 44 cents of the schedule property and **Mr. Madhivanan S/o. Nathamuni** for Survey No. 132/2 for an extent of 40 cents of the schedule property as their general power agent to act on their behalf.

- From the perusal of the above it is clear that 1. Mrs. Bharathi 2. Mr. Krishnamurthy 3. Mr. Shyamprasath all three have valid title, possession and enjoyment of the schedule mentioned property.

Encumbrance Certificate:

For Survey No. 131, 132/2 of the Schedule mentioned property

S.No.	Date	Particulars	Remarks
1.	24.03.2026	Manual Encumbrance Certificate from 01-Jan-1908 to 31-Dec-1949 for a period of 42 years.	Certificate No. 900/2026 SRO: Thiruporur

2.	24.03.2026	Manual Encumbrance Certificate from 01-Jan-1950 to 31-Dec-1974 for a period of 25 years.	Certificate No. 902/2026 SRO: Thiruporur
3.	10.01.2026	Encumbrance Certificate from 01-Jan-1975 to 30-Jul-2025 for a period of 51 years.	ECA/online/171196812/2026) SRO: Thiruporur
4.	21.03.2026	Encumbrance Certificate from 1-Aug-2025 to 20- Mar-2026 for a period of 2 years.	Verified by me online SRO: Thiruporur & Navallur

Legal opinion Certificate:

I am of the opinion that **1. Mrs. Bharathi** W/o. Late Mr. S. R. Lakshmipathy, **2. Mr. Krishnamurthy** S/o. Late Mr. S. R. Lakshmipathy and **3. Mr. Shyamprasath** S/o. Late Mr. S. R. Lakshmipathy are having valid, clear and marketable title and the possession of the schedule mentioned property till date, subject to production of all original documents. This Legal Opinion is rendered based on the documents you have submitted. Original of the Parent Documents must be verified and latest Encumbrance Certificate must be obtained before Registration.

KRISHNAVENI R

ADVOCATE

ADVOCATE KRISHNAVENI R
B.E., M.E., L.L.B., PGDCLCF, MBL.,
No.909/210C, Velachery Main Road,
Camp Road Junction, Selaiyur,
East Tambaram, Chennai - 600 073.
Mobile: 9952045858

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

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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.