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PANEL ADVOCATE FOR: CANARA BANK, BANK OF BARODA, INDIAN OVERSEAS BANK, CENTRAL BANK OF INDIA, BANK OF INDIA, UNION BANK OF INDIA, INDIAN BANK, BANK OF MAHARASTRA, THE KARUR VYSYA BANK, AXIS BANK, THAICO BANK, REPCO BANK, REPCO HOME FINANCE LTD, SRIRAM CITY UNION FINANCE LTD, THE CO-OPERATIVE BANKS, IIFL FINANCE LTD, A U SMALL FINANCE BANK LTD,

To:
The Deputy Director of
Town and Country Planning,
32/A, Periyar Street,
Thuraimangalam, Perambalur
Perambalur District.
Ref.No.: 11/2026.

Perambalur
21.02.2026

Legal Scrutiny report issued on the title deeds of Mr.Murali, Son of Mr.Venkatraman, Residing at Door No. 930, Pilliyar Kovil Street, 2nd Street, Vengalam Majra, Krishnapuram Village, Veppanthattai Taluk, and Perambalur District.

List of Documents produced for Perusal:

Sl. No	Date of Document	Nature of Document.	Original/ Reg Copy/ TC/Xero x copy.
1.	22.02.1973	(Doc.No.373/1973, SRO Valikandapuram) Registered Sale deed executed by Mr.Venkatachalam, Son of Mr.Muthusamy Pillai, in favour of Mrs.Pappal Ammal, Wife of Mr.Anicha Goundar.	Xerox copy.
2.	15.09.1976	(Doc.No.1479/1976 SRO Veppanthattai) Registered Sale deed executed by Mrs.Pappammal, Wife of Mr.Anicha Goundar, in favour of Mrs.Kangasundari, Wife of Mr.Natarajan.	Xerox copy.
3.	27.01.1978	(Doc.No.58/1978 SRO Veppanthattai) Registered Mortgage deed executed by Mrs. Kangasundari, Wife of Mr.Natarajan, in favour of Krishnapuram Village Co-Operative Agriculture loan Society.	Xerox copy.

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4.		U.D.R 'A' Register extract for 1). S.F.No.37/3 :Hec.1.25.0 Ares, in the name of Mr.Sivasankaran. 2). S.F.No.37/4: Hec.0.13.0 Ares, 3). S.F.No.38/1: Hec.0.17.0 Ares, 4). S.F.No.38/2: Hec.0.17.0 Ares, 5). S.F.No.38/3: Hec.0.15.50 Ares in the name of Mr.Kulaithavel Padaiyachi. 6). S.F.No.38/11 :Hec.0.04.5 Ares, in the name of Mrs.Kanagasundari,.	True Copy
5	03.08.1989	(Doc.No.1414/1989 SRO Veppanthattai) Registered Sale Agreement deed executed between Mrs. Kangasundari-1, Wife of Mr.Natarajan, and Mr.Palanisamy-2, Son of Mr.Chinnappa Goundar.	Xerox copy.
6		Death Certificate of Mr.Kulaithavel, Son of Mr.Karuppanan.	Xerox copy.
7	05.04.1990	(Doc.No.471/1990 SRO Veppanthattai) Registered Partition deed executed between Mrs.Bakkiyam-1, Wife of Mr.Kulaithavel, and her Son's Mr.Natesan-2, Mr.Rathinam-3, Mr.Vel-4.	Xerox copy.
8	14.02.1991	(Doc.No.182/1991 SRO Veppanthattai) Registered Sale deed executed by Mrs. Kangasundari, Wife of Mr.Natarajan, in faovur of Mr.Mani Son of Mr. Chinnu Padaiyachi.	Xerox copy.
9.	15.02.1995	(Doc.No.198/1995 SRO Veppanthattai) Registered Gift Settlement deed executed by Mr.Natesan, Son of Mr.Kulaithavel, in faovur of his minor Children's Vijayakumar and Raja guardian by their mother Mrs.Indira.	Xerox copy.
10	18.10.2007	(Doc.No.2960/2007 SRO Veppanthattai) Registered Partition deed executed between Mr.Thangavel-1, Son of Mr.Chinnu Udaiyar, and Mrs.Poovaee-2, Wife of Mr.Perumal, and her Son's Mr.Murugesan-3, Mr.Saravanakumar-4, and Mr.Ramasamy-5, Mr.Mani-6, Mr.Chinnasamy-7.	Xerox copy.

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11	22.05.2008	(Doc.No.1562/2008 SRO Veppanthattai) Registered Sale Agreement deed executed between Mr.Saravanakumar-1, Son of Mr.Perumal and Mr.Subramanian-2, Son of Mr.Krishnan.	Xerox copy.
12	04.08.2009	(Doc.No.2543/2009 SRO Veppanthattai) Registered Sale Agreement Cancellation deed executed between Mr.Saravanakumar-1, Son of Mr.Perumal, and Mr.Subramanian-2, Son of Mr.Krishnan.	Xerox copy.
13	01.03.2010	(Doc.No.545/2010: SRO Veppanthattai) Registered Sale Agreement deed executed between Mr.Saravanakumar-1, and Mr.Chinnusamy.	Xerox copy.
14	13.04.2010	(Doc.No.42/2010 Bk-IV, SRO Veppanthattai) Registered General Power of Attorney deed executed by Mrs.Bakkiyam-1 , Wife of Mr.Kulaithavel, Mrs.Indira-2, Wife of Mr.Natesan, and his Son's Mr. Vijayakumar-3, and Mr.Ezhilraja @ Raja, in favour of Mr.Perumalsamy, Son of Mr.Venkatasamy Naiyakar.	Xerox Copy
15	30.12.2010	(Doc.No.3991/2010, SRO Veppanthattai) Registered Sale deed executed by Mrs.Bakkiyam-1 , Wife of Mr.Kulaithavel, Mrs.Indira-2, Wife of Mr.Natesan, and his Son's Mr. Vijayakumar-3, and Ezhilraja @ Raja, and their General Power of Attorney Agent Mr.Perumalsamy, Son of Mr.Venkatasamy Naiyakar, in favour of Mrs.Vasanthakumari, Wife of Mr.Karunamoorthy.	Xerox Copy
16	04.01.2011	(Doc.No.07/2011 Bk-IV, SRO Perambalur) Registered General Power of Attorney deed executed by Mrs.Megalai, Wife of Mr.Ashokkumar, in favour of Mr.Arumugam, Son of Mr.Muthusamy Udaiyar.	Xerox Copy
17	29.09.2011	(Doc.No.2852/2011 SRO Veppanthattai) Registered Sale Agreement Cancellation deed executed between Mr.Saravanakumar-1, Son of Mr.Perumal and Mr.Chinnusamy-2, Son of Mr.Palaniyandi Goundar.	Xerox copy.

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18	15.11.2011	(Doc.No.3318/2011, SRO Veppanthattai) Registered Sale deed executed by Mrs.Vasanthakumari, Wife of Mr.Karunamoorthy, in favour of Mr.Murugesan, Son of Mr.Kasi Padaiyachi.	Xerox copy.
19	05.03.2012	(Doc.No.594/2012, SRO Veppanthattai) Registered Sale deed executed by Mr.Murugesan, Son of Mr.Kasi Padaiyachi, in favour of Mrs.Megalai, Wife of Mr.Ashokkumar, through her General Power of Attorney agent Mr.Arumugam, Son of Mr.Muthusamy Udaiyar.	Xerox copy.
20	05.03.2015	(Doc.No.615/2015, SRO Veppanthattai) Registered Sale deed executed by Mr.Saravanakumar-1, and others in favour of Mrs.Megalai , Wife of Mr.Ashokkumar, through her General Power of Attorney Agent Mr.Arumugam, Son of Mr.Muthusamy Udaiyar.	Xerox copy.
21.	26.12.2023	(Doc.No.4550/2023, SRO Veppanthattai) Registered Sale deed executed by Mrs.Megalai, Wife of Mr.Ashokkumar , in favour of Mrs.Dhivya , Wife of Mr.Nallusamy.	Xerox copy
22.	16.10.2025	A Registered Sale deed executed by Mrs.Divya, wife of Mr.Nallusamy, in favour of Mr.Murali, son of Mr.Venkatraman, Doc.No.3963/2025: Veppanthattai S.R.O).	Xerox Copy
23.	27.11.2025	Exclusive Patta for these schedule properties, in the names of Mr.Murali, Son of Mr.Venkat Raman, for the Exclusive Patta No.3742, for the Venbavur Village 1).S.F.No.38/11B :Hec.0.02.07 Ares, 2)S.F.No.38/2A2: Hec.0.5.64 Ares, 3)S.F.No.38/3A1: Hec.0.3.50 Ares, 4)S.F.No.38/3B1: Hec.0.87.26 Ares. Total Hec.0.98.47 Ares.	Online Copy

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24.		Adangal register extract produced for the fasli 1433, and 1434 for 1).S.F.No.38/11: Hec.0.04.5 Ares, 2).S.F.No.38/2A: Hec.0.09.0Ares, 3).S.F.No.38/3A1 :Hec.0.03.5 Ares, 4).S.F.No.38/3B:Hec.0.90.5 Ares In the name of Mrs.Divya, given by the V.A.O., of No.15, Venbavur Village, Veppanthattai Taluk.	True Copies
25.		Adangal register extract produced for the fasli 1435 for. 1).S.F.No.38/11B: Hec.0.02.07 Ares, 2).S.F.No.38/2A2: Hec.0.05.64Ares, 3).S.F.No.38/3A1 :Hec.0.03.5 Ares, 4).S.F.No.38/3B1:Hec.0.87.26 Ares In the name of Mr.Murali, given by the V.A.O., of No.15, Venbavur Village, Veppanthattai Taluk.	True Copy
26.		F.M.B., produced for the Venbavur Village S.F.No.38, given by the V.A.O., of No.15, Venbavur Village.	True Copy
27.		Certificate for regarding these schedule properties is reflected as "Tharisu" in the fasli 1435, issued in name of applicant Mr.Murali, Son of Mr.Venkatraman, Given by the V.A.O., of No.15, Venbavur Village, Veppanthattai Taluk, and Perambalur District.	Original
28.	12.09.2025	Encumbrance Certificate, E.C.No.782/2025, from 01.01.1967 to 31.12.1974 for these schedule properties. (S.R.O.Valikandapuram)	Certified copy
29.	12.09.2025	(E.C.No.161825078/2025). Encumbrance certificate produced for these schedule properties, from 01.11.1975 to 07.09.2025. for the S.F.Nos.38/11, 38/3B,38/3A1, and 38/2A, and some other numbers.	Online Certified copy
30.	17.02.2026	Encumbrance certificate produced for these schedule properties, from 08.03.2025 to 16.02.2026. For the S.F.No.38/11.	Online copy

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II). ITEM OF PROPERTY OFFERED FOR MORTGAGE:

Perambalur District, Perambalur Registration District (Previously Ariyalur Registration District), Veppanthattai Sub-Registration District, Veppanthattai Taluk and in Venbavur Village Limit, **Ayan Punja**

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1st Item:

Ayan Punja S.F No. 38/11: Hec.0.04.50 Ares, in which,

Situated within these following four boundaries:-

North of : East to West Road,

East of : Mrs.Lalitha Purchased Property,

South of : 2nd Item of Property,

Out of these boundaries, this property is situated in triangle shape Hec.0.02.07 Ares.

And this property comprised in as per as on date Sub-division, comprised in New S.F.No.38/11-B: Hec.0.02.07 Ares, And comprised in Exclusive Patta No.3742.

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2nd Item:

Ayan Punja S.F No. 38/3B: Hec.0.90.05 Ares, in which

Situated within these following four boundaries:-

North of : Land in S.F.No.38/11, and East to West Road,

East of : Land in S.F.Nos.39, 40, and Mrs.Lalitha Purchased Property, and Well,

South of : Land in S.F.No.38/3A1,

West of : Land in S.F.No.38/3C,

Within these four boundaries, an extent of Hec.0.87.26 Ares

And this property comprised in as per as on date sub-division New S.F.No.38/3B1: Hec.0.87.26 Ares, And comprised in Exclusive Patta No.3742.

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3rd Item:

Ayan Punja 1). S.F No. 38/3A1: Hec.0.03.50 Ares,

2). S.F No. 38/2A: Hec.0.09.00 Ares, in which

Situated within these following four boundaries:-

North of : Land in S.F.No.38/3A1,

East of : Land in S.F.No.40,

South of : Land in S.F.No.38/2A, in which Mr.Karthick Purchased Property,

West of : Land in S.F.No.38/2B,

Within these four boundaries, an extent of Hec.0.05.64 Ares

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And this property comprised in as per as on date sub-division New S.F.No.38/2A2: Hec.0.05.64 Ares, And comprised in Exclusive Patta No.3742.

Totalling of all these Items are having the extent of Hec.0.98.47 Ares, as per Ac.2.43 Cents.

Including all the mamool, easementary, customary and usual pathway rights.

The above said properties are situated within the Venbavur Village Panchayath Limit.

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TITLE TO THE SCHEDULE PROPERTIES:-

Originally the said schedule property was comprised in S.F.No.38/11 : Ac.0.11 cents, and other properties, was owned by one Mr.Venkatachalam, Son of Mr. Muthusamy Pillai, he was in possession and enjoyment of their properties with absolute rights, and then he had executed the registered Sale deed in favour of one Mrs.Pappal Ammal, Wife of Mr.Anicha Goundar, dated.22.02.1973, under the registered document No.373/1973. The Xerox Copy of the sale deed is produced as document No.1, herewith. As per sale deed, she took possession and enjoyment with absolute rights.

After purchased by Mrs. Pappammal, and then in turn she sold the S.F.No.38/11: Ac.0.11 cents, and other properties, in favour of Mrs. Kangasundari, Wife of Mr.Natarajan, dated.15.09.1976, under the registered document No.1479/1973. The Xerox Copy of the sale deed is produced as document No.2, herewith.

After purchased by Mrs.Kanagasundari, she took possession and enjoyment with absolute rights. And she got her name was mutated in the revenue registries as Pattadar.

After that they said Mrs. Kangasundari, had executed the registered Mortgage deed in favour of M/s.Krishnapuram Village Co-Operative Agriculture loan Society, dated.21.01.1978, under the registered document No.58/1978. The Xerox Copy of the Mortgage deed is produced as document No.3, herewith.

This applicant has produced the U.D.R 'A' Register extract, for these schedule properties were comprised in Ayan Punja 1). S.F.No.38/2 :Hec.0.17.0 Ares, 2). S.F.No.38/3 :Hec.0.15.50 Ares, in the name of Mr.Kulaithavel Padaiyachi. 3).S.F.No.38/11 :Hec.0.04.5 Ares, in the name of Mrs.Kanagasundari, as per their ownership for their properties, their names were mutated in the

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revenue registries as owner and Pattadar for their respective properties. The Xerox copy of the U.D.R. 'A' Register extract is produced as document No.4, herewith.

After that they said Mrs. Kangasundari-1, Wife of Mr.Natarajan, and Mr.Palanisamy-2, Son of Mr.Chinnappa Goundar, had entered into registered sale Agreement on 03.08.1989, under the registered document No.1414/1989. Regarding the Property comprised in S.F.No.38/11 : Ac.0.11 Cents, and some other properties. The Xerox Copy of the Sale agreement deed is produced as document No.5, herewith.

In the meantime they said Mr.Kulaithavel, Son of Mr.Karuppanan, died intestate and leaving his legal heirs for his properties. The Xerox copy of the death certificate is produced as document No.6, herewith.

As per the legal heir ship, his wife Mrs.Bakkiyam-1, Wife of Mr.Kulaithavel, and his Son's Mr.Natesan-2, Mr.Rathinam-3, Mr.Vel-4 are the legal heirs, as per Hindu law, they had jointly inherited their ancestral properties, and they were in Joint Possession of their ancestral properties.

And then On 05.04.1990, they said Mrs.Bakkiyam-1, Wife of Mr.Kulaithavel, and her Son's Mr.Natesan-2, Mr.Rathinam-3, Mr.Vel-4., had entered into registered Partition deed, among them, under the registered Doc.No.471/1990: the same was duly registered in the S.R.O Veppanthattai. The Xerox Copy of the Partition deed is produced as document No.7, herewith.

In this partition deed, the said ."A" schedule Properties were allotted to the share of Mrs.Bakkiyam. "B" schedule Properties were allotted to Mr.Natesan. "C" schedule Properties were allotted to Mr.Rathinam, and "D" schedule Properties were allotted Mr.Vel. As per the Partition deed, all of them were signatories in this partition deed, and all of them accept and took possession as per the Partition deed, and their names also mutated for their respective properties.

And then Mrs. Kangasundari, Wife of Mr.Natarajan, in turn she sold the property comprised in S.F.No.38/11 : Ac.0.11 cents, and other properties, in favour of Mr.Mani Son of Mr. Chinnu Padaiyachi, dated.14.02.1991, under the registered document No.182/1991. The Xerox Copy of the sale deed is produced as document No.8, herewith.

And then Mr.Natesan, Son of Mr.Kulaithavel,, in turn he has sold the property comprised in S.F.No.38/3 : Ac.0.12 cents, and some other Properties, in favour of minor Children's Vijayakumar and Raja through their mother and Guardian, Mrs.Indira, dated.15.02.1995, under the registered document

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No.198/1995. The Xerox Copy of the Gift Settlement deed is produced as document No.9, herewith.

As per Gift settlement deed, they said Guardian Mrs.Indira, took possession on behalf of then minors, and she enjoyed on behalf of these minors.

And then On 18.10.2007, Mr.Thangavel-1, Son of Mr.Chinnu Padaychi, and Mrs.Poovaee-2, Wife of Mr.Perumal, and her Son's Mr.Murugesan-3, Mr.Saravanakumar-4, and Mr.Ramasamy-5, Mr.Mani-6, Mr.Chinnasamy-7, were entered into registered Partition deed, divided their ancestral properties, through registered Partition deed, under registered Doc.No.2960/2007: the same was duly registered in the S.R.O Veppanthattai. The Xerox Copy of the Partition deed is produced as document No.10, herewith.

In these partition deed,"A" schedule Properties were allotted to Mr.Thangavel."B" schedule Properties were allotted to Mrs.Poovaee. "C" schedule Properties were allotted to Mr.Murugesan. "D" schedule Properties were allotted to Mr.Saravanakumar, "E" schedule Properties were allotted to Mr.Ramasamy. "F" schedule Properties were allotted to Mr.Mani, and "G" schedule Properties were allotted to Mr.Chinnasamy. in this partition deed all of them were signatories, and they agreed, and accept the Partition deed, and they got their names were mutated in the revenue registries for their properties.

And then Mr.Saravanakumar-1, Son of Mr.Perumal and Mr.Subramanian-2, Son of Mr.Krishnan, were entered into the sale agreement regarding the property in S.F.No.38/11 : Ac.0.11 cents, dated. 22.05.2008, under the registered document No. 1562/2008, registered in the Veppanthattai Sub-registrar office. The Xerox Copy of the Sale Agreement is produced as document No.11, herewith

And then Mr.Saravanakumar-1, and Mr.Subramanian-2, were cancelled the earlier sale agreement deed dated.22.05.2008, Vide documents No.1562/2008, through the Cancellation of sale agreement deed, dated. 04.08.2009, under the registered document No. 2543/2009. Registered in the Veppanthattai Sub-registrar office. The Xerox Copy of Sale Agreement deed is produced as document No.12, herewith

And then Mr.Saravanakumar-1, Son of Mr.Perumal and Mr.Chinnusamy-2, Son of Mr.Palaniyandi Gounder, were entered into the sale agreement regarding the property in S.F.No.38/11 : Ac.0.11 cents, dated. 01.03.2010, under the registered document No. 545/2010, registered in the Veppanthattai Sub-registrar office. The Xerox Copy of the Sale Agreement is produced as document No.13, herewith

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And then Mrs.Bakkiyam-1, Wife of Mr.Kulaithavel, Mrs.Indira-2, Wife of Mr.Natesan, and her Son's Mr. Vijayakumar-3, and Mr.Ezhilraja @ Raja,, had executed the registered General Power of Attorney deed in favour of Mr.Perumalsamy, Son of Mr.Venkatasamy Naickar dated. 13.04.2010, under the registered document No. 42/2010, Bk-IV. Registered in the Veppanthattai Sub-registrar office. The Xerox Copy of the General Power of Attorney deed is produced as document No.14, herewith.

And then he accepts to act as a General Power of attorney agent of his principals.

And then Mrs.Bakkiyam-1, Wife of Mr.Kulaithavel, Mrs.Indira-2, Wife of Mr.Natesan, and his Son's Mr. Vijayakumar-3, and Mr.Ezhilraja @ Raja, had executed the Registered sale deed through their General Power of Attorney Agent Mr.Perumalsamy, Son of Mr.Venkatasamy Naiyackar, in favour of Mrs.Vasanthakumari, Wife of Mr.Karunamoorthy, dated.30.12.2010, under the registered document No.3991/2010. The Xerox copy of the sale deed is produced as document No.15, herewith.

And then Mrs.Megalai, Wife of Mr.Ashokkumar, has appointed her General Power of attorney agent Mr.Arumugam, Son of Mr.Muthusamy Udaiyar, to purchase the lands in her name, for that she had executed the registered General Power of Attorney deed, executed on 04.01.2011, under the registered document No. 7/2011, registered in the Bk-IV, Registered in the Perambalur Sub-registrar office. The Xerox Copy of the General Power of Attorney deed is produced as document No.16, herewith

And then Mr.Saravanakumar-1 and Mr.Chinnusamy-2, were cancelled the earlier sale agreement deed dated.01.03.2010, Vide documents No.545/2010, through the Cancellation of sale agreement deed, dated. 29.09.2011, under the registered document No. 2852/2011. Registered in the Veppanthattai Sub-registrar office. The Xerox Copy of Sale Agreement deed is produced as document No.17, herewith

And then Mrs.Vasanthakumari, Wife of Mr.Karunamoorthy, in turn she sold her properties comprised in S.F.No.37/3 :Hec. 1.25.0 Ares, as per Ac3.09 cents, .F.No.37/4 :Hec. 0.09.0 Ares, as per Ac.0.21 cents, S.F.No.38/1 :Hec. 0.17.5 Ares, in which Hec.0.07.5 Ares, as per Ac.0.41 cents, in which common Ac.0.18 Cents, (as per Sub-division S.F.No.38/1A), S.F.No.38/2 :Hec. 0.17.0 Ares, in which Hec.0.09.0 Ares, as per Ac.0.41 cents, in which common Ac.0.21 Cents, S.F.No.38/3A :Hec. 0.06.5 Ares, in which Hec.0.03.5 Ares, as per Ac.0.16 cents,

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in which common Ac.0.09 Cents, and S.F.No.38/3B :Hec. 0.90.5 Ares, as per Ac.2.23 cents, with WELL, situated within this Survey number. Total Ac.6.01 Cents, to and in favour of Mr.Murugesan, Son of Mr.Kasi Padaiyachi, dated.15.11.2011, under the registered document No.3318/2011. The Xerox Copy of the sale deed is produced as document No.18, herewith.

And then they said Mr.Murugesan, Son of Mr.Kasi Padaiyachi, in turn he sold his purchased properties having its total extent of Ac.6.03 Cents, to and in favour of Mrs.Megalai, Wife of Mr.Ashokkumar, through her General Power of Attorney Mr.Arumugam, Son of Mr.Muthusamy Udaiyar, dated.05.03.2012, under the registered document No.594/2012. The Xerox Copy of the sale deed is produced as document No.19, herewith.

And then they said Mr.Saravanakumar-1, Son of Mr.Perumal has executed the registered sale deed for himself and on behalf of his then Minor Children's Sneka-2, Abimanyu-3 and Tamilvanan-4, had to and in favour of Mrs.Megalai , Wife of Mr.Ashokkumar, through her General Power of Attorney agent Mr.Arumugam, Son of Mr.Muthusamy Udaiyar, dated.05.03.2015, under the registered document No.615/2015. The Xerox Copy of the sale deed is produced as document No.20, herewith. (this property was executed for the benefit of Minor children's, after that part of the land was taken for the extension of Government Road, Regarding Ac.0.06 Cents, Now only Ac.0.05 Cents is available as per new S.F.No.38/11-B), and other Minors are became major, and barred by limitation. And another one Mr.tamilvanan share is very very minor share, it is ignorable. And also for the benefit of these then minors.

After purchased these properties by Mrs.Megalai, and she took possession and enjoyed personally, and then she got her name was mutated in the revenue registries as owner for these schedule properties.

And then Mrs.Megalai, Wife of Mr.Ashokkumar, in turn she sold these schedule properties, and other properties, to and in favour of Mrs.Dhivya, Wife of Mr.Nallusamy, dated.26.12.2023, under the registered document No.4550/2023. The Xerox copy of the sale deed is produced as document No.21, herewith

There after they said Mrs.Dhivya, Wife of Mr.Nallusamy, has executed the registered sale deed, to and in favour of Mr.Murali, Son of Mr.Venkatraman, Regarding these schedule properties, under the sale deed dated. 19.09.2025, Vide document No.2567/2025. Duly registered in the S.R.Office, at Veppanthattai, for the valuable sale consideration of Rs.5,00,000/-, this sale deed is executed,

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attested, and registered as per law. The Xerox Copy of the sale deed is produced as document No.22, herewith.

The documents No.1, 2, 5, 8, 11 to 13, 15, 17 to 22, are all supported by sale consideration, all these documents are sale deeds, and these documents are all executed, attested and registered as per law, and all these documents have been registered in the Veppanthattai Sub-registrar office.

And then Mr.Murali, Son of Mr.Venkatraman, took possession, as per his sale deed, and he enjoying with absolute and exclusive rights.

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Record for Possession:

Document No.23: Applicants has produced the online copy of the Patta for the Exclusive Patta No. 3742, in the name of Mr.Murali, Son of Mr.Venkat Raman, for the Venbavur Village 1).S.F.No.38/11B :Hec.0.02.07 Ares, 2).S.F.No.38/2A2: Hec.0.5.64 Ares, 3).S.F.No.38/3A1: Hec.0.3.50 Ares, 4).S.F.No.38/3B1: Hec.0.87.26 Ares, The online copy of the exclusive Patta is produced as document No.23, herewith.

Document No.24: Applicant has also produced the true copy of the Adangal register extract for fasli 1433, and 1434, for the Exclusive Patta No.374, issued in the name of Mrs.Divya, to prove her possession, and way of enjoyment of these schedule properties, in this Adangal Register extract these schedule properties is reflected as "Tharisu". The same is given by the V.A.O., of No.15, Venbavur Village, Veppanthattai Taluk.

Document No.25: Applicant has also produced the true copy of the Adangal register extract for fasli 1435, for the Exclusive Patta No.374, issued in the name of Mr.Murali, to prove her possession, and way of enjoyment of these schedule properties, in this Adangal Register extract these schedule properties is reflected as "Tharisu". The same is given by the V.A.O., of No.15, Venbavur Village, Veppanthattai Taluk.

Document No.26: Applicant has also produced the True copy of the F.M.B., for the S.F.No.38, Given by V.A.O., of No.15, Venbavur Village, Veppanthattai Taluk.

Document No.27: Applicant has also produced the Certificate for regarding these schedule properties is reflected as "Tharisu" in the fasli 1435, issued in name of applicant Mr.Murali, Son of Mr.Venkatraman, Given by the V.A.O., of No.15, Venbavur Village, Veppanthattai Taluk, and Perambalur District.

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All the revenue records are all stands in the name of applicant. It is very clearly shows his possession, and enjoyment, and their joint title to the property is very clear.

Encumbrance:

Doc.No.28, Encumbrance Certificate, E.C.No.782/2025, Dt.12.09.2025, from 01.01.1967 to 31.12.1974 for these schedule properties there are three entries are found in this encumbrance certificate.

The 2nd entry is related with Sale deed, executed by Mr.Venkatachalam, in favour of Mrs.Pappammal, already we have discussed as document No.1.

These entries are reveals that these properties are free from encumbrance. There are no encumbrances found in the encumbrance certificate. This E.C., reveals, that these properties are free from encumbrance.

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Doc.No.29, Encumbrance Certificate, E.C.No.161825078/2025, Dt.12.09.2025, from 01.11.1975 to 07.09.2025 for these schedule properties there are seven entries are found in this encumbrance certificate.

The 2nd entry is relate with Sale deed, executed by Mr.Murugesan, in favour of Mrs.Megalai, through her Power Agent Mr.Arumugam, that is related with the document No.19, herewith

The 3rd entry is relate with Sale deed, executed by Mr.Saravanan, and others, in favour of Mrs.Megalai, through her Power Agent Mr.Arumugam, that is related with the document No.20, herewith

The 3rd entry is relate with Sale deed, executed by Mrs.Megalai, Wife of Mr.Ashokkumar , in favour of Mrs.Dhivya , Wife of Mr.Nallusamy, that is related with the document No.21, herewith

Other entries are not related with these schedule properties.

These entries are reveals that these properties are free from encumbrance. There are no encumbrances found in the encumbrance certificate. This E.C., reveals, that these properties are free from encumbrance.

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Doc.No.30, Encumbrance Certificate Dt.17.02.2026, from 08.03.2025 to 16.02.2026 for these schedule properties there are two entries are found in this encumbrance certificate.

The 1st entry is relate with Sale deed Mrs.Dhivya , Wife of Mr.Nallusamy, in favour of Mr.Murali, that is related with the document No.22, herewith

The 2nd entry is not related with these schedule properties.

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These entries are reveals that these properties are free from encumbrance. There are no encumbrances found in the encumbrance certificate. This E.C., reveals, that these properties are free from encumbrance.

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V).OPINION:

This is certify after making search in the available documents, properties mentioned in the Para –II is got by Mr.Murali Son of Mr.Venkat Raman, he has got clear, valid and absolute, marketable title, and Salable interest over these schedule properties, and there is no minors interest over these properties, and he can jointly use as they wish.

Advocate / Notary Public.

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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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+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.