

RE

REGULATORY RECORD

RERA Document

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K.D.R

K. DURAIRAJ, M.A.B.L.,M.Phil.,
Advocate & Notary Public.,
Government of Tamil Nadu
Commissioner of Oaths,
Villupuram District.

100-A, Guber Plaza
Opp., to Court,
Villupuram – 605 602
Cell:99437 21215

Date: 23.05.2025

TO WHOM SO EVER IT MAY CONCERN

LEGAL OPINION

To

Mrs.Thaseen Begum,
W/o. Bavudeen,
Palliyampattu,
Jayankondan Mathura,
Gingee Taluk,
Viluppuram Dist.,

Sir,

Sub:Title Report-Validity of Title-Applicant **Mrs.Dhaseen Begum**
Legal Opinion-Regarding.

I. APPLICANT:-

Mrs.Thaseen Begum,
W/o. Bavudeen,
Palliyampattu,
Jayankondan Mathura,
Gingee Taluk,
Viluppuram Dist.,



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GOVERNMENT OF TAMILNADU,
100-A, GUBER PLAZA (OPP.) COLLECTORATE,
VILUPPURAM - 605 602.
Cell:9943721215

II. DESCRIPTION OF PROPERTY:

Villupuram District, Tindivanam R.D., Gingee Sub R.D.,
Gingee T.k., & Block, Sirunampoondi Panchayat & Village,

Patta No.101

Survey No: 1/4B

0-63.50 Ares

III. List of documents Perused:-

1.	15.08.1942	The deed of sale executed by Abdul Kuthus Sayabu-1, Basheer Aameth Sayabu-2 in favour of Marim Bebe through Document No.4194/1942.
2.	17.12.1943	The deed of sale executed by Padu @ Abdul Salam Sayabu in favour of Marim Bebe through Document No.5084/1943.
3.	07.04.1972	The deed of sale executed by Basheer Aameth Sayabu-1 and Marim Bebe-2 in favour of Aarif Usain Sayabu through Document No.505/1972.
4.	02.07.1981	The deed of gift executed by Aarif Usain Sayabu in favour of Thaseen Begum through document No.1959/1981.




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5.	03.04.2023	The Encumbrance Certificate (No.250/2023) took from Sub-Registrar Office at Gingee from the period of 01.01.1967 to 31.12.1974 of Sirunampoondi Village for Survey No:1/4B.
6.	17.05.2025	The Encumbrance Certificate took Online from the period of 01.01.1975 to 16.05.2025 of Sirunampoondi Village for Survey No:1/4B.
7.	07.05.2025	The Computerized Chitta extract took from online for Survey No. 1/4B situated in Sirunampoondi Village , patta stands in the name of Mrs.Thaseen Begum. The patta number is 101.
8.	07.05.2025	The Computerized A-Register extract took from online for Survey No. 1/4B situated in Sirunampoondi Village.
9.	07.05.2025	The Computerized FMB extract took from online for Survey No. 1/4B situated in Sirunampoondi Village.



23/05/2025
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IV. DISCUSSION OVER THE TITLE:-

The property was originally owned by **Basheer Aameth Sayabu-1** and **Marim Bebe-2** the same was in their possession and enjoyment.

The deed of sale executed by **Basheer Aameth Sayabu-1** and **Marim Bebe-2** in favour of **Aarif Usain Sayabu** through Document No.505/1972.

The deed of gift executed by **Aarif Usain Sayabu** in favour of **Thaseen Begum** through document No.1959/1981.

The Encumbrance Certificate took Online from the period of **01.01.1975 to 16.05.2025** of **Sirunampoondi Village** for Survey No:1/4B.

The Encumbrance Certificate took from Online from the period of **01.01.1975 to 16.05.2025** of **Sirunampoondi Village** for Survey No:1/4B.

The Computerized Chitta extract took from online for Survey No. 1/4B situated in **Sirunampoondi Village**, patta stands in the name of **Mrs.Thaseen Begum**. The patta number is **101**.

The Computerized A-Register extract took from online for Survey No. 1/4B situated in **Sirunampoondi Village**.

The Computerized FMB extract took from online for Survey No. 1/4B situated in **Sirunampoondi Village**.

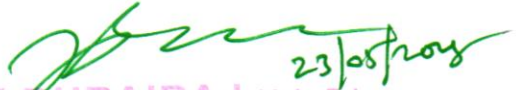



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V. Final Opinion:-

I am therefore of the opinion that this applicant **Mrs.Thaseen Begum** has got a good, clear and marketable title over the property described above in as per the vide bearing **Survey No:1/4B** in Villupuram District, Tindivanam R.D., Gingee Sub R.D., Gingee T.k., & Block, Sirunampoondi Panchayat & Village, **Total area Acre 0-63.50 Ares** and the applicant is in possession and enjoyment of the property, there is **No Encumbrance** over the property for the statutory relevant period as per the records perused which are above stated.




23/08/2016
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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.

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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](#)



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

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

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

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



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,
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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.

