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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

M. SARAVANAN B.Com., B.L
Government Pleader
District & Sessions Court
Advocate & Notary Public

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

Date: 22.05.2024

LEGAL OPINION

The following documents were furnished by Mr.**R.SIVAKUMAR** S/o.P.K.Raja, residing at No.1/263 Kasinayakenpatti Village, Tirupattur Taluk, Tirupattur District Seeking Legal Opinion for the Schedule Property mentioned here under.

SCHEDULE PROPERTIES

1. All that piece of the Land Situated in Survey No.74 and new number after Sub-Division Survey No.74/1 and at present New Survey No.74/1B, Tirupattur District Tirupattur Sub Reg. District, Tirupattur Taluk, Joint-II, Sub Reg. Office of Tirupattur, Kandili Panchayat Union, Kunichi Village, dry land extending the measuring acre 1.21 cents (i.e.) 0.49.07 hectare

2. All that piece of the Land Situated in Survey No.75/1 and new number after Sub-Division Survey No.75/1B, Tirupattur District Tirupattur Sub Reg. District, Tirupattur Taluk, Joint-II, Sub Reg. Office of Tirupattur, Kandili Panchayat Union, Kunichi Village, dry land extending the measuring acre 0.66 cents (i.e.) 0.26.78 hectare thereabout bounded as follows:

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22/5/2024
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East	:	Thar Road and Ramesh Land
West	:	Suresh, Ramesh, Shanmugam, Parimala, Kumaravel and Veeramani Land.
North	:	Survey No.75/1A Land
South	:	Kumerasan, Ramesh

All the above Schedule properties in the above Survey No.74/1B totally measuring acre 1.87 cents (i.e.) 0.75.85 hectare.

3. The following documents were furnished for the perusal. Registered Sale Deed document executed by Mr.M.Rajendiran in favour of the applicant Mr.R.Siva kumar by way of registered Sale deed Dt.20th May 2024 Vide Document No.3503/2024.

4. Encumbrance Certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 22.05.2024.

5. On the perusal of the records, the Schedule property were owned by Mr.K.Srinivasan S/o. Kannan, residing at No.286, Kilkuppam village, Udayamuthur Mathura, Tirupattur Taluk, by way of Registered Sale Deed document, Registered before the Sub Registrar Office of Tirupattur as vide Document No.9328/2012 and this above same was registered as Registered Sale deed document by Mr.K.Srinivasan in favour of the executant Mr.M.Rajendrian S/o. Murugesan residing at No.2/57, Maryamman Koil Street, Kandili Village, Tirupattur Taluk Registered before the Joint-II, Sub.Reg. Office of Tirupattur Dt.26th October 2022, Vide Document No.3898/2022.

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6. On the Perusal of the records the Schedule Properties were owned by Mr. R.Rajesh Kumar S/. Rajagopal residing at Thangapuram Village, Adhiyur Post by way of Registered sale deed, Registered before the sub.Reg.office of Tirupattur as Vide Document No.4223/2013 and Mr.G.Venkestan s/o.Govindraj, residing at No.5/127, Aathumedu Village, Adhiyur Post, by way of registered Settlement deed, Vide Document No.8492/2015 and this above two Mr.R.Rajesh Kumar and Mr.G.Venketesan Jointly executes the registered sale deed in favour of the executant Mr.M.Rajendiran by way of registered sale deed dt.15th February 2024 Vide document No.1166/2024 respectively.

7. This above two Schedule Properties in the above Vide document No.3898/2022 and No.1166/2024 Combindly executed by the executant Mr.M.Rajendiran S/o.Murugesan, residing at 2/57 Mariyamman Koil street, Kandili village in favour of Applicant Mr.R.Siva kumar S/o.P.K.Raja, residing at No.1/263, Kasinayakenpatti Village, Tirupattur Taluk, by way of Registered sale deed, Registered before the Joint-II Sub.Reg.Office of Tirupattur Dt.20th May 2024 Vide Document No.3503/2024.

8. Independent Patta bearing No.3576 of Kunichi Village granted by the Thasildar office of Tirupattur in the name of the applicant Mr.R.Sivakumar.

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9. VAO Certificate as dry land in the name of the applicant Mr.R.Sivakumar.

10. Computerized Chitta, Patta, Adangal, A-Register, FMB in the name of the applicant Mr.R.Sivakumar.

11. Encumbrance Certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 22.05.2024 reveals that there is not existing encumbrance over the property mentioned above.

12. Ever since the date of purchase made by the applicant Mr.R.Sivakumar he took the possession and enjoying the same till this date.

Title :

After considering all the factors mentioned above the applicant Mr.R.Sivakumar is having valid title.

Opinion:

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

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22/5/2024

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THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.