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DIGITALLY VERIFIED RECORD

S.THENMOZHI, B.Sc.,B.Ed.,B.L.,
Advocate
Cell.9443972320

Plot No.28, SNM Mohanram Nagar,
Tholkappiar Square,
Thanjavur

Date: 17.01.2025

Legal Opinion

To

Deputy Director / Member Secretary,
District Town and Country Planning Office,
No.5, Ganapathi Nagar, 2nd Street,
Medical College Road, Thanjavur.

Name and Address of Title Holder	:	**1. Mrs.Malathi,** **W/o. Mr.T.Raveendran,** **2. Mrs.Panchami,** **W/o.Mr.B.Kirubakar,** **3. Mrs.Devi,** **W/o.Mr.R.Ramamoorthy,** **4. Mr.P.Kulanthaivel,** **S/o. Late.Palanisamy,**

DESCRIPTION OF PROPERTY

Thanjavur District, Thanjavur Registration District, Thanjavur Joint 1 Sub Registration District, Thanjavur Taluk, Thanjavur Town, Municipal Ward No.6, Block No.23, comprised in T.S.No.1301 an extent of 1.21.5 Hec equivalent to 3 Acres out of 2.27.94 Hec equivalent to 5 Acres 63 cents on Western Part.

Four Boundaries:

East by Property in T.S.No.1301 Eastern part
West by Block No.1
North by Property in T.S.No.1302
South by Property in T.S.No.3138

This property comprised in New T.S.No.1301/2.

List of documents perused:

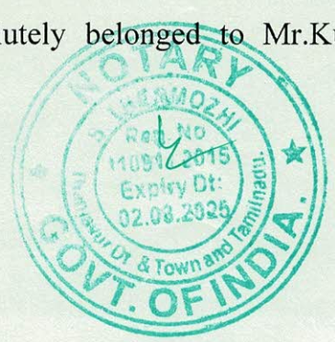
Sl. No.	Date of the Document	Name / Nature of the Document	Original/ certified photo copy/ true copy
1.	27.05.1943	A registered Sale Deed executed by Mrs.Sivayogathammal infavour of Mr.Kulanthaivelu Nadar (D.No.1541/1943, District Registrar-Thanjavur)	Xerox Copy
2.	27.02.1982	A registered Partition Deed executed between Mr.Palanisamy Nadar, Mrs.Lakshmi and Mrs.Kamala (D.No.213/1982, Sub Registrar-Karunthattankudi)	Xerox Copy
3.	12.12.1989	Death certificate of K.Palanisamy	Xerox Copy
4.	29.12.1989	Legal heirship certificate of K.Palanisamy	Xerox Copy
5.	04.09.2023	Death certificate of P.Jayalakshmi	Online Copy

NOTARY
Expiry On
02.06.2025
GOVT. OF INDIA.

6.	30.09.2023	Legal heirship certificate of P.Jayalakshmi	Online Copy
7.	30.09.2024	A registered Partition Release Deed executed by Mrs.Anu infavour of Mrs.Malathi, Mrs.Rathanambal, Mrs.Panchami, Mrs.Devi and Mr.P.Kulandaivel (D.No.6767/2024, District Registrar-Thanjavur)	Xerox Copy
8.	11.11.2024	Death certificate of Rathinambal	Online Copy
9.	19.11.2024	Legal heirship certificate of Rathinambal	Online Copy
10.	02.12.2024	A registered Affidavit executed by Mrs.Malathi, Mrs.Panchami, Mrs.Devi, Mr.P.Kulandaivel, Mrs.Anu, Mr.R.Dhanaraj, Mrs.Vidhya and Mr.Sivram (D.No.234/2024, District Registrar-Thanjavur)	Xerox Copy
11.	02.12.2024	A registered Partition Release Deed executed by Mr.R.Dhanaraj, Mrs.Vidhya and Mr.Sivram infavour of Mrs.Malathi, Mrs.Panchami, Mrs.Devi and Mr.P.Kulandaivel (D.No.8188/2024, District Registrar-Thanjavur)	Xerox Copy
12.	11.01.2025	Patta Name Transfer Order passed by Tahsildar of Thanjavur	Online Copy
13.	11.01.2025	Extract From The Town Survey Land Register	Online Copy
14.	-	FMB Extract	Xerox Copy
15.	26.12.2024	Encumbrance Certificate covering a period from **01.01.1940** to 31.12.1974 (E.C.No.1969/2024, Joint 1 Sub Registrar-Thanjavur)	Xerox Copy
16.	17.12.2024	Encumbrance Certificate covering a period from 01.01.1975 to 09.08.1983 (E.C.No.138122756/2024, Joint 1 Sub Registrar-Thanjavur)	Original
17.	18.12.2024	Encumbrance Certificate covering a period from 10.08.1983 to 26.06.1997 (E.C.No.138120556/2024, Sub Registrar-M.Chavady)	Original
18.	21.12.2024	Encumbrance Certificate covering a period from 27.06.1997 to **17.12.2024** (E.C.No.138358879/2024, Joint 1 Sub Registrar-Thanjavur)	Original

Devolution of Title:

The property in Thanjavur Taluk, Thanjavur Town, Municipal Ward No.6, comprised in T.S.No.1301 an extent of 5 Acres 63 cents and other properties in various survey numbers were absolutely belonged to Mr.Kulanthaivelu Nadar by purchase

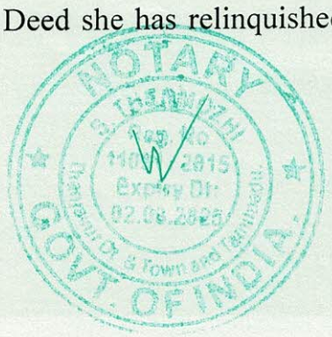


through a registered Sale Deed executed by Mrs.Sivayogathammal on 27.05.1943. The said Sale Deed was duly registered before the District Registrar-Thanjavur, vide D.No.1541/1943 on 31.05.1943. The Xerox Copy of said Sale Deed is produced herewith and carefully perused by me. As per the recitals of said sale deed the sale consideration said to have been passed. Hence it is legally valid and enforceable in law.

After the purchase said Kulanthaivelu Nadar died intestate leaving behind his legal heirs Mr.Palanisamy Nadar, Mrs.Lakshmi and Mrs.Kamala to succeed his estate. The legal heirs of deceased Kulanthaivelu Nadar namely Mr.Palanisamy Nadar, Mrs.Lakshmi and Mrs.Kamala were entered into a registered Partition in respect of the said property and other their family properties in various survey numbers on 27.02.1982. According to the partition the property in T.S.No.1301 an extent of 5 Acres 63 cents and other properties was allotted to the share of Mr.Palanisamy Nadar through 'A' Schedule property enlisted in the said Partition Deed dated 27.02.1982. The said Partition Deed was duly registered before the Sub Registrar-Karunthattankudi, vide D.No.213/1982 on 01.03.1982. The Xerox Copy of said Partition Deed is produced herewith and carefully perused by me. The said Partition Deed was duly stamped and registered. Hence it is legally valid and enforceable in law. According to the partition the said Mr.Palanisamy Nadar derived absolute title over the said properties by partition. The said Kulanthaivelu Nadar died long back. The death and legal heirship certificate of deceased Kulanthaivelu Nadar are not produced herewith. The said Partition deed was more than 30 years old. If anybody claims any right over the said property in future it will be barred by Law of Limitation.

After the Partition said Palanisamy Nadar died intestate on 11.12.1989 leaving behind his wife P.Jayalakshmi, daughters Mrs.Malathi, Mrs.Rathanambal, Mrs.Panchami, Mrs.Devi, Mrs.Anu and his son Mr.P.Kulandaivel to succeed his estate. The Xerox Copies of Death and legal heirship certificate of deceased Palanisamy Nadar are produced herewith. His wife P.Jayalakshmi also died intestate on 21.08.2023. The Online Copies of Death and legal heirship certificate of deceased P.Jayalakshmi are produced herewith. After the demise of Palanisamy Nadar and P.Jayalakshmi the above named Mrs.Malathi and others were inherited the said property as absolute owner.

During the course of enjoyment one of the legal heir deceased Palanisamy Nadar namely Mrs.Anu executed a registered Partition Release Deed infavour of Mrs.Malathi, Mrs.Rathanambal, Mrs.Panchami, Mrs.Devi and Mr.P.Kulandaivel on 30.09.2024. Through this Partition Release Deed she has relinquished her undivided 1/6th share in



T.S.No.1301 an extent of 1.21.5 Hec equivalent to 3 Acres out of 2.27.94 Hec equivalent to 5 Acres 63 cents on Western Part to Mrs.Malathi, Mrs.Rathanambal, Mrs.Panchami, Mrs.Devi and Mr.P.Kulandaivel on 30.09.2024. The said Partition Release Deed was duly registered before the District Registrar-Thanjavur as D.No.6767/2024 on the same date. The Xerox Copy of Partition Release Deed is produced herewith and carefully perused by me and it is legally valid and enforceable in law. Mrs.Malathi, Mrs.Rathanambal, Mrs.Panchami, Mrs.Devi and Mr.P.Kulandaivel has got 5/6th share in the said property by inheritance and they have got 1/6th share in the said property through Partition Release Deed dated 30.09.2024. Therefore they have become absolute owners of entire extent of the said property.

During the course of enjoyment Rathanambal died intestate on 02.11.2024 leaving behind her husband Mr.R.Dhanaraj, daughter Mrs.Vidhya and her son Mr.Sivram to succeed his estate. The Online copies of death and legal heirship certificate of deceased Rathinambal are produced herewith. After the demise of Rathinambal the above named Mr.R.Dhanaraj, Mrs.Vidhya and Mr.Sivram were inherited the said property as absolute owner.

In the above mentioned Partition deed dated 27.02.1982 in description of property the survey number has been mistakenly mentioned as **T.S.No.130** instead of **T.S.No.1301**. It is only a typographical error occurred during the preparation of document and it will not vitiate the legal validity of the document as well as the title of the Mrs.Malathi, Mrs.Panchami, Mrs.Devi, Mr.P.Kulandairaj, Mrs.Anu, Mr.R.Dhanaraj, Mrs.Vidhya and Mr.Sivram. Therefore Mrs.Malathi, Mrs.Panchami, Mrs.Devi, Mr.P.Kulandairaj, Mrs.Anu, Mr.R.Dhanaraj, Mrs.Vidhya and Mr.Sivram have jointly given an affidavit in this regard on 02.12.2024. It is permissible under the Registration Act. The said Affidavit was duly registered before the District Registrar-Thanjavur, vide D.No.234/2024 on the same date. The Xerox Copy of said affidavit is produced herewith and carefully perused by me.

During the course of enjoyment one of the legal heir deceased Rathinambal namely Mr.R.Dhanaraj, Mrs.Vidhya and Mr.Sivram have jointly executed a registered Partition Release Deed infavour of Mrs.Malathi, Mrs.Panchami, Mrs.Devi and Mr.P.Kulandaivel on 02.12.2024. Through this Partition Release Deed they have relinquished her undivided 1/5th share in T.S.No.1301 an extent of 1.21.5 Hec equivalent to 3 Acres out of 2.27.94 Hec equivalent to 5 Acres 63 cents on Western Part to Mrs.Malathi, Mrs.Panchami, Mrs.Devi and Mr.P.Kulandaivel on 02.12.2024. The

NOTARY S. THENMOZHI Regd. No. 11091/2015 Expiry On 02.04.2029 Thanjavur Dt. & Town and Tiruvarur GOVT. OF INDIA.

said Partition Release Deed was duly registered before the District Registrar-Thanjavur as D.No.8188/2024 on the same date. The Xerox Copy of Partition Release Deed is produced herewith and carefully perused by me and it is legally valid and enforceable in law. Mrs.Malathi, Mrs.Panchami, Mrs.Devi and Mr.P.Kulandaivel has got 4/5th share in the said property by inheritance and they have got 1/5th share in the said property through Partition Release Deed dated 02.12.2024. Therefore they have become absolute owners of entire extent of the said property.

REVENUE RECORDS:-

As per the absolute right and title vested with **Mrs.Malathi and others** the revenue authorities were transferred and granted Patta in their name. They have produced Patta Name Transfer order and Extract From The Town Survey Land Register for the said property and they are stand in the name of **Mrs.Malathi and others**. The FMB Extract is produced herewith and it is more helpful to identify the said property. They above mentioned revenue records are clearly proved their title and possession.

ENCUMBRANCE CERTIFICATE

I have verified the Encumbrance certificate for the period of 85 years from **01.01.1940 to 17.12.2024.** Whatsoever there is no subsisting Encumbrance during this period.

The documents referred above have been perused and scrutinized. These documents establish **1. Mrs.Malathi, W/o. Mr.T.Raveendran, 2. Mrs.Panchami, W/o.Mr.B.Kirubakar, 3. Mrs.Devi, W/o.Mr.R.Ramamoorthy, 4. Mr.P.Kulanthaivel, S/o. Late.Palanisamy,** have got absolute, clear, marketable, title to this property.

Date: 17.01.2025
Place: THANJAVUR

Signature of the Advocate

S. THENMOZHI, B.Sc., B.Ed., B.L.,
Advocate & Notary,
Plot No: 28, S.N.M. Mohanaram Nagar
Tholkapiar Square, Thanjavur,
Cell: 9443972320

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.