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VEL KUMARAN LAW OFFICE

M. VELMURUGAN
Managing Partner
GIRIJA VELMURUGAN
K.S. ELANGOVAN

LEGAL OPINION

June 2, 2023

M/s. Akshaya Estates Realty LLP
22/2, Second Street Nehru Nagar,
Adyar, Chennai – 600 020

PROPERTY DETAILS

All the piece and parcel of land together with superstructure in Virugambakkam Village, Mambalam-Guindy Taluk, Chennai District comprised in Old Survey Nos.179/2 and 175, New Survey Nos.175/1C and 179/1C, T.S.No.69 Block No.16, measuring 2 grounds 632 Sq.ft(5432 sq.ft) bearing plot Nos.85 and 86 (Door Nos.85 and 86) A.V.M.Avenue Fourth Street, Virugambakkam, Chennai – 600092.

DOCUMENTS PERUSED

S.No.	Date	Description of Documents
1.	05.08.2002	Sale Deed vide Document No.3942/2002
2.	15.10.2003	Patta Certificate-Extract from the Town Survey Land Register
3.	22.12.1971	Certified copy of Parent document No.4299 of 1971
5.	04.03.2023	CMWSSB- payment receipt
		Chennai Corporation Property Tax receipt
6.	04.03.2023	AVM- Avenue Approved Layout plan – LPDM DTP No.
7.		ECs from the year 01.06.1982 to 06.03.2023.
8.	04.03.2003	TANGEDCO bill
9.	09.03.2023	Encumbrance Certificate

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TITLE SEARCH

1. The property was originally owned by Mr.K.S.Money, S/o. T.S.Krishna Iyer by way of Sale Deed dated 22.12.1971, registered as Document No.4299 of 1971, at SRO Kodambakkam. The said property namely i.e., Plot no.85 and 86 is part of an approved layout LPD No.78/71, DDTP, AVM Avenue.

2. The present owners Mr.K.V.Anand, S/o.K.S.Mani and Mrs.Kanchana Anand, W/o.K.V.Anand had purchased the said property with house building from the aforesaid K.S.Money by way of Sale Deed dated 05.08.2002, registered as Document No.3942/2002 at Sub-Registrar Virugambakkam.

3. The said house property has been assessed for property tax and CMWSSB tax and the owners have paid the said taxes till date.

4. The said property has been issued with a Patta namely Extract from the Survey land register in CA No.577/03, 104, Block No.16, classified as Housing Plot, reflecting the names of the present owners.

5. The E.C. for the period between 1982 to till date reflects only the aforesaid sale deed registered as Document no. 3942/2002 and no other encumbrances.

OPINION

1. Upon perusal of the aforesaid documents I opine that the present owners namely Mr.K.V.Anand, S/o. K.S.Mani and Mrs.Kanchana Anand, W/o. K.V.Anand have a good and marketable title with regard to the said property.

2. M/s. Akshaya Estates Reality LLP holds valid Power of Attorney for development of the entire property and having powers to sell an undivided 50% share in the said property.



K.S.Elangovan

Advocate



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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Vastu & Property Management Tools

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