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भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00708/34755

To
B Hariharan
பா ஹரிஹரன்
Balasubramanian,
NO 35,
ABDULKALAM NAGAR,
3rd Street,
VTC: Senneerkuppam, PO: Senneerkuppam,
District: Tiruvallur,
State: Tamil Nadu, PIN Code: 600056,
Mobile: 7358739494

37236707

KF372367075FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8193 2637 5227

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

ஆதார்



Issue Date: 17/04/2015

பா ஹரிஹரன்
B Hariharan
பிறந்த நாள் / DOB: 18/11/1998
ஆண்பால் / Male

8193 2637 5227

எனது ஆதார், எனது அடையாளம்

सत्यमेव जयते
भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00708/34546

To
B Karthikeyan
பா கார்த்திகேயன்
Balasubramanian,
NO 35,
ABDULKALAM NAGAR,
3rd Street,
ABDULKALAM NAGAR,
VTC: Senneerkuppam, PO: Senneerkuppam,
District: Tiruvallur,
State: Tamil Nadu, PIN Code: 600056.
Mobile: 8489605984

37236710

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உங்கள் ஆதார் எண் / Your Aadhaar No. :

3232 7060 8745

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India
ஆதார்



Issue Date: 17/04/2015

பா கார்த்திகேயன்
B Karthikeyan
பிறந்த நாள் / DOB: 28/03/2002
ஆண்பால் / Male

3232 7060 8745

எனது ஆதார், எனது அடையாளம்

K.RAJKUMAR, B.A.,B.L.,
Pleader for Government,
Principal District Munsif Court
Villupuram-605 602.

No.1035/A, J.V.Street,
Sudhakar Nagar,
Viluppuram-605 602
Cell: 9789694752.

Date: 17.02.2024

TO WHOM SO EVER IT MAY CONCERN

LEGAL OPINION

Sir,

Sub: Title Report-Validity of Title-Applicants **Mr. BALASUBRAMANIYAM Mr. HARIHARAN** S/o Balasubramaniyan **Mr. KARTHIKEYAN** S/o Balasubramaniyan Legal Opinion-Regarding.

I. APPLICANTS:-

1. **Mr. BALASUBRAMANIYAM**
   S/o Balasubramaniyan,
   No. 35, 3rd street,
   Abhulkalam Nagar,
   Seneerkuppam, poonamallee Tk,
   Tiruvallur District.

2. **Mr. HARIHARAN**
   S/o Balasubramaniyan,
   No. 35, 3rd street,
   Abhulkalam Nagar,
   Seneerkuppam, poonamallee Tk,
   Tiruvallur District.

17/2/24

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ADVOCATE & NOTARY PUBLIC
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3. **Mr. KARTHIKEYAN**
S/o Balasubramaniyan,
No. 35, 3rd street,
Abhulkalam Nagar,
Seneerkuppam, poonamallee Tk,
Tiruvallur District.

II. DESCRIPTION OF PROPERTY:

Villupuram R.D, Villupuram Joint-II Sub-R.D, Villupuram Tk & Dt., Kanai Panchayat Union, Kanai village & Panchayat and Kuppam Village & Panchayat,

Kanai Property:
Survey No.**32/1A1** **Hec 0-32.50** Ares (Acre 0-80.25cents)
Kuppam Property:
Survey No.**223/1B1** **Hec 0-01.72** Ares (Acre 0-04.25cents)
Total: Hec 0-34.22 Ares (Acre 0-84.50cents)

III. List of documents Perused:-

1.	11.12.2023	The Registered power of attorney deed executed by **Mr. Karthikeyan & Mr.Hariharan** in favour of **Mr. Balasubramaniyan** through document **No.6784/2023.**
2.	15.05.2019	The Registered Gift deed executed by **Mr.Hariharan** in favour of **Mr.Balasubramaniyan** Guardian of **Karthikeyan** through document **No.2245/2019.**

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3.	02.10.2002	The Registered sale deed executed by **Mr.Nadaraj Achari Son's** in favour of **Mr. Thulasingam** Guardian of **Hariharan** through document **No.3831/2002.**
4.	14.08.2000	The Registered Sale deed executed by **Mr. Kannan Gounder** in favour of **Mr. Balasubramaniyan** through document **No.3692/2000.**
5.	06.07.1989	The Registered Sale deed executed by **Mr. Rangasamy Pandithar** in favour of **Mr.Nadaraj Achari** through document **No.1424/1989.**
6.	27.05.1979	The Registered Partion deed executed Between **Mr. Mr. Rangasamy Pandithar and Seenivasalu Naidu** through document **No.1347/1979.**
7.	16.07.1972	The Registered Sale deed executed by **Mr. Venugopalsamy, Govindarajalu** in favour of **Mr. Kannan Gounder** through document **No.2024/1972.**
8.	14.02.2024	The Registered Gift deed executed by **Mr. Balasubramaniyan** in favour of **Village President of Kuppam** through document **No.694/2024. (5.75 Cent in part of SF No. 223/1B1)**

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9.	27.11.2023	The Encumbrance Certificate took from Villupuram Joint-II Sub Registrar office from the period of **01.01.1967 to 31.12.1974** for **Survey No: 32/1A1, 223/1**. Certificate No.2578.
10.	27.11.2023	The Encumbrance Certificate took from online (E-services Government of Tamilnadu) from the period of **01.01.1975 to 26.11.2023** for **Survey Nos: 32/1A1**, 223/1. Certificate No.EC/Online/105901728/2023.
11.	03.08.2023	The Computerized Chitta extract took from online (E-services Government of Tamilnadu) for **Survey No: 32/1A1**.. situated in Kanai Village, Villupuram Taluk & District. patta stands in the name of **Mr.** (minor) **Hariharan S/o Balasubramaniyan** The patta number is **5418.**
12.	03.08.2023	The Computerized Chitta extract took from online (E-services Government of Tamilnadu) for **Survey No: 223/1B**. situated in Kanai Village, Villupuram Taluk & District. patta stands in the name of **Mr. Balasubramaniyan** The patta number is **649.**
13.	14.12.2023	The FMB issued by the VAO, Kanai Village, Villupuram Taluk & District, **Survey No:** 32.
14.	14.12.2023	The FMB issued by the VAO, Kuppam Village, Villupuram Taluk & District, **Survey No:** 223.

14/12/23

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IV. DISCUSSION OVER THE TITLE:-

The property was originally owned by **Mr. Rangasamy Pandithar , Govindhappa Nayudu** and the same was in their possession and enjoyment. **Survey Nos: 32/1, 223/1**

The Registered Partion deed executed Between **Mr. Mr. Rangasamy Pandithar and Sineevasalu Naidu** through document **No.1347/1979.**

The Registered Sale deed executed by **Mr. Rangasamy Pandithar** in favour of **Mr.Nadaraj Achari** through document **No.1424/1989.**

The Registered Sale deed executed by **Mr. Govindhappa Nayudu Legal heirs of Venugopalsamy and Govindharajalu Nayudu** in favour of **Mr.Kanna Gounder** through document **No.2024/1972.**

The Registered sale deed executed by **Mr.Nadaraj Achari Legal heirs** in favour of **Mr. Thulasingam** for Guardian **Hariharan** through document **No.3831/2002.**

The Registered Gift deed executed by **Mr.Hariharan** in favour of **Mr. Balasubramaniyan** for Guardian **Karthikeyan** through document **No.2245/2019**. (Part of Survey No: 32/1A1 only Acre 0-41 cents)

The Registered sale deed executed by **Mr.Kanna Gounder** in favour of **Mr. Balasubramaniyam** through document **No.3692/2000. (SF No.223/1B1 Kuppam Village)**

The Registered power of attorney deed executed by **Mr. Karthikeyan & Mr.Hariharan** in favour of **Mr. Balasubramaniyan** through document **No.6787/2023. (SF No.32/1A1 Kanai Village)**

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The Registered Gift deed executed by **Mr. Balasubramaniyan** in favour of **Village President of Kuppam** through document **No.694/2024. (5.75 Cent in part of SF No. 223/1B1), so remaining area 4.25 Cent only Possession and enjoyment by Balasubramaniyan**

The Encumbrance Certificate took from Villupuram Joint-II Sub Registrar office from the period of **01.01.1967 to 31.12.1974** for **Survey No: 32/1A1**. Certificate No.2578.

The Encumbrance Certificate took from online (E-services Government of Tamilnadu) from the period of **01.01.1975 to 26.11.2023** for **Survey No: 32/1A1**. Certificate No.EC/Online/105901728/2023.

The Computerized Chitta extract took from online (E-services Government of Tamilnadu) for **Survey No: 32/1A1**.. situated in Kanai Village, Villupuram Taluk & District. patta stands in the name of **Mr.** (minor) **Hariharan S/o Balasubramaniyan** The patta number is **5418.**

The Computerized Chitta extract took from online (E-services Government of Tamilnadu) for **Survey No: 223/1B**. situated in Kanai Village, Villupuram Taluk & District. patta stands in the name of **Mr. Balasubramaniyan** The patta number is **649.**

The FMB issued by the VAO, Kanai Village, Villupuram Taluk & District, **Survey No:** 32.

The FMB issued by the VAO, Kuppam Village, Villupuram Taluk & District, **Survey No:** 223.

K.RAJKUMAR, B.A.B.L.,
PLEADER FOR GOVERNMENT
ADVOCATE & NOTARY PUBLIC
Villupuram - 605 602.

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V. Final Opinion:-

I am therefore of the opinion that this applicants Mr.**BALASUBRAMANIYAN, Mr. HARIHARAN & Mr. KARTHIKEYAN** has got a good, clear and marketable title over the property described above in as per the vide bearing Villupuram Tk & Dt., Kanai village **Survey No.32/1A1** Kuppam village **Survey No.223/1B1 Total: Hec 0-34.22 Ares (Acre 0-84.50cents)** 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.

K.RAJKUMAR, B.A.B.L.,
PLEADER FOR GOVERNMENT
ADVOCATE & NOTARY PUBLIC
Villupuram - 605 602.

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தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : விழுப்புரம் **வட்டம் : விழுப்புரம்**

வருவாய் கிராமம் : காணை **பட்டா எண் : 5418**

உரிமையாளர்கள் பெயர்

1. கார்டியன் துளசிங்கம் பாட்டனார் மைனர் ஹரிகரன் த.பெ பாலசுப்பரமணியன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
32	1A1	0 - 32.50	1.38	--	--	--	--	---- -------- 04-11-2015
		0 - 32.50	1.38					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **07/01/060/05418/50098** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 21-06-2024 அன்று 05:21:30 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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

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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

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- 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.