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DIGITALLY VERIFIED RECORD

K.SHANMUGAM B.A., B.L.,
ADVOCATE

30, Kasi Vishwanathar East Street,
KUMBAKONAM, - 612 001.
(0435) (O): 2426629 (R) : 2400270
Cell : 94431 06690

Panel Advocate
Andhra Bank, Allahabad Bank, City Union Bank Ltd., Central Bank of India, IDBI Bank, Karnataka Bank, Repco Bank, Repco Home Finance Ltd., United Bank of India, Mahindra Rural Housing Finance Ltd., Sasvitha Home Finance Ltd., BSNLTelecom., Union Bank Indian Bank

22-07-2024

General Legal Opinion

1. **Name and address of the Title Holder**:-

Smt.S.Durgavathi,
W/o N.Selvam,
Door No.7/128A, Main Road,
Inthu thalaippu vaikkal,
Thepperumanallur Village,
Thiruvidaimaruthur.

2. **Details/description of the documents scrutinized**:-

No.	Date of Document	Name of Document	Regd.Original/ True copy
1.	06-12-1947	Regd. Mortgage deed executed by Muthaiyapillai in favour of Arunachalapadayachi, Naryanapadayachi. Doc.No.2766/1947 in SRO. Thiruvidaimaruthur.	Xerox copy.
2.	21-06-1949	Regd. Sale deed executed by Muthaiyapillai, minor Somasundaram, minor Ramasamy rep. by their father and guardian Muthaiyapillai in favour of Smt.Kunjammal. Doc.No.1363/1949 in SRO. Thiruvidaimaruthur.	Xerox copy.
3.	11-08-1952	Regd. Sale deed executed by Manikkampillai and minor Kunju rep. by his Manikkampillai in favour of Smt.Kunjammal. Doc.No.2099/1952 in SRO. Thiruvidaimaruthur.	Xerox copy.
4.	07-09-1964	Regd. Sale deed executed by Kanagasabai @ Govintharajapillai, Rathinampillai, minor Umapathi rep. by his father and guardian Kanagasabai @ Govintharajapillai in favour of Smt.Kunjammal. Doc.No.2797/1964 in SRO. Thiruvidaimaruthur.	Xerox copy.
5.	30-11-1969	Regd. Sale deed executed by Rathinasamypadayachi in favour of Smt.Kunjammal. Doc.No.345/1970 in SRO. Thiruvidaimaruthur.	Xerox copy.

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6.	20-10-1976	Regd. Sale deed executed by Smt.Anjalaiammal, Durairajan, Dhanabal, K.Nagarajan, K.Chinnadurai, K.Kannan in favour of Smt.Kunjammal. Doc.No.1812/1976 in SRO. Thiruvidaimaruthur.	Xerox copy.
7.	06-05-1984	Regd. Sale deed executed by R.Ramakrishnampillai in favour of Smt.Kunjammal. Doc.No.619/1984 in SRO. Thiruvidaimaruthur.	Xerox copy.
8.	18-11-1987	Regd. Sale deed executed by Smt.R.Rajathi, R.Durairaj, R.Balasubramanian and R.Renganathan in favour of Rajasekaran. Doc.No.1274/1987 in SRO. Thiruvidaimaruthur.	Xerox copy.
9.	26-09-2008	Regd. WILL executed by Smt.S.Kunjammal. Doc.No.53/2008 in SRO. Thiruvidaimaruthur.	Xerox copy.
10.	29-04-2024	Death certificate of Smt.Kunjammal issued by the sub registrar, Thiruvidaimaruthur.	Xerox copy.
11.	12-10-2009	General power of attorney executed by Senthilkumar Rukbala in favour of A.Ramasamy. Adj.No.185/2009 in DRO. Mayiladuthurai.	Xerox copy.
12.	12-10-2009	General power of attorney executed by Ramaswamy Senthilkumar in favour of A.Ramasamy. Adj.No.186/2009 in DRO. Mayiladuthurai.	Xerox copy
13.	14-12-2009	Regd. Sale deed executed byS.Rajasekaran in favour of R.Senthilkumar and Smt.K.Rukbala through their power agent A.Ramasamy. Doc.No.3428/2009 in SRO. Thiruvidaimaruthur.	Xerox copy.
14.	20-12-2023	Regd. General power deed executed by K.Rukbala in favour of R.Senthilkumar. Doc.No.4184/2023 in SRO. Thiruvidaimaruthur.	Xerox copy.
15.	20-03-2024	Regd. Sale deed executed by R.Senthilkumar for himself and as	Xerox copy.

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		power agent to K.Rukbala in favour of Smt.S.Durgavathi. Doc.No.1032/2024 in SRO. Thiruvidaimaruthur.	
16.		Field map for R.S.No.177.	Xerox copy.
17.	22-03-2024	Encumbrance certificate from 01-01-1975 to 21-03-2024	Xerox copy.

3. **Details/Description of the Property/ies**:-

Item No:	Survey No. Khata No, House No.	Extent/Areas of land/Building	Location sub district/ District/Village/ Municipality, etc	Boundary

DESCRIPTION OF PROPERTY

In Thanjavur district, in Kumbakonam registration district, in Thiruvidaimaruthur sub registration district, in Thiruvidaimaruthur Vattam, in Suriyanarkoil panchayat, in Suriyanarkoil revenue village, comprised in R.S.Nos.177/1 punjai out of 0-29-50 Ares measuring 0-26-50 Ares, in R.S.No.177/2 punjai measuring 0-14-50 Ares, in R.S.No.177/3A punjai measuring 0-08-00 Ares, in R.S.No.177/4A measuring 0-10-0 Ares, in R.S.No.177/5 punjai measuring 0-14-50 Ares, in R.S.No.177/6A measuring 0-35-50 Ares and in R.S.No.177/7A punjai measuring 0-46-0 Ares total 1-55-0 Ares punja lands.

Boundary:-

North by Jayaraman punjai
East by Vaikkal
West by Kaalpathai
South by Vellakkarai.

4. **Brief history of the property/ies and how the owner/ has derived the title**:-

1. The punja land in Suriyanarkoil, in R.S.No.177/7 measuring 1 acre originally belonged to Muthaiyapillai. On 06-12-1947 Muthaiyapillai had jointly executed a registered mortgage deed in favour of Arunachalapadayachi and Narayanapadayachi. This mortgage deed had been registered as Doc.No.2766/1947 in the sub registrar office, Thiruvidaimaruthur. (Document No.1)

2. On 21-06-1949 Muthaiyapillai, minor Somasundaram, minor Ramasamy represented by their father and guardian Muthaiyapillai had sold out the punja land in R.S.No.177/7A measuring 1 acre in favour of Smt.Kunjammal through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.1363/1949 in the sub registrar office,

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Thiruvidaimaruthur. Thus Smt.Kunjammal became the owner of the punja land. (Document No.2)

3. On 11-08-1952 Manikkampillai, minor Kunju represented by his father and guardian Manikkampillai had sold out the punja land in R.S.No.177/11 measuring 0-15 cents in favour of Smt.Kunjammal through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.2099/1952 in the sub registrar office, Thiruvidaimaruthur. Thus Smt.Kunjammal became the owner of the punja land. (Document No.3)

4. On 07-09-1964 Kanagasabai @ Govintharajapillai, Rathinampillai, minor Umapathi represented by his father and guardian Kanagasabai @ Govintharajapillai had sold out the punja land in R.S.No.177/6A measuring 0-88 cents in favour of Smt.Kunjammal through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.2797/1964 in the sub registrar office, Thiruvidaimaruthur. Thus Smt.Kunjammal became the owner of the punja land. (Document No.4)

5. On 30-11-1969 Rathinasamypadayachi had sold out the punja land in R.S.No.177/2 measuring 0-18 cents in favour of Smt.Kunjammal through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.345/1969 in the sub registrar office, Thiruvidaimaruthur. Thus Smt.Kunjammal became the owner of the punja land. (Document No.5)

6. On 20-10-1976 Smt.Anjalaiammal, Durairajan, Dhanabal, K.Nagarajan, K.Chinnadurai, K.Kannan had jointly sold out the punja land in R.S.No.171/2 measuring 0-18 cents in favour of Smt.Kunjammal through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.1812/1976 in the sub registrar office, Thiruvidaimaruthur. Thus Smt.Kunjammal became the owner of the punja land. (Document No.6)

7. On 06-05-1984 Ramakrishnampillai had sold out the punja land in R.S.No.177/7A measuring 0-14 cents in favour of Smt.Kunjammal through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.619/1984 in the sub registrar office, Thiruvidaimaruthur. Thus Smt.Kunjammal became the owner of the punja land. (Document No.7)

8. On 18-11-1987 Smt.R.Rajathi, R.Durairaj, R.Balasubramanian and R.Renganathan had jointly sold out the punja land in R.S.No.177/1 northern side measuring 0-66 cents in favour of Rajasekaran through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.1274/1987 in the sub registrar office, Thiruvidaimaruthur. Thus Rajasekaran became the owner of the punja land. (Document No.8)

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9. On 26-09-2008 Smt.Kunjammal had executed a registered WILL in respect of her properties when she was in a sound and disposable state of mind. This WILL had been registered as Doc.No.53/2008 in the sub registrar office, Thiruvidaimaruthur. As per this WILL Rajasekaran had obtained the properties with full right to alienation. (Document No.9) Kunjammal died on 08-11-2008 as per the death certificate issued by the sub registrar, Thiruvidaimaruthur. (Document No.10)

10. On 12-10-2009 Senthilkumar Rukbala had executed a general power deed in favour of A.Ramasamy. This adjudication power deed had been registered as Adj.No.185/2009 in the sub registrar office, Mayiladuthurai. (Document No.11)

11. On 12-10-2009 Ramaswamy Senthilkumar had executed a general power deed in favour of A.Ramasamy. This adjudication power deed had been registered as Adj.No.186/2009 in the sub registrar office, Mayiladuthurai. (Document No.12)

12. On 14-12-2009 S.Rajasekaran had sold out the punja lands in R.S.Nos.177/1 punjai out of 0-29-50 Ares measuring 0-26-50 Ares 0-66 cents, in R.S.No.177/2 punjai measuring 0-14-50 Ares 0-36 cents, in R.S.No.177/3A punjai measuring 0-08-00 Ares = 0-20 cents, in R.S.No.177/4A measuring 0-10-0 Ares = 0-25 cents, in R.S.No.177/5 punjai measuring 0-14-50 Ares = 0-36 cents, in R.S.No.177/6A measuring 0-35-50 Ares = 0-88 cents and in R.S.No.177/7A punjai measuring 0-46-0 Ares = 1 acre 14 cents total 1-55-0 Ares = 3 acres 85 cents punja lands in favour of R.Senthilkumar and Smt.K.Rukbala through their power agent Ramasamy through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.3428/2009 in the sub registrar office, Thiruvidaimaruthur. Thus R.Senthilkumar and Smt.K.Rukbala through their power agent Ramasamy became the owner of the punja land. (Document No.13)

13. On 20-12-2023 Smt.K.Rukbala had executed a registered general power deed in respect of her in R.S.Nos.177/1 punjai out of 0-29-50 Ares measuring 0-26-50 Ares 0-66 cents, in R.S.No.177/2 punjai measuring 0-14-50 Ares 0-36 cents, in R.S.No.177/3A punjai measuring 0-08-00 Ares = 20 cents, in R.S.No.177/4A measuring 0-10-0 Ares = 0-25 cents, in R.S.No.177/5 punjai measuring 0-14-50 Ares = 36 cents, in R.S.No.177/6A measuring 0-35-50 Ares = 0-88 cents and in R.S.No.177/7A punjai measuring 0-46-0 Ares = 1 acre 14 cents total 1-55-0 Ares = 3 acres 85 cents punja lands in favour of R.Senthilkumar. This power deed had been registered as Doc.No.4184/2023 in the sub registrar office, Thiruvidaimaruthur. Thus R.Senthilkumar became the power agent for Smt.K.Rukbala. (Document No.14)

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14. On 20-03-2024 R.Senthilkumar for himself and as power agent to Smt.K.Rukbala had sold out the punja lands in R.S.Nos.177/1 punjai out of 0-29-50 Ares measuring 0-26-50 Ares 0-66 cents, in R.S.No.177/2 punjai measuring 0-14-50 Ares 0-36 cents, in R.S.No.177/3A punjai measuring 0-08-00 Ares = 0-20 cents, in R.S.No.177/4A measuring 0-10-0 Ares = 0-25 cents, in R.S.No.177/5 punjai measuring 0-14-50 Ares = 0-36 cents, in R.S.No.177/6A measuring 0-35-50 Ares = 0-88 cents and in R.S.No.177/7A punjai measuring 0-46-0 Ares = 1 acre 14 cents total 1-55-0 Ares = 3 acres 85 cents punja lands in favour of Smt.S.Durgavathi through a registered sale deed for valuable consideration. This sale deed had been registered as Doc.No.1032/2024 in the sub registrar office, Thiruvidaimaruthur. Thus Smt.S.Durgavathi becomes the owner of the punja lands. (Document No.15) The field map for R.S.No.177 is enclosed herein for perusal. (Document No.16)

15. As per the encumbrance certificates from 01-01-1975 to 21-03-2024 there is no encumbrance on the properties and there is no minor interest on the properties. (Document No.17).

FINAL LEGAL OPINION

Thus **Smt.S.Durgavathi** is the actual owner of the properties mentioned herein. She is having clear, legal, individual, absolute, marketable rights and title over the said properties. The intending purchaser will get marketable right and title over the said properties after the registration of the sale deed in his/her own name.

ADVOCATE AND LEGAL ADVISER.

22/07/2024

K. SHANMUGAM, B.A.,B.L.,
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KUMBAKONAM - 612 001.
Enrolement No : 62/1975

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What land actually changed hands for around this plot, taken from the registered deeds.
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What you are allowed to build here: floor space, height, coverage and setbacks.
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Watch a property and hear about it when something new is registered against it.
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- EC Analyzer
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- 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

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- Waqf property check
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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.