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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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4th East Cross Road, Gandhi Nagar, Katpadi, Vellore - 632 006.
Email : kmsaravananadv@gmail.com

Dt: 30-11-2023

LEGAL OPINION

1) **NAME OF THE OWNERS :**

1) **Mr. T.Janakiraman,** Son of Thanja Naickyar,
2) **T.Mala @ Mariamma,** Daughter of T.Janakiraman,
3) **Mr.J.Ramesh,** Son of T.Janakiraman.

2) **DESCRIPTION OF THE PROPERTY :**

In Vellore District, Katpadu Taluk, Katpadi Sub-Registrar Office, Brammapuram Village, The land in Survey Number 501/1A, Ac 0.50

3. **LIST OF DOCUMENTS PERUSED:**

1) - Xerox Copy of "A" Register Extract issued by Revenue Department infavour of ThanjaNaickayar

2) 18-10-2023 -Xerox Copy of Adangal Extracts issued by Head Quarters Deputy Thasildhar,Katpadi infavour of Thanja Naickayar

3) 16-07-2021 – Xerox Copy of Death Certificate of Thanja Naickayar issued by Sub-Registrar Katpadi

4) 03-12-2007 – Xerox Copy of Legal heirship Certificate of Thanja Naickayar issued by Thasildhar,Katpadi

5) 26-05-2008 - Xerox Copy of Release Deed executed by Muniannam infavour of **Janakiraman** **The Owner No : 1 here in** (Doc.No.5228/2008)

6) 28-03-2003 - Xerox Copy of Patta Pass Book issued by Issued by Thasildhar, Katpadi infavour of Janakiraman

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7) 24-09-2008 - Xerox Copy of Sale Deed executed by JanakiRaman And his Daughter namely Mariammal & his Son Ramesh infavour of Jayavelu for Only 2 Cents (Doc.No 10017 /2008)

8) 29-09-2023 – Xerox Copy of Chitta Extract issued by Revenue Department infavour of Janakiraman **The Owner here in Vide Separate Patta No : 564**

9) 30-11-2023 – Affidavit given by Mala stating that Mala @ Mariamma one and the same Person

10) 30-11-2023 - Encumbrance Certificate Period From 01-01-987 to 29-11-2023

4. TRACING OF TITLE:

As Seen from The "A" Register Extract and Adangal Extracts issued by Head Quarters Deputy Thasildhar,Katpadi for a Period of 30 Years the land of Hr 0.25.5 in S.N. 501/1 in Brammapuram Village was Stood in the name of Thanja Naickayar and he is in Possession and enjoyment of the same for more than 30 years and he has Perfected is title by his adverse Possession also.

As Seen from The Death Certificate and legal heirship Certificate issued by Thasildhar, Katpadi aforesaid Thanja Naickayar Died on 16-10-1998 and leaving behind his Daughter Muniammal and his Son Janakiraman as his heirs and they inherited the above Property.

The said Muniammal executed a registered release deed on 26-05-2008 Vide Doc.No 5228 /2008 relinquishing her half share in the above land of Hr 0.25.5 in S.No. 501/1 in Brammapuram Village to the remaining Co-Sharer Janakiraman.

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As seen from The Patta Pass Book issued by Thasildhar, Katpadi on 28-03-2003 the above land of Hr 0.25.5 in S.N. 501/1 in Brammapuram Village is also standing in the name of Janakiraman.

The said Janakiraman and his Daughter namely Mariammal & his Son Ramesh have Jointly Sold the land of Ac 0.02 in S.No. 501/1 in Brammapuram Village to Jayavelu for Proper, Valid and binding Consideration of Rs 10,000/-Under the registered sale Deed dt.24-09-2008 Vide Doc.No.10017 /2008.

Recognizing his Possession and enjoyment The Revenue Department also issued Chitta Extract infavour of Janakiraman Vide Separate Patta Number 546.

Since the Property is ancestral in nature, So Janakiraman and his Daughter namely Mariammal @ Mala & his Son Ramesh all are having right in the Property.

As seen from The Affidavit given by Mariammal, Daughter of Janakiraman mentioned that , Originally her name is Mala and Knick name is Mariammal the said Mariammal @ Mala is One and the same Person.

Thus the Owners herein Janakiraman, Mala @ Mariammal & Ramesh have claims title to the property

5. ENCUMBRANCE:

The perusal of Encumbrance certificate period from 01-01-1987 to 29-11-2023 does not disclose any subsisting encumbrance over the property .

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CONCLUSION:

After perusal of the above records I am of the opinion that the owners here in **Janakiraman, Mala @ Mariammal & Ramesh** have got clear, absolute, Valid and marketable title free from Encumbrances up to 29-11-2023 over the Schedule Mentioned Property.

NOTE :

1) Before Purchase the intending Purchaser shall be ascertain the Particulars of Children of Janakiraman , Since as per earlier Sale Deed mentioned Janakiraman is having One Dauughter namely Mala @ Mariamma and One Son Ramesh.

2) Before Purchase the intending Purchaser shall be Measure the Property & Identify the Same .

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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.