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DIGITALLY VERIFIED RECORD

T. M. VALLATHARASU, B.E., B.L.,
Advocate

Panel Advocate: Canara Bank.

"Manu Associates"
No.41 & 42, Kailash Arcade,
Beema Nagar, Heber Road,
Trichy – 620001.
Ph:9965522155.

Date: 03.01.2024

TITLE SEARCH REPORT

Customer Name: To whomsoever it may concern.

Present Property Owner: Mr. P. Manikandan, S/o. Pannerselvam, No.62, North Street, Ponvilaithanpatti, Shozhagampatti, Boothalur Taluk, Thanjavur – 613102.

SCHEDULE OF PROPERTY

Item – I:

Vacant land of Ayan Punjai measuring an extent of **Acre. 0.81 ½ Cents** in **Survey No.4/3,** Tiruverambur Taluk, Thuvakudi Village, Tiruverambur Sub – Register Office, Trichy District.

Item – II:

Vacant land of Ayan Punjai measuring an extent of **Acre. 0.50 Cents** in **Survey No.4/1B,** Tiruverambur Taluk, Thuvakudi Village, Tiruverambur Sub – Register Office, Trichy District.

Item – III:

Vacant land of Ayan Punjai measuring an extent of **Acre. 1.00 Cents** in **Survey No.4/2B,** Tiruverambur Taluk, Thuvakudi Village, Tiruverambur Sub – Register Office, Trichy District.

Totally Acre. 2.31 ½ Cents in three survey numbers.

T.M. VALLATHARASU TRICHY ADVOCATE

LIST OF DOCUMENTS PERUSED / SCRUTINISED

Sl.No.	Date	Nature of Document	Registration Number	Remarks
1.	03.09.1964	Sale deed executed by K.Subramaniyapillai in favour of K.Maruthamuthu.	4821/1964	Xerox
2.	03.01.2023	Sale deed executed by K.Maruthamuthu in favour of P.Manikandan.	03/2023	Xerox
3.	01.06.2023	Patta in name of P.Manikandan for Item – I	7197	Xerox
4.	27.06.1970	Settlement deed executed by T.S.Kandasamy in favour of K.Saraswathi ammal.	929/1970	Xerox
5.	30.03.2022	Death certificate of K.Saraswathi ammal.	18884-000066	Xerox
6.	09.06.2022	Legal heir certificate of K.Saraswathi ammal.	TN-7202204301819	Xerox
7.	19.09.2022	Sale deed executed by K.Maruthamuthu and Co., in favour of P.Manikandan.	7748/2022	Xerox
8.	01.06.2023	Patta in name of P.Manikandan for Item – II	7208	Xerox
9.	01.06.2023	Patta in name of P.Manikandan for Item – III	7209	Xerox
10.	03.01.2024	Encumbrance certificate for 01.01.1987 – 01.01.2024	---	Online Copy

T.M.VALLIATHARASU ERODE ADVOCATE

Devolution of Title Flow

On perusal of the documents, recitals and the information furnished by the party concerned, it is observed here that:

With respect to Item – I:

By recital of document No – 1, it came to know that Item – I originally belongs to one K.Subramaniyapillai. Item – I originally constitutes within total extent of Acre.8.96 Cents in Survey No.4 of Thuvakudi Village. Out of the entire extent, said K.Subramaniyapillai had sold a portion of extent Acre.1.00 Cents at Western side in favour of one K.Maruthamuthu vide a sale deed dated 03.09.1964 and the same has been duly registered as Sale deed No.4821/1964.

Subsequently the survey number has been Sub – Divided as No.4/3 for Acre.1.00 Cents.

By virtue of above sale deed, said K.Maruthamuthu had sold a portion of Acre.0.81 ½ Cents (Item – I) out of Acre.1.00 Cents in favour of one P.Manikandan vide a sale deed dated 03.01.2023 and the same has been duly registered as Sale Deed No.03/2023 (Document No – 2).

Being the absolute owner of the subject property Item – I, said P.Manikandan had obtained individual patta in his favour (Document No – 3).

The newly Sub – Divided Survey No.4/3.

With respect to Item – II and III:

By recital of document No – 4, it came to know that Item – II & Item – III originally belongs to one T.S.Kandasamy. Item – II & III originally constitutes within total extent of Acre.8.96 Cents in Survey No.4 of Thuvakudi Village. Out of the entire extent, said T.S.Kandasamy had settled a portion of extent Acre.1.50 Cents at Western side in favour of his daughter K.Saraswathi ammal vide a settlement dated 27.06.1970 and the same has been duly registered as Sale deed No.929/1970 (Document No – 4).

T.M. VALLATHARASU TRICHY ADVOCATE

Subsequently the survey number has been Sub – Divided as No.4/1 for Acre.0.50 Cents (Item – II) & 4/2 for Acre.1.00 Cents (Item – III).

While it is so, said K.Saraswathi ammal had died intestate on 30.03.2022 (Document No – 5) leaving behind her legal heirs namely 1) K.Maruthamuthu, 2) M.Meena, 3) M.Latha and 4) M.Sanjay (Document No – 6) to succeed her estate.

Hence, said legal heirs 1) K.Maruthamuthu, 2) M.Meena, 3) M.Latha and 4) M.Sanjay had become the joint owners of Item – II & III who had jointly sold the Item – II & Item – III in favour of one P.Manikandan vide a sale deed dated 19.09.2022 and the same has been duly registered as Sale Deed No.7748/2022 (Document No – 7).

Being the absolute owner of the subject property Item – II & III, said P.Manikandan had obtained individual patta in his favour (Document No – 8 and 9 respectively).

The newly Sub – Divided Survey No.4/1B and 2B.

From the recital of EC (Document No – 10), there is no any encumbrance in the subject property till 01.01.2024.

OPINION:

I, opine that **Mr. P.Manikandan,** S/o. Mr. Pannerselvam, is the absolute owner of the scheduled property and has got valid, clear and marketable title over the subject property subject to the production of a nil certificate of encumbrance for the period 02.01.2024 to till the date of proposed layout approval.

T.M. VALLATHARASU TRICHY ADVOCATE

ADVOCATE

T.M. VALLATHARASU, B.E.,B.L
ADVOCATE
MS/2307/12
MANU ASSOCIATES
No.41&42, Kailash Arcade,
Beema Nagar, Hebar Road
Trichy - 620 001.
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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
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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.