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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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Legal opinion

Legal opinion with regard to title to the property S.Anbalagan, son of Subramanian, residing at No. 206, Melbagam, Alakkudi Principal, Alakudi, ThanjavurTaluk.

DESCRIPTION OF PROPERTY

Thanajvur Registration District, Vallam Sub- Registry, ThanjavurTaluk, Alakudi Principal Village, Punjai old S.No.336/4, as per computerized Patta No. 6339 sub-divided and now in New S.No. 336/4A- 0.17.50ares full extent

Boundaries given as per VAO certificate:

East of pathway in S.No. 336/3

West of Thangavelpilla, Chandramohanpunjai in S.No. 336/4B,

South of Natham Division in S.No.359/13B,

North of Panchayat East west Road leading to Panchayat

LIST OF DOCUMENTS:

SL. No.	Date	Particulars of the documents	Remarks
1	-----`	'A' Register extract in the name of Rethinathammal	Xerox
2	31.07.2023	Certificate issued by the VAO of Alakkudi Chief	Original
3	12.04.2022	Registered sale deed executed by Pusphavalli in favour of S.Anbalagan Doc.No.936/2022	Xerox
4	22.04.2022	Patta transfer order in the name of Anbalagan	Xerox
5	29.12.2022	FMB	Xerox
6	02.08.2022	Chitta extract in the name of Anbalagan	Xerox

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7	02.08.2022	Adangal extract in the name of Anbalagan	Xerox
8	08.06.2023	Boundaries certificate issued by the VAO of Alakkudi Chief	Xerox
9	31.07.2023	Encumbrance certificate from 01.01.1975 to 30.07.2023	On line print out

DEVOLUTION :-

The subject matter of this opinion property i.e, the property situate inPunjai old S.No.336/4-0.17.50 ares originally belonged to one Rethinathammal which is evident by the UDR 'A' Register extract produced.

The said Rethinathammal died leaving behind her only daughter Pushavalli as her legal to evident it the Certificate dated 31.07.2023 issued by the VAO of Alakkudi chief is produced.

The said Pushapalli sold the subject matter of this opinion property i.e, the property situate in Punjai old S.No.336/4, as per computerized Patta No. 6339 sub-divided and now in New S.No. 336/4A- 0.17.50ares full extent in favour of the S.Anbalagan through a sale deed dated 12.04.2022, registered as document No. 936/2022 and thus Anbalagan became the absolute owner of the property.

After purchase anbalagan changed the patta for the property which is evident by the order of the zonal Deputy Thashildar, Thanjavurdated 22.04.2022 produced.

The chitta and adangal extract dated02.08.2022 issued by the VAO of Alakkudi Village also stands in the name of Anbalaganj. The VAO of Alakkudi Village has issued a certificate stating that S.No. 336/4A- 0.17.5ares stands in the name of Anbalagan and the said property is having following boundaries :- East of pathway in S.No.336/3, West of Thangavelpilla, Chandramohanpunjai in S.No. 336/4B, South of Natham Division in S.No.359/13B,North of Panchayat East west Road leading to Panchayat.

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The FMB for the S.No.336 issued by the VAO of Alakkudi Village is produced and the subject matter of this opinion property find place therein.

The encumbrance certificate covering the period from 01.01.1975 to 30.07.2023 produced for perusal. It shows nil encumbrances.

Therefore I am of opinion that S.Anbalagan, son of Subramanianhas got good, valid and marketable title over the above said property, free of encumbrances.

Note:-

This opinion is given with regard to the property in

Thanajvur Registration District, Vallam Sub- Registry, ThanjavurTaluk, Alakudi Principal Village, Punjai old S.No.336/4, as per computerized Patta No. 6339 sub-divided and now in New S.No. 336/4A- 0.17.50ares full extent

Remarks:-

This opinion is given based on the Xerox copy of the documents alone.

Advocate

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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.