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DIGITALLY VERIFIED RECORD

P.P.SHEELA DEVI, B.A.,B.L.,
MS.No.: 712 / 1993
Advocate & Local Govt Pleader
Thanjavur.
38/1, Raja Complex, Court Road, Thanjavur. - 613 001.
Cell : 99944 82333

Date : 24-06-2024

Legal Opinion :

Legal opinion with the regard to the title of **Mr.A.Peter Son of Mr.Arockiyasamy** and **Mrs.Glory Angela wife of Mr.A.Peter** both are residing at P.No:81, 10th Street, VOC Nagar, Arulananda Nagar West Extension, Thanjavur - and the legal scrutiny as follows.

Description of Property :

Thiruvarur Registration District, Thiruvarur District Thiruthuraipoondi Sub Registry, Thiruthuraipoondi Taluk, Varambiyam Panchayat, Thiruthuraipoondi Village,

1. S.No:195/4 – Nanjai – Hec.0.35.50 Ares – 0.88 cents- full
2. S.No:195/5A-Nanjai- Hec 0.88.00 Ares-2 Acre 17 cents
3. S.No:195/5B- Nanjai- Hec 0.16.50 ares-041 cents
4. S.No:197/3-Nanjai- Hec 0.31.50 ares- 0.78 cents
5. S.No:197/4-Punjai-Hec 0.01.50 ares- 0.04 cents
6. S.No:194/1A1A2-Nanjai-Hec 0.58.26 ares -1 Acre 44 cents
7. S.No:194/1B1A2-Nanjai-Hec 0.19.00 ares- 0.47 cents
8. S.No:190/2B- Nanjai-Hec 0.24.68 ares- 0.61 cents
9. S.No:190/2A2-Nanjai-Hec 0.08.00 ares-0.20 cents
10. S.No:194/4-Nanjai-Hec 0.11.00 aes- 0.27 cents
11. S.No:190/4-Nanjai-Hec 0.05.00 ares- 0.12 cents

Totaling Hec 2.98.94 ares = 7 Acre 38 cents

24/6/24
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Details/ Description of the documents scrutinized:

S.NO	Date Of document	Name of the parties	Doc. No.	Original/ certified/ Xerox copy/ True copy
1.	18.04.1966	Registered Sale deed executed by Thethiravu Nadar , Augustin Nadar in favour of A.Arockiyasamy Nadar	821/1966	Xerox
2.	04.04.2024	Registered Release deed executed by J.B.Isabilla A.Aruldass A.Sopi in favour of A.Peter	1049/2024	Xerox
3.	27.01.1987	Death Certificate of Arockiyasamy Nadar	--	Xerox
4.	05.03.1987	Legal heirship Certificate of Arockiyasamy Nadar	--	Xerox
5.	17.08.2016	Death Certificate of Mary Arockiyasamy	--	Xerox
6.	04.04.2024	Computerized Chitta in the name of A.Peter Patta No:1941	--	Xerox
7.	30.11.1959	Registered Partition Deed entered into Y.A.Arockiyasamy Nadar-1 Aruputhasamy Nadar -2 A.Mary Josphin Ammal -3 A.Mary AMmal -4 A.Rosilin AMmal -5 A.AMalorpavamary Ammal -6 Victoriya A,mal - 7	88/1960	Xerox
8.	05.02.1970	Registered Settlement Deed execute d by Mary Arockiyasamy In favour of A.Amalorpava Mary	746/1970	Xerox

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9.	02.02.1996	Registered Will executed by A.Amalorpava Mary Ammal	--	Xerox
10.	17.02.2022	Death Certificate of Amalorpava Mary Ammal	--	Xerox
11.	25.10.1996	Registered Will executed by A.Mary Arockiyasamy	38/1996	Xerox
12.	17.08.2016	Death Certificate of Mary Arockiyasamy	--	Xerox
13.	13.04.2024	Registered settlement deed executed by A.Aruldoss in favour of A.Peter	1118/2024	Xerox
14.	04.04.2018	Registered sale deed executed by A.Aruldoss in favour of P.Glory Angel	746/2018	Xerox
15.	22.05.2024	Computerized Chitta in the name of A.Peter	--	Online Copy
16.	--	A Register Extract	--	True Copy
17.	22.05.2024	Survey Sketch for the Properties	--	Online Copy
18.	22.05.2024	Encumbrance certificate from 01.01.1975 to 21.05.2024 For S.No: 190/2	--	Online Copy
19.	22.05.2024	Encumbrance certificate from 01.01.1975 to 21.05.2024 For S.No: 194/1A	--	Online Copy
20..	22.05.2024	Encumbrance certificate from 01.01.1975 to 21.05.2024 For S.No: 194/1B	-	Online Copy
21.	22.05.2024	Encumbrance certificate from 01.01.1975 to 21.05.2024 For S.No: 195/4	--	Online Copy
22.	22.05.2024	Encumbrance certificate from 01.01.1975 to 21.05.2024 For S.No: 195/5A	--	Online Copy

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23.	22.05.2024	Encumbrance certificate from 01.01.1975 to 21.05.2024 For S.No: 195/5B	--	Online Copy
24.	22.05.2024	Encumbrance certificate from 01.01.1975 to 21.05.2024 For S.No: 197/3 and 197/4	--	Online Copy

Devolution of title :

The Property concerned in Nagapatinam Registration (now as Thiruvarur Registration District) Thiruthuraipoondi Sub - Registry, Theevammpuram Vattam, **S.No:195/4** an extent of **0.88 cents** originally belonged to A.Arockiyasamy Nadar. He purchased the said property from Thethiruvu Nadar and Augustin Nadar through a registered sale deed dated 18.04.1966 for valid consideration. The said sale deed is registered as Doc.No:821/1966 at Theruthuraipoondi SRO. The said sale deed produced for perusal. After purchase, Mr.A.Arockiyasamy Nadar enjoyed the property concerned. He died on 20.01.1987 leaving behind his legal heirs **Mrs.A.Mary Arockiyasamy** (wife), **J.B.Isableela** (Daughter), **A.Peter** (Son), **A.Aruldoss** (son) and **Mrs.A.Sofi** (Daughter). The death and legal heriship Certificate of A.Arockiyasamy produced for perusal. During their course of enjoyment, Mary Arockiyasamy died on 07.04.2012. The death Certificate of Mrs.Mary Arockiyasamy also produced for perusal.

The property in S.No:195/4-an extent of 0.35.50 ares enjoyed by all in common. Later On 04.04.2024 the said **J.B.Isableela , A.Aruldoss** and **Mrs.A.Sofi** executed a registered release deed in favour of Mr.A.Peter and relinquished their right in the property concerned. The said Release Deed is registered as Doc No: 1049/2024 at SRO Thiruthuraipoondi.

After the Release, A.Peter become the absolute owner of the property concerned and changed the patta in his name and the Computerized Chitta for S.No:195/4 , Patta No:1941 standing in the name of Mr.A.Peter produced for perusal.

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On 30.11.1959 thus was registered Partition entered in between Y.A.Arockiyasamy Nadar, Aruputhasamy Nadar, A.Mary Josphin Ammal, A.Mary Ammal, A.Rosilin Ammal, A.Amalorpavamary Ammal, Victoriya Ammal. The said partition is registered as Doc.No:88/1960. In the said partition **"D" schedule of the properties allotted to A.Mary Ammal**. The properties concerned in S.No:194/1A – an extent of 3 Acre 53 cents , S.No: 190/2 – 1 Acre 26 cents, S.No: 190/4- 0.12 cents, S.No: 194/1B – 1 Acre 83 cents, S.No: 195/5A- 2 Acre 17 cents, S.No: 195/5B -041 cents and S.No: 197/3 – 0.78 cents comes under "D" schedule. After the partition. A.Mary Ammal enjoyed the property concerned.

On 05.02.1970 Mrs.Mary Arockiyasamy executed a registered settlement deed in favour of her sister A.Amalorpavamary and conveyed the property concerned in S.No:194/1A – 3 Acre 53 cents and S.No:194/1D – 0.75 cents. The said settlement deed is registered as Doc.No:746/1970. Thus A.Amalorpavamary enjoyed the property concerned.

On 02.02.1996 A.Amlorpavamary executed a registered Will in favour of A.Peter and A.Aruldoss and conveyed S.No:194/1A –Acre 1 and 44 cents and in S.No:194/1D – 25 cents in favour of A.Peter and in S.No:194/1D – 50 cents to A.Aruldoss. The said Will registered as Doc.No:4/1996.

The said A.Amalorpavamary died on 05.02.2022 and the death certificate of A.Amalorpavamary produced for perusal After the death of A.Amalorpavamary, the Will to came into effect. The beneficiaries of Will, A.Peter and A.Aruldoss enjoyed their properties.

On 25.10.1996 Mary Arockiyasamy executed a Will in favour of A.Peter and others with regard to her properties. In the said Will "C" schedule of the property allotted to A.Peter. The properties concerned in **S.No:195/5A – 2 Acre 17 cents , S.No:195/5B – 0.41 cents, S.No:197/3 – 0.78** cents, **S.No:197/4 – 0.04 cents** and **S.No:190/2 – 0.61 cents** along with others properties allotted to **A.Peter**.

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The said Mary Arockiyasamy died on 07.04.2012 and her death Certificate produced for perusal. After her death, the Will came into effect and the properties enjoyed by the beneficiaries.

The property concerned in S.No:194/1B an extent of 1 Acre 83 cents belonged to Mrs.Mary Arockiyasamy .She executed a registered Will in favour of her son A.Aruldoss and conveyed the property in D Schedule of the Will. The said Will is registered as Doc No: 38/1996. Thus A.Aruldoss enjoyed the property concerned .The properties in S.No: 190/2 -0.65 cent and in S.No: 194/1B-1 Acre 83 cents allotted to A.Aruldoss along with other properties.

On 04.04.2018 A.Aruldoss executed a registered sale deed in favour of P.Glory Angela for valid consideration. The property concerned inS.No: **194/1B an extent of 0.46 2/3 cents** conveyed through the sale deed are the properties got through Will for A.Aruldoss. The said sale deed is registered as Doc No: 746/2018. **Thus P.Glory Angela is the owner of 194/1B an extent of 0.46 2/3 cents.**

On 13.04.2024 the said A.Aruldoss executed a registered settlement in favour of A.Peter and conveyed S.No: 190/2 A (190/2 old S.No)-0.08.00 ares-0.20 cents and in S.No: 194/1B1A (Old S.No: 194/1B) -0.11.00 ares-0.27 cents out of love and affection. The Computerized chitta in the name of A.Aruldoss for the properties annexed with the settlement deed. The said settlement deed is registered as Doc No: 1118/2024.Thus **A.Peter become the owner for S.No: 190/2A2 -0.20 cents and S.No: 190/2B-61 cents.**

The A register for the properties issued by VAO of Theevammapuram also produced for perusal. The survey Sketch and the computerized chitta for all the properties also produced for perusal. The computerized chitta for the properties in the name of A.Peter and Mrs.Glory Anglea also produced. The survey sketch of the properties perused.

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Encumbrance certificate from 01.01.1975 to 21.05.2024 produced. It shows no encumbrances.

CERTIFICATE OF GOVERNMENT PLEADER

Therefore I am of opinion that **Mr.A.Peter Son of Mr.Arockiyasamy and Mrs.Glory Angela wife of Mr.A.Peter,** both are residing at P.No:81, 10th Street, VOC Nagar, Arulananda Nagar West Extension, Thanjavur has got a valid, good an d a marketable title to the property concerned, free of encumbrances.

Place:Thanjavur
Date :24.06.2024

GOVERNMENT PLEADER

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.
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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.
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One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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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.
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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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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.