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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

M.BALAMURUGAN, B.A., B.L.,
Additional Government Pleader cum
Additional Public Prosecutor
ARIYALUR.

Roll No.: MS 585 / 2009
Cell No.: 97881 99049

LEGAL OPINION:

Date: 16-08-2024

1. Names and address of the applicants :

1) Velmurugan S/o Singaravel,
Vandayar Street,
Karadikulam village,
Udayarpalayam Taluk,
Ariyalur District.

2) Mujibur Rahman S/o Ahamedshah,
Road Street,
Puduchvadi Village,
Udayarpalayam Taluk,
Ariyalur District.

2. Description of Properties:

1) Ariyalur District, Ariyalur Regn. Dist, Udayarpalayam Sub-Regn. Dist., Ariyalur Taluk, Vilangudi village, S.F no 102/4B1D – 0.21.90 ars - within the following four-boundaries: to the south of Balamurugan and Thirunavukkarasu's land, to the west of 2nd item, to the north of Selvampillai's land and to the east of Kolanjipillai's land.

2) Ariyalur District, Ariyalur Regn. Dist, Udayarpalayam Sub-Regn. Dist., Ariyalur Taluk, Vilangudi village, S.F no 102/5A3 – out of 0.80.80 Ars-0.58.50 Ars - within the following four-boundaries: to the south of the executant's land and thar road, to the west and north of Selvam's land and to the east of 1st item.

16-8-24

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3. Documents Perused : Date: 16-08-2024

1. Registered partition deed dated 31/01/1972 in between Arunachalam Pillai, Subramaniyan and Selvam - Xerox
2. Registered Sale deed dated 24/06/2024 executed by Subramaniyan in favour of the applicants - Xerox
3. Registered power of attorney deed dated 25/01/2024 executed by Lavanya in favour of Subramaniyan
4. Registered power of attorney deed dated 30/01/2024 executed by Sangita in favour of Subramaniyan
5. 10(1) Chitta in respect of 1st item stands in the name of applicants Velmurugan and Mujibur Rahman - Xerox
5. 10(1) Chitta in respect of 2nd item stands in the name of applicants Velmurugan and Mujibur Rahman - Xerox
6. EC from 01.01.1975 to 18.07.2024 reveals nil encumbrances.

4. Tracing of Title :

Both the items were originally belonged to Arunachalam pillai. It is an ancestral property of him. He had two sons namely Subramaniyan and Selvam. Among the family members the three of them had entered into a partition deed dated 31/01/1972 through the document number 128/1972. From the above said partition deed the above said properties were allotted to Subramaniyan. The above said Subramaniyan had two daughters namely Sangita and Lavanya. The above said two daughters had given a power of attorney to their father Subramaniyan through the document number 1/2024 and 2/2024 dated 25/01/2024 and 30/01/2024 respectively. In his turn the above said Subramaniyan had executed a sale deed in favour of the applicants for himself and as a power agent for his daughters through the document

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number 1786/2024 dated 24/06/2024. After the above said sale deed the applicants were in absolute possession and enjoyment of the property. The revenue records filed herewith clears the title of the property in the name of applicant.

Thereby the said Velmurugan and Mujibur Rahman had become absolute owner of the properties. Thus the derivation of title is clear and valid. The revenue records cited above reveal that the applicant has been in effective and exclusive possession and enjoyment. The EC does not reveal any subsisting encumbrance.

5. Opinion :

After going through the records and careful scrutinization, I am of the opinion that the applicant Velmurugan and Mujibur Rahman had got absolute and marketable right and title over the above mentioned property. So approval for lay-out may be granted in his favour.

16-8-24

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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.