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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

M.SARAVANAN B.Com., B.L
Government Pleader
Additional District & Sessions Court
Notary Public
Tirupattur Municipality Advocate
Commissioner of Oaths

No.1, Thiru-Vi-Ka Road,
Tirupattur - 635 601.
Tirupattur District.
E.mail : saravanan.bcom.bl@gmail.com
Mobile : 9443626343.

Date: 16.03.2024

LEGAL OPINION

NAME OF THE APPLICANTS:

The following documents were furnished by Mr.S.ARUN KUMAR Son of SEKAR residing at No.1/6, Jammanapudhur Village, A.K.Mottur Panchayat, Tirupattur Taluk, Seeking Legal Opinion for the Schedule Properties mentioned here under.

SCHEDULE PROPERTIES

1. All that piece of the land situated in survey No.446/2 and new number after sub-division, Survey No.446/2D, Tirupattur District, Tirupattur Sub-Reg District, Tirupattur Taluk, Tirupattur Joint-II Sub-Reg Office, Tirupattur Panchayat union, A.K.Mottur Village dry land extending the measuring are 0.74 cents (i.e) 0.30.0 Hectares.

2. All that piece of the land situated in survey No.446/2 and new number after sub-division, survey No.446/2F, Tirupattur District, Tirupattur Sub-Reg District, Tirpattur Taluk, Tirupattur Joint-II Sub-Reg Office, Tirupattur Panchayat union, A.K.Mottur Village dry land extending the measuring are 0.39 cents (i.e) 0.15.50 Hectares.

3. All that piece of the land situated in survey No.446/2 and new number after sub-division, survey No.446/2E, Tirupattur District, Tirupattur Sub-Reg District, Tirpattur Taluk, Tirupattur Joint-II Sub-Reg Office, Tirupattur Panchayat union, A.K.Mottur Village dry land extending the measuring are 0.02½ cents (i.e) 0.01.0 Hectares there about bounded as follows.

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East	:	Dakshinamurthy Land
West	:	Jeyaseelan, Sathesh Land & Road
North	:	Jeyaseelan Land
South	:	Survey No.446/3A1 Property

All the above Schedule property in the above Survey No.446/2D, 446/2F, 446/2E totally measuring acre 1.15 ½ cents (i.e) 0.46.50 Hectares.

4. The following documents were furnished for the perusal. Registered Sale Deed executed by Mr.M.Sekar (alias) Jaganathan, Mr.S.Lokesh, Mrs.Nithiya, Mr.R.Jagathambal, Mrs.Sangeetha, Mrs.Narmadha, Mr.Jothinathan, Mrs.Prabhavathi in favour of the applicant Mr.S.Arunkumar by the way of registered sale deed Dt. 4th March 2024 Vide Document No.1720/2024.

5. Encumbrance Certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1075 to 15.03.2024.

6. On the Perusal of the records the Schedule Properties were owned by Mr.Marappa Gounder by the way of Registered Sale Deed and after the demise of Marappa Gounder the Schedule properties were made partition deed between the siblings and his son Mr.M.Sekar (a) Jaganathan owns the 'D' schedule properties and Mr.Ranganathan owns the 'C' Schedule properties registered before Registrar office of Tirupattur Vide Document No.2953/2005 and independent Patta bearing No.807 in the name of Mr.Sekar (a) Jaganathan and Joint Patta bearing No.1319 by this way he owns the Schedule property Joint Patta bearing No.1319 in the name of Mr.Ranganathan and Mr.Ranganathan S/o. Marappa Gounder died on

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21.07.2020 leaving behind Mrs.R.Jagathambhal (wife) Mr.Sangeetha (daughter)., Mr.Narmadha (daughter) Mr.Jothinathan (son) and Prabhavathi (daughter) as his legal heirs, Legal Certificate No.TN-720200923450 dt.27.9.2020 granted by the Thasildar office of Tirupattur. Mr.M.Sekar (alias) Jaganathan he and his legal heirs Mr.S.Lokesh (son) Mrs.Nithya (daughter) together executes the Register Sale Deed along with the legal heirs of Mr.M.Ranganthan, Mrs.R.Jagathambhal (wife) Mrs.Sangeetha (daughter) Mrs.Narmadha (daughter) Mr.Jothinathan (son) and Prabhavathi (daughter) as the executant Mr.Jothinathan S/o. M.Ranganathan one of the execuant owns the another Schedule of property by way of Registered Sale Deed document, Register before the Sub Registrar office of Tirupattur Joint-II office, vide document No.7391/2023. In the whole the schedule properties were owned by the way of partition deed and Registered Sale deed documents and this same was Registered by the Executants Mr.Sekar (alias) Jaganathan-1, Mr.Lokesh-2, Mrs.Nithya-2, Mrs.R.Jagathambhal-4, Mr.Sangeetha-5, Mrs.Narmadha-6, Mr.Jothinathan-7 and Mrs.Prabhavathi-8 in favour of the applicant Nr.S.Arunkumar by way Registered Sale deed, Register before the sub Registrar Joint-II office of Tirupattur dt.04th March 2024 vide document No.1720/2024.

7. Independent Patta bearing No.3634 of the A.K.Mottur Village granted by the Thasildar office of Tirupattur in the name of the applicant S.Arunkumar.

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8. VAO Certificate as dry land in the name of the applicant Mr.S.Arunkumar Computerised Chitta, Patta, Adangal, A-Register, FMB in the name of the applicant Mr.S.Arunkumar.

9. Encumbrance for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 15.03.2024 reveals that there is not existing encumbrance over the above properties mentioned above.

10. Ever since the date of purchase made by the applicant Mr.S.Arunkumar he took the possession and enjoying the same till this date.

Title :

After considering all the factors mentioned above the applicant Mr.S.Arunkumar is having valid title.

Opinion:

After perusal of the records mentioned I am of OPINION that the applicant Mr.S.Arunkumar is having "GOOD VALID, PERFECT AND MARKETABLE" Title over the properties mentioned above.

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16/3/2024

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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

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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.