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DIGITALLY VERIFIED RECORD

PROPERTY TITLE FLOW CHART

PRESENT OWNER
Mr. Deepak Dhariwal & Mr. S. Santhana Babu
(Jointly developed their land as a layout)

ITEM – 1
Extent : 75 Cents
S.No. : 142/5A & 142/5B

Original / Earlier Title Holders
(As per historical records)

Settlement Deeds (1979) & subsequent Koor Chit (As per records)

Mr. Arjuna Naicker & Mrs. Kasi Ammal
(Legal Heirs of Mr. Arjuna Naicker & Mrs. Kasi Ammal)

Sale through Power Agent
Mr. S. Sivaganam
(As per records)

Portions sold to
Mr. A. Chellasamy / Mrs. Uma/ Mrs. Meena
(As per records)

Subsequent inheritance / transfer of remaining portion
(As per records)

Sale Deed
(Doc.No.19543/2025, Dated : 09.09.2025)

Mr. Deepak Dhariwal
(Present Owner – Item 1)

ITEM – 2
Extent : 23 Cents
S.No. : 142/6A

Original Title Holder
Mr. Kishtappa Naicker
(As per records)

Legal Heirs of Mr. Kishtappa Naicker
(As per records)

Power of Attorney
(In favour of Mr. Kamalakkannan & Mr. Janarthanam)
(As per records)

Sale to Mr. K. Elumalai
(Doc.No.10828/2014, Dated : 22.05.2014)

Sale to Mr. V. Balakrishnan
(Doc.No.9671/2015, Dated : 07.04.2015)

Legal Heirs of Mr. V. Balakrishnan
(As per records)

Sale Deed
(Doc.No.12303/2024, Dated : 12.06.2024)

Mr. S. Santhana Babu
(Present Owner – Item 2)

JOINT DEVELOPMENT
(Mr. Deepak Dhariwal & Mr. S. Santhana Babu)
of their land as a Layout



PROPOSED LAYOUT
(Layout Development & House Sites)

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Guduvancheri – 603202

Chamber :
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High Court, Chennai – 104

Office:
No.4/4, West Road,
West CIT Nagar, Chennai

Date.24.12.2025

TO WHOM SOEVER IT MAY CONCERN
TITLE OPINION
SCHEDULE OF PROPERTY

Item -1

All that piece and parcel of vacant land comprised in old Survey No. **142/5A** and **142/5B,** as per patta new survey **No.142/5B1,142/5B2,142/5B3 and 142/5B4(Patta Nos.3988,3989,3990&3999)** measuring an extent of **75** cent, situated at PanagattupakkamVillage, formerly Chengalpattu Taluk, presently Vandalur Taluk, Chengalpattu District,

Situated within the Registration District of Chengalpattu and Sub Registration District of Thiruporur,

The property comprised in survey **No.142/5** forming part of a larger extent **75 cents** out of **1 Acre** 50 cents originally belonged to **Mr.Rajagopal Naicker** son of Mr.Subraya Naicker he having inherited by way of enjoyment of the same.

The said **Mr.Rajagopal Naicker** son of Mr.Subraya Naicker executed a settlement deed to in favour of **Mrs. Chinnakuzhanthai Ammal** wife of Mr.Loganathan Naicker to the above referred property, bearing Document **No. 42 of 1979** dated **07.01.1979,** registered at S.R.O. Thiruporur.

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The property comprised in survey **No.142/5** forming part of a larger extent **75 cents** out of **1 Acre** 50 cents originally belonged to **Mr.Adhikesava Naicker** son of Mr.Chinnappa Naicker he having inherited by way of enjoyment of the same.

The said **Mr.Adhikesava Naicker** son of Mr.Chinnappa Naicker executed a settlement deed to in favour of **Mrs. Anjala Ammal** wife of Mr.Adhikesava Naicker to the above referred property, bearing Document **No. 43 of 1979** dated **07.01.1979,** registered at S.R.O. Thiruporur.

In turn the above said **Mrs. Chinnakuzhanthai Ammal** wife of Mr.Loganathan Naicker and **Mrs. Anjala Ammal** wife of Mr.Adhikesava Naicker executed a unregistered KoorChit to the above referred property to in favour of **Mr.Arjunan Naicker** son of Mr. Adhikesavan Naicker and **Mrs. Kasi Ammal alias Kumari Ammal** wife of Mr.Sampath Naicker dated 21.06.1987 and right from the date on which they were in peaceful possession and enjoyment of the same without any hindrance whatsoever, the revenue records like patta had been issued their name separately. The patta **No.13** stands in the name of **Mr. Arjuna Naicker** and patta **No.150** stands in the name of **Mrs. Kasi Ammal alias Kumari Ammal** as evidenced by 'A'register.

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The said **Mr. Arjuna Naicker** son of Adhikesavan Naicker died intestate on **07.04.2001** leaving behind the legal heirs namely 1. **Mrs.Vasantha** wife of late Mr.Arjunan 2.**Mrs.Baby** daughter of late Mr.Arjunan 3. **Mr.Boobalan** son of late Mr.Arjunan 4. **Mr.Kamal** son of late Mr.Arjunan 5. **Mrs. Anjalam** mother of late Mr.Arjunan to succeed his estate.

In turn the above said 1. **Mrs.Vasantha** 2.**Mrs.Baby** 3. **Mr.Boobalan** 4.**Mr.Kamal** 5. **Mrs. Anjalam** legal heirs of late Mr.Arjunan has executed a General Power of Attorney dated **27.09.2012** bearing document **No. 1193 of 2012** appointed **Mr.S.Sivaganam** son of Mr. Subramanian as his Power Agent in teralia to sell the above referred property to any third party by subdividing into house sites. And **Mrs. Kasi Ammal alias Kumari Ammal** wife of Mr.Sampath Naicker has executed a General Power of Attorney dated **27.09.2012** bearing document **No. 1194 of 2012** appointed **Mr.S.Sivaganam** son of Mr. Subramanian as his Power Agent in teralia to sell the above referred property to any third party by subdividing into house sites.

In turn the said 1.**Mrs. Kasi Ammal alias Kumari Ammal** 2. **Mrs.Vasantha** 3.**Mrs.Baby** 4. **Mr.Boobalan** 5.**Mr.Kamal** 6. **Mrs. Anjalam** through their power agent **Mr.S.Sivaganam** son of Mr. Subramanian, sold

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the property measuring an extent of **25** cents out of **1Acre 50 cents** to in favour **Mr. A.Chellasamy** son of Mr.S.Annamalai Konar, bearing Document **No. 12209 of 2012** dated **10.12.2012,** registered at S.R.O.Thiruporur. Subsequently revenue record has been mutated in his name patta **No.3989** measuring an extent of **20 cents.**

The above said 1.**Mrs. Kasi Ammal alias Kumari Ammal** 2. **Mrs.Vasantha** 3.**Mrs.Baby** 4. **Mr.Boobalan** 5.**Mr.Kamal** 6. **Mrs. Anjalam** through their power agent **Mr.S.Sivaganam** son of Mr. Subramanian, sold the property measuring an extent of **25 cents** out of **1Acre 50 cents** to in favour **Mrs. Uma** wife of Mr.Anthony Durai, bearing Document **No. 12211 of 2012** dated **10.12.2012,** registered at S.R.O.Thiruporur. Subsequently revenue record has been mutated in his name patta **No.3988** measuring an extent of **20 cents.**

The above said 1.**Mrs. Kasi Ammal alias Kumari Ammal** 2. **Mrs.Vasantha** 3.**Mrs.Baby** 4. **Mr.Boobalan** 5.**Mr.Kamal** 6. **Mrs. Anjalam** through their power agent **Mr.S.Sivaganam** son of Mr. Subramanian, sold the property measuring an extent of **25 cents** out of **1Acre 50 cents** to in favour **Mrs. Meena** wife of Mr.Jothimani, bearing Document **No. 12213 of 2012** dated **10.12.2012,** registered at S.R.O.Thiruporur. Subsequently

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revenue record has been mutated in his name patta **No.3990** measuring an extent of **20 cents.**

The remaining portion of the above referred property **15 cents** out of **75 cents** purchased separated documents by **Mr. A.Chellasamy, Mrs. Uma** and **Mrs. Meena** hence the patta has been issued jointly **patta No. 3999** stands in the name of 1.Mrs. Uma 2. Mr. Chellasamy 3. Mrs.Meena in the meantime Mrs. Uma wife of Mr.Anthony Durai died in testate on **19.05.2025** leaving behind the legal heirs namely 1.Mr. Anthony Durai 2. Mr.Mutharasu 3. Muthusaravanan 4. Mr.Muthusamy to succeed her estate.

In turn the above said 1.**Mr. A.Chellasamy, 2. Mrs. Meena** 3.**Mr. Anthony Durai** 4. **Mr.Mutharasu** 5. **Muthusaravanan** 6. **Mr.Muthusamy** has sold the schedule mentioned to in favour of **Mr.Deepak Dhariwal** son of Mr. Kundanmal Jain bearing Document **No. 19543 of 2025** dated **09.09.2025**, registered at S.R.O.Thiruporur. Subsequently revenue records have been mutated in his name patta **Nos.3988,3989,3990 and 3999.**

Item -2

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land comprised in old Survey No. **142/6A** as per patta new survey **No.142/6A1A2 (Patta No.1309)** measuring

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an extent of **23 cent,** situated at PanagattupakkamVillage, formerly Chengalpattu Taluk, presently Vandalur Taluk, Chengalpattu District,

Bounded on the

NORTH BY : Survey.No.142/5B,
SOUTH BY : Plot Nos. 12B,12A&30 Feet Road Pasumai Nagar,
EAST BY : Road,
WEST BY : Plot No.20 A Pasumai Nagar ,
Situated within the Registration District of Chengalpattu and Sub Registration District of Thiruporur,

The property comprised in survey **No.142/6A** forming part of a larger extent **23 cents** out of **45** cents originally belonged to **Mr.Kishtappa Naicker** son of Mr.Arumuga Naicker he having inherited by way of enjoyment of the same without any hindrance whatsoever hence the patta had issued in his name patta **No.96** evidenced by **'A'register.**

The said **Mr.Kishtappa Naicker** son of Mr.Arumuga Naicker died in testate on **30.12.1999** leaving behind the legal heirs to succeed his estate namely **1.Mr. Kamalakkannan 2.Mr.Janarthanam . Mrs. Pattammal 4. Mrs.Chellammal 5.Mrs.Alamelu 6.Mrs.Prabhavathy 7.Mrs.Gajalakshmi,.**

In turn the above said 1.Mrs. Pattammal 2.Mrs.Chellammal 3.Mrs.Alamelu 4.Mrs.Prabhavathy 5.Mrs.Gajalakshmi, and 6.Mr. Kothandan son of Mr.Balaraman 7. Mr.Neelamegan son of Mr.Balaraman

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8. Mr.Purusothaman son of Mr.Balaraman 9.Mrs.Pathma daughter of Mr.Balaraman 10.Mrs. Gajalakshmi daughter of Mr.Balaraman 11. Mrs.Shanthi daughter of Mr.Balaraman has executed a General power of attorney dated **09.10.2013** bearing document **No. 14064** of **2013** appointed **Mr. Kamalakkannan and Mr.Janarthanam** as their Power Agent in teralia to sell the schedule mentioned property and some other properties to any third party by subdividing into house sites.

The above said 1.Mrs. Pattammal 2.Mrs.Chellammal 3.Mrs.Alamelu 4.Mrs.Prabhavathy 5.Mrs.Gajalakshmi, and 6.Mr. Kothandan son of Mr.Balaraman 7. Mr.Neelamegan son of Mr.Balaraman 8. Mr.Purusothaman son of Mr.Balaraman 9.Mrs.Pathma daughter of Mr.Balaraman 10.Mrs. Gajalakshmi daughter of Mr.Balaraman 11. Mrs.Shanthi daughter of Mr.Balaraman sold the schedule mentioned property measuring an extent of 23 cents out of 45 cents through their power agent Mr. Kamalakkannan and Mr.Janarthanam to in favour of **Mr.K.Elualai son of Mr.Kuppusamy Naicker,** bearing Document **No. 10828 of 2014** dated **28.07.2014,** registered at S.R.O. Thiruporur subsequently revenue record has been mutated in his name Patta **No. 1309.**

Whereas the said Mr.K.Elualai son of Mr.Kuppusamy Naicker sold the schedule mentioned property to in favour of **Mr.V.Balakrishnan** son of

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Mr.Vengu, bearing Document **No. 9671 of 2015** dated **28.07.2015,** registered at S.R.O. Thiruporur.

The said Mr.V.Balakrishnan son of Mr.Vengu died in testate on **30.12.1999** leaving behind the legal heirs to succeed his estate namely **1.Mrs. P.P.Sheela** wife of late Mr.Balakrishnan **2. Mrs. Aishwarya** daughter of late Mr.Balakrishnan **3. Mr.B.Venkat Krishna** son of late Mr.Balakrishnan.

In turn the above said 1.Mrs. P.P.Sheela 2. Mrs. Aishwarya 3. Mr.B.Venkat Krishna sold the schedule mentioned property to in favour of **Mr.S.SanthanaBabu son of Mr.A.Shankar** bearing Document **No. 12303of 2024** dated **12.06.2024,** registered at S.R.O. Thiruporur.

The encumbrance certificates produced for survey No. 142/5A, 142/5B and 142/6A for a period commencing from **01.01.1975 to 11.10.2023,** and **12.10.2023 to 19.12.2025 and** encumbrance certificates produced for survey No. 142/6 for a period commencing from **01.01.1975 to 19.12.2025** do not disclose any subsisting encumbrance in the property referred above.

Subject to the production of documents in respect of **Item.1** of the schedule mentioned property **Mr.Deepak Dhariwal** son of Mr. Kundanmal Jain and in respect of **Item.2** of the schedule mentioned property

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Mr.S.SanthanaBabu son of Mr.A.Shankar, has got good, valid and marketable title to the property referred in schedule.

(S.SANTHANAM)

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ITEM 1

The following documents were produced for legal opinion

1. Copy of settlement deed bearing document No. 42/1979,
2. Copy of settlement deed bearing document No. 43/1979,
3. Copy of Koor chit dated 21.06.1987,
4. Copy of ;A: register,
5. Copy of death and legal heirs certificate of Mr.Arjunan,
6. Copy of General Power of attorney bearing document No.1193/2012,
7. Copy of General Power of attorney bearing document No.1194/2012,
8. Copy of sale deed bearing document No. 12209/2012,
9. Copy patta stands in the name of Mr.Chellasamy (Patta No.3989),
10. Copy of sale deed bearing document No. 12211/2012,
11. Copy patta stands in the name of Mrs.Uma (Patta No.3988),
12. Copy of sale deed bearing document No. 12213/2012,
13. Copy patta stands in the name of Mrs.Meena (Patta No.3990),
14. Copy patta stands in the name of Mrs.Uma, Mrs.Meena and Mr.Chellasamy (Patta No.3999),
15. Copy of death and legal heir's certificate of Mrs.Uma,
16. Copy of sale deed bearing document No.19543 of 2025,

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17. Copy of Patta stands in the name of Mr. Deepak Dhariwal (Patta No.3989) ,
18. Encumbrance certificates

ITEM 2

The following documents were produced for legal opinion

1. Copy of 'A' register,
2. Copy of death and legal heir certificate of Mr. kishtappa Naicker,
3. Copy of Power of Attorney deed bearing document No.14064 of 2013,
4. Copy of sale deed bearing document No.10828 of 2014,
5. Copy of sale deed bearing document No.9671 of 2015,
6. Death and legal heir certificate of Mr. Balakrishnan,
7. Copy of sale deed bearing document No. 12303 of 2024,
8. Encumbrance certificates.

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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.
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PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
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Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
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Property Tracker
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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
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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.