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ADVOCATE
ADDITIONAL GOVERNMENT PLEADER (A.S.J.) VELLORE

E-mail : lawyerkrishna65@gmail.com

Date 08/11/2025

LEGAL OPINION

1. NAME OF THE APPLICANT:

S. Sathik Basha, S/o. Late Shareef Sahap, residing at D.No.2/66A, Kamarajar Street, Ariyur, Vellore – 632 055, Vellore Taluk and District..

2. SCHEDULE OF PROPERTY:

வேலூர் மாவட்டம், வேலூர் பதிவு மாவட்டம், அணைக்கட்டு வட்டம், வேலூர் சப்டியைச் சேர்ந்த, "பூதூர்" கிராமம், சர்க்கார் புன்செய் சர்வே எண்.366/4A, பூரா விஸ்தீரணம் டெறக்டேர் 0.20.00 ஏர்ஸ்க்கு ஏக்கர் 0.50 செண்ட்க்கு தீர்வை ரூபாய் 1.00 இந்த தீர்வையுள்ள நிலம், இதற்கு ஜெக்பந்தி விவரம்.

புலிமேடு செல்லும் ரோட்டிற்கும், சர்வே எண்.366/1B3 -ல் உள்ள நிலத்திற்கும் கிழக்கு, சர்வே எண்.366/5A2-ல் வரும் நிலத்திற்கும், சர்வே எண். 366/1B3-ல் உள்ள நிலத்திற்கு மேற்கு, சர்வே எண்.366/4B-ல் உள்ள நிலத்திற்கு வடக்கு, சர்வே எண்.366/1B3-ல் உள்ள நிலத்திற்கு தெற்கு இதன் மத்தியில் மேற்படி டெறக்டேர் 0.20.00 ஏர்ஸ்க்கு ஏக்கர் 0.50 செண்ட் உள்ள நிலம். மேற்படி சொத்திற்கு தற்போது புதிய பட்டா எண்.2339 ஆகும்.

மேற்படி சொத்து பூதூர் கிராம பஞ்சாயத்து எல்லைக்குட்பட்டதாகும்.

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3. DOCUMENTS SCRUTINIZED:

1. 09/04/1965 – Xerox copy of the Sale deed stands in the name of Ramasamy Gounder. (Doc.No.1051/1965)
2. 15/10/1998 – Xerox copy of the Sale Deed executed by Ponniyammal and others in favour of Kannammal. (Doc.No.5475/1998)
3. 01/06/2011 – Xerox copy of the Consent Deed executed by Paramasivam in favour of Kannammal. (doc.No.6321/2021)
4. Computerized copy of the Patta No.1013 stands in the name of Kannammal.
5. 13/02/2020 – Xerox copy of the Death Certificate of Kannammal.
6. 26/08/2020 – Xerox copy of the Legal Heir Certificate of Kannammal.
7. 08/09/2023 – Xerox copy of the Sale deed executed by K. Vellaiyan and others in favour of D. Malliga. (Doc.No.9760/2023)
8. 04/10/2023 – Xerox copy of the Sale Deed executed by D. Malliga in favour of P. Vellaiyan. (doc.No.10563/2023)
9. 14/02/2024 – Xerox copy of the Sale Deed executed by V. Murugan in favour of P. Vellaiyan. (doc.No.1523/2024)

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10. Xerox copy of the Patta No.2339 stands in the name of Vellaiyan.

11. 03/09/2025 – Xerox copy of the Sale Deed executed by P. Vellaiyan in favour of S. Sathik Basha. (doc.No.9482/2024)

12. Computerized copy of the Patta No.3037 stands in the name of Sathik Basha.

13. 24/09/2025 – Xerox copy of the encumbrance certificate for the period from 01/01/1970 to 31/12/1974.

14. 06/09/2025 – Online copy of the Encumbrance Certificate for the period from 01/01/1975 to 05/09/2025.

4. TRACING OF TITLE:

The above mentioned documents were placed into my hands by the above applicant for legal opinion. On the careful scrutiny of the above documents it is evident that originally the schedule mentioned property was purchased by one Ramasamy gounder by way of registered sale deed dated 09/04/1965 in vide document No.1051/1965. From the date of purchase itself, the said Ramasamy gounder is in peaceful possession and enjoyment of the same without any encumbrance. After demise of Ramasamy gounder, his

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legal heirs have been in joint and constructive possession and enjoyment of the schedule mentioned property.

Thereafter the legal heirs of the deceased Ramasamy gounder namely 1. Ponniyammal, 2. Settu Ammal, 3. Srinivasan, 4. Annamalai had jointly sold the schedule mentioned property in favour of one Kannammal, W/o. Vellaiyan by way of registered sale deed dated 15/10/1998 in vide document No.5475/1998. There after one of the legal heir of the deceased Ramasamy Gounder namely Paramasivam had executed a registered consent deed (சம்மதப் பத்திரம்) dated 01/06/2021 in vide document No.6321/2021, since the said Paramasivam is working as Security in another district, hence he has not signed the sale deed dated 15/10/1998, hence the said Paramasaivam had executed a registered consent deed for the aforesaid sale deed dated 15/10/1998. From the date of purchase itself, the said Kannammal is in peaceful possession and enjoyment of the same. The Patta also stands in the name of Kannammal in Patta No.1013 in respect of the schedule mentioned property.

The said Kannammal died intestate on 13/02/2020 and leaving behind her husband Vellaiyan, her sons Vellaiyan, Settu, Murugan, Arumugam and her daughter Parameswari to succeed all her assets and liabilities. After demise of Kannammal, her legal heirs have been joint and constructive possession and enjoyment of the same.

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Thereafter, the legal heirs of the deceased Kannammal namely 1. K.Vellaiyan, 2. P. Vellaiyan, 3. V. Settu, 4. Parameswari, 5. V. Arumugam had sold the 5/6th share in the schedule mentioned property in favour of one D. Malliga, W/o. Duraisamy by way of registered sale deed dated 08/09/2023 in vide document No.9760/2023.

Thereafter, the said D. Mallaiga had sold the 5/6 share in the schedule mentioned property in favour of one P. Vellaiyan by way of registered sale deed dated 04/10/2023 in vide document No.10563/2023.

Thereafter, the legal heirs of the deceased Kannammal namely V.Murugan had sold the 1/6t share in the schedule mentioned property in favour of one P. Vellaiyan by way of registered sale deed dated 14/02/2024 in vide document No.1523/2024. Thereafter the said P. Vellaiyan is in peaceful possession and enjoyment of the entire schedule mentioned property without any hindrance. The Patta also stands in the name of P.Vellaiyan in Patta No.2339 in respect of the schedule mentioned property.

Thereafter the said P. Vellaiyan had sold the schedule mentioned property in favour of the above applicant namely S. Sathik Basha by way of registered sale deed dated 03/09/2025 in vide document No.9482/2025. From the date of purchase itself, the above said applicant is only in peaceful possession and enjoyment of the schedule mentioned property without any

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hindrance. The Patta also stands in the name of the above applicant namely Sathik Basha in Patta No.3037 in respect of the schedule mentioned property.

5. ENCUMBRANCES

The encumbrance certificate from 01/01/1970 to 05/09/2025 clearly shows that all the transactions have been clearly executed and there is no encumbrance till today for the above mentioned schedule of property.

6. CONCLUSION:

I have carefully perused the documents morefully detailed in the list of documents and I am of the tenable opinion that the applicant **S. Sathik Basha,** is having got clear absolute valid and marketable title and the applicant/owner got **every right and he can produce DTCP approval etc.**

ADDITIONAL GOVERNMENT PLEADER

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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.