Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

M.R.GOKUL KRISHNAN, LL.M(UK)
Additional Government Pleader

Room No.15, Government Pleaders Office, Madras High Court, Chennai - 600 104.

29th October 2025

ANNEXURE- C

LEGAL OPINION ON THE OWNERSHIP FOR ISSUING PLANNING PERMISSION UNDER TOWN & COUNTRY PLANNING ACT

This opinion is furnished after perusing relevant records to establish/comply with the requirement of DR 4(1)

The documents of title pertaining to the schedule mentioned property to this opinion, absolutely owned by **Mrs. VIJAYA NARAYANA RAO,** D/o. Mr. Narayana Rao & W/o. (Late) K. Chandrashekar, duly represented by her Power Agent - **Mr. N. RAMACHANDRAN,** S /o. Mr. R. Narayana Rao, who is in turn duly represented by his Power Agent - **M/s. AANIRUDH FLAT PROMOTERS PVT LTD,** duly represented by its Director **Mrs. V. NEERAJA,** W/o. Mr. S.Vijaykumar, were placed before me for my perusal and opinion for develop the land and to apply and obtain Planning Permission from CMDA for the land mentioned in the below mentioned schedule for obtaining planning permission.

SCHEDULE

All that piece and parcel of house site plot being the South West Corner part of Plot No. 29, measuring of 1850 Sq. Ft., or thereabouts, together with the Passage measuring 752 Sq.Ft., or thereabouts, totally measuring 2602 Sq.Ft., or

Mobile : 91 99625 49483/84; Landline : +91 44 2536 0057; +91 44 2538 4932; email : mrgk@krslegal.in; mrgkgamhc@gmail.com

thereabouts, bearing Door No.3, 17th Street, Nanganallur Co-operative Building Society Colony, Nanganallur, Chennai - 600 061, comprised in Survey No. 19/3 & 4, and 20/1 & 3 Part vide T.S.No. 18/2, Ward -B, Block No. 31, Old Survey Nos. 19/3 Part & 4 Part and 20/1 Part & 3 Part, situated Nanganallur Village, Alandur Taluk, Chennai District, the plot being bounded on the

North by: 40 Feet Wide Road NCBS Colony 17th Street
and 8' wide common passage ;
South by : Land bearing Survey No. 20/4;
East by : Portion of Eastern Part of Plot No. 29 and
West by: Plot No. 28,

admeasuring
East to West on the Northern side : 37 Feet;
East to West on the Southern side : 37 Feet;
North to South on the Eastern side : 50 Feet;
North to South on the Western side :50Feet;

and

the Common Passage of 752 Sq.Ft., or thereabouts, measuring
East to West on the Northern side : 8 Feet;
East to West on the Southern side: 8 Feet;
North to South on the Eastern side:94Feet;
North to South on the Western side : 94 Feet;

in all the plot and the passage together totally admeasuring an extent of 2602 Sq.Ft., or thereabouts, situated within the Registration District of Chennai South and Sub Registration District of Alandur, within Greater Chennai Corporation Limits.

LIST OF DOCUMENTS STUDIED PERTAINING TO THE SCHEDULE MENTIONED PROPERTY MEASURING 2602 SQ.FT OR THEREABOUTS.

Doc. No. 1: Photocopy of the **Sale Deed** dated 27th October 1949, comprised in Survey Nos. 19/3 & 4, 20/1 & 3 Part, executed by M/s.'The Nanganallur Co-operative Building Society Limited' duly represented by its secretary, to and in favour of Mrs. Namagiri Ammal, W/o. Mr. N. Srinivasa Rao, registered as Doc. No. 1863/1949, in Book-1, Volume – 93, Page Nos. 361 to 364, at the Office of the Sub Registrar, Pallavaram.

Doc. No. 2: Photocopy of the **Settlement Deed** dated 5th August 1961, for a part of Plot No. 29, measuring an extent of 10,592.4 Sq. Ft., or thereabouts comprised in Survey Nos. 19/3 & 4, 20/1 & 3 Part, executed by Mrs. Namagiri Ammal, to and in favour of Mrs. Premila, D/o. Mr. Raja Rao & W/o. Mr. Venkatesh, registered as Doc. No. 2022/1961, in Book-1, at the Office of the Sub Registrar, Pallavaram.

Doc. No. 3: Original **Sale Deed** dated 10th December 1993, for the South West Corner of Plot No. 29, an undivided share of land measuring 617 Sq.Ft., (out of the total extent of the plot measuring 1850 Sq.Ft), together with the undivided half share in the passage area – totally measuring 752 Sq.Ft., with the old house, executed by Mrs. Premila, D/o. Mr. Raja Rao & W/o. Mr. Venkatesh duly represented by her Power Agent Mr. N. Parthasarathi(Vide General Power of

Attorney, registered as Document No. 670/1992), to and in favour of Mr. K. Chandrasekar, S/o. Mr.Srinivasan, registered as Doc No. 338/1994, in Book-1, Volume - 887, Pages 305 to 310, at the Office of the Sub Registrar, Alandur on 8th February 1994.

Doc No. 4: Original **Sale Deed** dated 6th May 1996, executed by Mrs. Premila, D/o. Mr. Raja Rao & W/o. Mr. Venkatesh, duly represented by her Power Agent Mr. N. Parthasarathi(Vide General Power of Attorney, registered as Document No. 670/1992), for the remaining extent of 1233 Sq.Ft., of undivided share out of Plot measuring 1850 Sq.Ft, or thereabouts, to and in favour of Mrs. Vijaya Narayana Rao, W/o. Mr.K. Chandrashekar, registered as Doc No. 1886/1996, in Book-1, Volume – 1121, Pages 73 to 78, at the Office of the Sub Registrar, Alandur, Chennai. together with the right in the common passage, measuring 752 Sq.Ft., or thereabouts.

Doc No.5 (i): Photocopy of the **Death Certificate** of Mr. K. Chandrashekar, S/o. Mr. Srinivasan, dated 19th August 2021, vide Registration No. D-2021:33-16511-000302, issued by the Office of the Registrar of Births & Death, Division: 185, Zone: 14, Greater Chennai Corporation.

Doc No. 5 (ii): Photocopy of the **Legal Heirship Certificate** of (Late) Chandrashekar, dated 6th September 2021, vide Certificate No. TN-720210823419, issued by the Office of the Tahsildar, Alandur Taluk.

Doc No. 6: Original **General Power of Attorney** dated 23rd March 2023, executed by Mr. C. Ajay Chandar, S/o (Late) K. Chandrasekar, appointing - Mr. N. Ramachandran, S/o. Mr. R. Narayana Rao, as his Power Agent, Adjudicated as Adj No. 25/2023, at the Office of the Sub Registrar, Alandur, Chennai.

Doc No. 7 : Original **Release Deed** dated 18th April 2023, executed by Mr. C. Ajay Chandar, S/o. (Late) K. Chandrashekar, duly represented by his Power Agent – Mr. N. Ramachandran, for his undivided half share in the South West Corner of Plot No. 29, measuring 617 Sq. Ft., of undivided share including the passage with the old house to and in favour of his mother - Mrs. Vijaya Narayana Rao, registered as Doc No. 2150/2023, in Book-1, at the Office of the Sub Registrar, Alandur, Chennai.

Doc No.8: Original 'Affidavit' 9th January 2025, executed by Mrs. Vijaya Narayana Rao, D/o. Mr. Narayana Rao & W/o. (Late) K. Chandrashekar, registered as Doc No. 12/2025, in Book-4, at the office of the Sub Registrar, Alandur.

Doc No.9 : Original **General Power of Attorney** dated 10th January 2025, executed by Mrs. Vijaya Narayana Rao D/o. Mr. Narayana Rao & W/o. (Late) K. Chandrashekar, appointing her brother Mr. N. Ramachandran S/o Mr. R. Narayana Rao, as her Power Agent, registered as Doc No. 117/2025, Book-1, at the Office of the Sub Registrar, Alandur, Chennai.

Doc No.10 : Original **General Power of Attorney** dated 16th May 2025, executed by Mrs. Vijaya Narayana Rao D/o. Mr. Narayana Rao & W/o. (Late) K. Chandrashekar, duly represented by her Power Agent - Mr. N. Ramachandran S/o Mr. R. Narayana Rao, appointing **M/s. AANIRUDH FLAT PROMOTERS PVT LTD,** duly represented by its Director **Mrs. V. NEERAJA**, W/o. Mr.S.Vijaykumar, registered as Doc No. 2306/2025, Book-1, at the Office of the Sub Registrar, Alandur, Chennai.

Doc No.11 : Online Town Survey Land Register extract (Patta) for the schedule mentioned property to this opinion had been issued in the name of Mrs. Vijaya

Narayana Rao, vide vide T.S. No.18/2, Block No.31, issued By the Office of Zonal Deputy Tahsildar, Alandur.

Doc No.12 : Encumbrance Certificates for the schedule mentioned property to this opinion, for the period between :

I) 01/01/1975 to 08/01/2025, vide EC No.140201756/2025, dated 21st January 2025, issued by the Office of the Sub Registrar Alandur &

II) 09/01/2025 to 11/08/2025, vide E.C.No. 159379596/2025, dated 20th August 2025, issued by the Office of the Sub Registrar Alandur.

A: TRACING OF TITLE / DEVOLUTION OF PROPERTY PERTAINING TO THE ITEM NO.1 OF THE SCHEDULE MENTIONED PROPERTY :

1) On perusal of the documents of title pertaining to the schedule mentioned property to this opinion, it seen that the same forms a part of larger extent of house site plot measuring 10,592.4 Sq. Ft or thereabouts, bearing Plot No.29, was originally owned by one Mrs. Namagiri Ammal, W/o. Mr. N. Srinivasa Rao, she having purchased the vacant land pertaining to the same from M/s.'The Nanganallur Co-operative Building Society Limited' duly represented by its secretary, by way of a Sale Deed dated 27th October 1949, which is morefully stated and described as Doc. No. 1 to this opinion.

2) A Perusal of Doc. No. 2 reveals the fact that the above named Mrs. Namagiri Ammal, had executed a Settlement Deed for the above mentioned Plot No. 29, measuring an extent of 10,592.4 Sq. Ft., or thereabouts, comprised in Survey Nos. 19/3 & 4, 20/1 & 3 Part, to Mrs. Premila, D/o. Mr. Raja Rao & W/o. Mr. Venkatesh, by way of a Settlement Deed dated 5th August 1961, which is morefully stated and described as Doc. No. 2 to this legal opinion.

3) A Perusal of Doc. No. 3 reveals the fact that Mrs. Premila retained western part of Plot No. 29, measuring 1850 Sq.Ft., or thereabouts, together with existing house thereon including passage of 8 X 94 Feet = 752 Sq. Ft, in all totally measuring 2602 Sq.Ft or thereabouts and out of the above mentioned 1850 Sq.Ft., or thereabouts, together with existing house thereon and undivided half share in the passage of 8 X 94 Feet = 752 Sq. Ft, from the above named Mrs. Premila, duly represented by her Power Agent Mr. N. Parthasarathi(Vide General Power of Attorney, registered as Document No. 670/1992), sold 617 Sq. Ft., of undivided share out of the plot measuring 1850 Sq.Ft., together with the undivided half share of passage, with the old house, which forms the South West Corner of Plot No. 29, to one Mr. K.Chandrasekar, by way of a Sale Deed dated 10th December 1993, which is morefully stated and described as Doc. No. 3 to this opinion.

4) A Perusal of Doc No.4 reveals the fact that, the above named Mrs. Premila, D/o. Mr. Raja Rao & W/o. Mr. Venkatesh, duly represented by her Power Agent Mr. N. Parthasarathi(Vide General Power of Attorney, registered as Document No. 670/1992), sold the remaining extent of 1233 Sq.Ft., of undivided share out of Plot measuring 1850 Sq.Ft, or thereabouts, to and in favour of Mrs. Vijaya Narayana Rao, W/o.Mr.K. Chandrashekar, morefully stated and described as Doc No. 4 to this opinion.

NOTE:

It is pertinent to point out here, in the Sale Deed for the 617 sq. Ft if undivided share of land out of the total area of the plot measuring 1850 sq. Ft., executed by Mrs. Premila, D/o. Mr. Raja Rao & W/o. Mr. Venkatesh, duly represented by her Power Agent Mr. N. Parthasarathi, to and in favor of Mr. K. Chandrasekhar, vide Sale Deed dated 10th December 1993, registered as Doc No. 338/1994, in Book-1, Volume - 887, Pages 305 to 310, at the Office of the Sub

Registrar, Alandur on 8th February 1994, the undivided half share rights over the passage area measuring 752 Sq. Ft., was duly conveyed to him, as 'D' schedule to the said Sale Deed.

The 'D' schedule in the above mentioned Sale Deed is as follows:

8' wide common pathway from 17th Street, NCBS Colony, running North to South on the Western side of the schedule 'A' property admeasuring an extent of 752 Sq.Ft., East to West 8' on both sides and North to South 94' on both sides, **left exclusively for the use of the undivided share holders of the Schedule 'B' Property**.

(The 'A' schedule property is the whole plot measuring 10592.4 Sq.Ft., The schedule 'B' property to the above referred Sale Deed in the name of Mr.K. Chandrashekar is 1850 Sq.Ft., of plot and the Schedule 'C' property is 617 Sq.Ft., of undivided share out of it).

Thus, as the remaining extent of 1233 Sq.Ft., of undivided share out of Plot measuring 1850 Sq.Ft, or thereabouts, was sold in favour of Mrs. Vijaya Narayana Rao, W/o. Mr. K. Chandrashekar – the present owner of the schedule mentioned property to this opinion. It is again pertinent to point out here that, even though the remaining undivided half share title rights over the passage area was not specifically mentioned in the above Sale Deed in the name of Mrs. Vijaya Narayana Rao, it is implied and goes without saying that she is entitled to the said remaining undivided half share title rights over the passage area, for the reason, in the earlier sale Deed for 617 Sq.Ft., of undivided share of land, out of the total extent of 1850 Sq.Ft of plot, the undivided half share title rights over the passage area measuring 752 Sq.Ft., was conveyed in favour of Mr. K. Chandrashekar. Then, subsequently, the remaining extent of 1233 Sq.Ft., of undivided share out of Plot measuring 1850 Sq.Ft, or thereabouts, was sold in favour of Mrs. Vijaya Narayana Rao, W/o. Mr. K. Chandrashekar, it goes without saying that Mrs. K.

Vijaya Narayana Rao has the rights over the remaining undivided half share passage area.

5) A Perusal of Doc No. 5 (i & ii) reveals the fact that the above named Mr. K.Chandrashekar, died intestate, i.e., without leaving any "WILL" or Testament, leaving behind his wife - Mrs. Vijaya Narayana Rao and his son Mr. C. Ajaychandar, as his only two legal heirs (as evidenced by the Legal Heirship Certificate, dated 6th September 2021, vide Certificate No. TN-720210823419, issued by the Office of the Tahsildar, Alandur Taluk).

6) A Perusal of Doc. No. 6 reveals the fact that Mr. C. Ajay Chandar, S/o (Late) K. Chandrashekar, executed a General Power of Attorney dated 23rd March 2023, appointing - Mr. N. Ramachandran, S/o. Mr. R. Narayana Rao, as his Power Agent, authorizing him to execute release deed in favour of his mother - Mrs. Vijaya Narayana Rao, which is morefully stated and described as Doc. No. 6 to this opinion.

7) A Perusal of Doc No.7 reveals the fact that the above named Mr. C. Ajaychandar, who had undivided half share in 617 Sq. Ft., had released and relinquished his undivided half share in the above mentioned property, through his Power Agent – Mr. N. Ramachandran, S/o. Mr. R. Narayana Rao, in favour of his mother- Mrs. Vijaya Narayana Rao, by way of a Release Deed dated 18th April 2023, which is morefully stated as Doc No. 7 to this opinion.

Thus, Mrs. Vijaya Narayana Rao, has become the sole, absolute lawful owner of western part of Plot No. 29, measuring 1850 Sq. Ft., or thereabouts, together with existing house thereon including passage of 8 X 94 Feet = 752 Sq. Ft, in all totally measuring 2602 Sq. Ft or thereabouts – morefully stated as the schedule mentioned property to this legal opinion and she is in enjoyment and possession of

the same, without any hindrance/ interferences from any quarters and without creating any encumbrances/ whatsoever.

8) A Perusal of Doc No. 8 reveals the fact that an 'Affidavit' was executed by Mrs. Vijaya Narayana Rao, to correct the mistakes that had occurred in parent Documents viz., Doc No. 338/1994, Doc. No. 1886 /1996 & Doc No. 2150/2023, while describing the 'A' schedule land measuring 10592.4 Sq. Ft., which was wrongly mentioned as 'being Eastern Part of Plot No.29', which is morefully mentioned Doc No. 8 to this opinion.

9) A Perusal of Doc No. 9 reveals the fact the Mrs. Vijaya Narayana Rao, executed a General Power of Attorney dated 9th January 2025, appointing her brother - Mr. N. Ramachandran, as her Power Agent to develop the schedule mentioned property and the Power Agent is also authorized to sub delegate all or any of the powers to the builder M/s. Aanirudh Flat Promoters Pvt Ltd., as mentioned in this power of attorney.

10) On the Strength of the above mentioned General Power of Attorney, Mr.N. Ramachandran had signed in the Joint Development Agreement and also executed a General Power of Attorney, dated 16th May 2025 authorizing M/s. AANIRUDH FLAT PROMOTERS PVT LTD, duly represented by its Director Mrs. V. NEERAJA, W/o. Mr. S.Vijaykumar, to demolish the existing super structure in the schedule mentioned property and to reconstruct the same, by merging with the adjacent plot, i.e remaining part of Plot No. 29, consisting of nineteen flats in the Eastern side of Plot No. 29 and to construct new residential flats in the said combined/merged property and also authorizing the said Power Agent to sell **2197.01** Sq.Ft., of undivided share of land right, title and interest out of 2602 Sq.Ft., or thereabouts and to do other allied activities to achieve the above said object and the said General Power of Attorney is morefully stated as Doc No. 10 to this opinion.

However as per the General Power of Attorney dated 10th January 2025 and registered as Doc No. 117/2025, Mrs. Vijaya Narayana Rao D/o. Mr. Narayana Rao & W/o. (Late) K. Chandrashekar, appointing her brother Mr. N. Ramachandran, Mr. R. Narayana Rao to only develop the schedule mentioned property. But under the above said General Power of Attorney, dated 16th May 2025 and registered as Doc No. 2306/2025 Mrs. Vijaya Narayana Rao represented by N. Ramachandran, Mr. R. Narayana Rao appointed M/s. AANIRUDH FLAT PROMOTERS PVT LTD, duly represented by its Director Mrs. V. NEERAJA to sell 2197.01 Sq.Ft., of undivided share in the schedule mentioned property. Hence any subsequent transaction/alienation in respect of the schedule-mentioned property shall be executed solely by the Present Owner Mrs. Vijaya Narayana Rao.

11) A Perusal of Doc No.11 reveals the fact that Town Survey Field Register Extract (TSLR) (Patta) for the schedule mentioned property is available in the name of Mrs. Vijaya Narayana Rao, vide T.S. No.18/2, Block No.31, issued By the Office of Zonal Deputy Tahsildar, Alandur.

12) ENCUMBRANCE CERTIFICATE:

A Perusal of Encumbrance Certificates vide

I) EC No.140201756/2025, dated 21st January 2025, from 01/01/1975 to 08/01/2025 &

II) E.C.No. 159379596/2025, dated 20th August 2025, from 09/01/2025 to 11/08/2025, issued by the Office of the Sub Registrar Alandur, reveals the fact there are no encumbrances, over the said period.

CERTIFICATE:

I certify that from the documents produced above, it is observed that **Mrs.Vijaya Narayana Rao** is the present owner of the schedule mentioned property and having good, valid and marketable title over the property with full right of alienation in whatever manner they like without any let or hindrance and is legally competent and whoever purchases the said property will acquire good, valid and marketable title over the property.

I am of the opinion that **Mrs. Vijaya Narayana Rao represented** by her Power Agent – **Mr.N. Ramachandran** represented by Power Agent - **M/s. AANIRUDH FLAT PROMOTERS PVT LTD** the General Power Agent to develop the property can present the application for construction and approval before the CMDA and the same can be processed in accordance with law.

M.R.GOKUL KRISHNAN
ADDITIONAL GOVERNMENT PLEADER.

Disclaimer:
The Report is prepared based on the documents and additional information which has come to our Attention with regard to the Schedule mentioned Property. Except as otherwise listed in above, we have verified only copies of the Original Documents and advice to conduct necessary checks to establish the veracity of those copies.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.