

**M.SAMPATH** M.Com., B.L.,  
Advocate & Commissioner of Oaths

Advocate Bar Association  
Chengalpattu District Court  
Chengalpattu.  
Cell: 9443186803

Date: 04.11.2022

**LEGAL OPINION**

I have scrutinized the following documents to offer my legal opinion regarding the marketable title and the ownership of the property specified in the scheduled of my opinion

**DISCRIPTION OF PROPERTY**

All that piece and parcel of vacant land situated at **No.71, Rettamangalam village**, Uthiramerur Taluk, Kancheepuram District and within the Registration District of Chengalpattu and Sub-Registration District of Uthiramerur in the following punja survey numbers:-

<b>Survey Nos.</b>	<b>Extend Acre: Cents</b>	<b>Patta No</b>	<b>Document No</b>
124/1A	00.74	218	713/1941 & 1474/2004
124/1B	00.84	218	12BKIII/1971 & 1458/2004
124/2A2	00.20	218	1473/2004
125/1A	01.25	218	1715/1970 & 1461/2004
125/1B1	00.61	218	191/2004 & 1454/2004
125/1B2A & 125/2	00.30 00.82	218	678/1998 & 1462/2004
127/1B2B	00.32	218	12 BKIV/1971 & 1460/2004
127/1	00.83	218	1478/2004
141/1G	00.60	218	2443/1945, 1913/1949 & 1472/2004

**Total = 06.51**



Item No.	Date	Documents	Survey No	Xerox
I-a	-	"A" Register stands in the name of Kesava Chettiyar.	124/1A	Xerox
b	24.09.2004	Reg. Sale Deed executed by N.Kesava Chettiyar in favour of <b>C. Elumalai vide Doc. No. 1474/2004</b> , SRO Uthiramerur.	"	"
II-a	22.05.1941	Reg.Sale Deed executed by Kannabiran Chettiyar himself and on behalf of his 3-minors in favour of Mr. Krishnasamy Chettiyar vide Doc. No.713/1941, SRO, Uthiramerur.	124/1(old) 124/1B (New)	"
b	-	"A" Register stands in the name of Krishnasamy Chettiar.	124/1B	"
c	14.01.1971	Reg. Will executed by Krishnasamy Chettiyar in favour of K. Perumal Chettiyar vide Doc. No.12 BKIII/1971, SRO, Uthiramerur.("A" Schedule)	"	"
d	23.09.2004	Reg. Sale Deed executed by Perumal Chettiyar in favour of <b>C. Elumalai vide Doc. No. 1458/2004</b> , SRO Uthiramerur.	"	"
III-a	-	"A" Reg. Stands in the name of Kistappa Chettiyar	124/2A2	"
b	24.09.2004	Reg. Sale Deed executed by K. Kuppan, K. Rani & K.Kothandan (Children of Late. Kristappa Chettiyar) in favour of <b>C.Elumalai vide Doc.No.1473/2004</b> , SRO, Uthiramerur.	"	"
IV-a	-	"A" Register stands in the name of Veeraragava Chettiar.	125/1A	"
b	27.08.1970	Reg.Partition Deed executed among 1.R.K.Veeraragava Chettiyar, 2.R.K.Dhanabalu Chettiyar, 3.K.Dural Chettiyar & K.Punniyakodi Ammal vide Doc. No.1715/1970, SRO, Uthiramerur. ("A"Schedule allotted to R.K.Veeraragava Chettiyar and "B" schedule allotted to R.K. Dhanabalu Chettiar).	"	"
c	23.09.2004	Reg. Sale Deed executed by R.K.Veeraragava Chettiyar along with his 3 sons in favour of <b>C. Elumalai vide Doc. No. 1461/2004</b> SRO Uthiramerur.	"	"
V-a	28.02.2002	Reg. Sale Deed executed by R.K.Dhanabalu Chettiyar along with his wife D.Sundarammal, Son D.Seenivasan to in favour of V.Venkatesan vide Doc No.191/2002 SRO Uthiramerur.	125/1B1	"

b	23.09.2004	Reg. Sale Deed executed by V.Venkatesan in favour of <b>C.Elurnaiai vide Doc. No.1454/2004</b> , SRO, Uthiramerur.	"	"
VI-a	-	"A" Register stands in the name of D.Muruvammal wife of Thambiran.	125/1B2A 125/2	"
b	12.05.1998	Reg.Partition deed executed among 1. Rajagopal 2. Narasimman, 3.K.Thulasi ammal 4. R.Leelavathi (Children of late Muruvammal) Vide Doc.No.678/1998, SRO, Uthiramerur. (B Schedule Allotted to T.Narasimman)	"	"
c	23.09.2004	Reg. Sale Deed executed by T.Narasimman in favour of <b>C. Elumalai vide Doc. No. 1462/2004</b> , SRO Uthiramerur.	"	"
VII-a	14.01.1971	Reg. Will executed by Krishnasamy Chettiyar in favour of to his daughter Mrs. Jeyalakshmi @ Rani vide Doc.No.12 BKIII/1971 SRO, Uthiramerur. ("D" Schedule)	125/1B2 (old) 125/1B2B (New)	"
b	-	"A" Register stands in the name of Jayalakshmi @ Rani	125/1B2B	"
c	23.09.2004	Reg.Sale deed executed by Mrs. Jeyalakshmi @ Rani in favour of <b>C.Elumalai Vide Doc.No.1460/2004</b> , SRO, Uthiramerur	"	"
VIII-a	-	"A" Register stands in the name of R.Koverdhana Chettiyar and R.Sathiyarayanan @ Sathiya	127/1	"
b	27.09.2004	Reg.Sale Deed executed by 1. R.Koverdhana Chettiyar 2. R.Sathiyarayanan @ Sathiya 3. R.Sathiya Chettiyar in favour of <b>C.Elumalai vide Doc.No. 1478/2004</b> SRO, Uthiramerur	"	"
IX-a	-	"A" Register stands in the name of Kesava Chettiyar	141/1G	"
b	24.09.2004	Reg. Sale deed executed by N.Kesava Chettiyar in favour of C.Elumalai vide Doc.No. 1472/2004, SRO, Uthiramerur	"	"
X-a	30.09.2009	Reg. General Power of Attorney executed by <b>C.Elumalai as his power agent Mr.Sivaram vide Doc.No. 152/BKIV/2004</b> , SRO, Uthiramerur	<b>124/1A,1B 2A2,125/1 A, 1B1,1B2, 1B2B, 2, 127/1 &amp; 141/1G</b>	"
b	06.09.2004	Reg. Sale deed executed by S.Siva Ram on behalf of his principle C.Elumalai in favour of G.Luis Albert vide Doc.No. 1556/2004, SRO, Uthiramerur	"	"
c	31.07.2006	Reg. General Power of Attorney executed by G.Luis Albert as his power agent Mrs.Suguna vide Doc.No. 1366/2006, SRO, Uthiramerur	"	"



d	14.05.2007	Reg. Sale deed executed by Mrs.Suguna on behalf of her principle Mr.Luis Albert in favour of <b>N.Rajesh vide Doc.No. 2245/2007</b> , SRO, Uthiramerur	"	"
e	16.09.2015	Computer <b>patta No.218</b> stands in the name of <b>N.Rajesh</b>	"	"
f	17.12.2014	Chitta and Adanga (Pasali year 1424) stands in the name of <b>N.Rajesh</b>	"	"
XI-a	E.C.No. 4504/2015	Encumbrance Certificate from 01.01.1946 to 31.12.1986 for 41 years	<b>124/1A, 1B, 2A2, 125/1A, 1B1</b>	"
b	E.C.No. 4505/2015	Encumbrance certificate from 01.01.1946 to 31.12.1986 for 41 years	<b>1B2A, 1B2B, 2, 127/1, 141/1G</b>	"
c	Online E.C	Encumbrance Certificate from 01.10.1986 to 25.10.2022 for 37 years	<b>124/1A, 1B, 2A2, 125/1A, 1B1, 1B2A, 1B2B, 2, 127/1, 2, 141/1</b>	"
XII-a		FMB in survey Nos. 124, 125, 127 & 141	"	"
b		Combined FMB in survey Nos.124, 125, 127 & 141	"	"

### **CERTIFICATE OF TITLE**

#### **ITEM NO.I TO III (S.No.124/1A, 1B & 2A2)**

The Land measuring an extent of 0.1 acre 0.5 cents comprised in Old S.No.124/1at Rathinamangalam Village, Uthiramerur Taluk, Kancheepuram District purchased by one Mr.Krishnasamy Chettiar s/o. Narayanaswamy Chettiar under Registered sale deed dated 22.05.1941 vide Doc.No. 713/1941 on the file of SRO, Uthiramerur from Mr.Kannabiran and others for valid consideration.

The said Mr. Krishnaswamy Chettiar on 14.01.1971 executed a registered Will No. 12BK-111/1971 to in favour of one his grandson Mr.G.Perumal for an extent of 0.84 cents out of 1.58 cents in Old S.No. 124/1 and other properties. After demise of the said Mr.Krishnaswamy his grandson Mr.G.Perumal had acquired the property and sub-divided as



new S.No. 124/1B and the same is reflected in "A" register extract on his name. The said G.Perumal had sold the same to **Mr.C.Elumalai under sale deed 23.09.2004 vide Doc.No. 1458/2004** for valid consideration. The remaining part of 0.74 cents in Old S.No. 124/1 acquired by Mr.N.Kesava Chettiar who is brother of Mr.N.Krishnaswamy Chettiar after enjoyment and possession sub divided as new S.No.124/1A and the same is reflected in "A" Register extrarct on his name. The said Mr.Kesava Chettiar had sold the same to **Mr.C.Elumalai under sale deed dated 24.09.2004 vide Doc.No. 1474/2004** for valid consideration.

The land measuring an extent of 0.20 cents in S.No.124/2A2 was originally belongs to one Mr.Kistappa Chettiar by way of continuous possession and enjoyment and reveals that the Revenue "A" register extract stands in the name of Mr.Kistappa Chettiar. After demise of Mr.Kistappa Chettiar his children Mr.Kuppan, Mrs. Rani and Mr.Gothandan had jointly executed a sale deed to in favour of **Mr.Elumalai under sale deed dated 24.09.2004 vide Doc.No. 1473/2004** for valid consideration.

**ITEM No. IV to VII (S.No.125/1A, 1B1, 124/1B2A, 125/2, 1B2B)**

The land measuring an extent of 01.25 cents comprised in S.No.125/1A and an extent of 0.61 cents comprised in S.No.125/1B1 were belonged to R.K. Veeraragavalu Chettiar and R.K. Dhanabalu Chettiar respectively by way of partition among their family members dated 27.08.1970 vide Doc.No. 1715/1970, accordingly "A" schedule allotted to Mr. Veeraragavalu Chettiar and "B" Schedule allotted to Mr. Dhanabalu Chettiar. The said Mr. Veeraragavalu Chettiar along With his 3 sons had sold of his "A" Schedule (S.No. 124/1A) Property to Mr. **C.Elumalai under sale deed dated 23.09.2004 vide Doc.No 1461/2004** for valid consideration. The above said Mr. Dhanabalu



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Chettiar had sold along with his wife & his son of his "B" schedule (S.No.125/1B1) property to Mr. Venkatesan under Sale deed dated 28.02.2002 vide Doc. No. 191/2002 for valid consideration. Subsequently the said Mr. Venkatesan had sold the same to Mr. C. Elumalai under sale deed dated 23.09.2004 vide Doc. No. 1454/2004 for valid consideration.

The land measuring an extent of 0.30 cents comprised in S.No. 124/1B2A and an extent of 0.82 cents comprised in S.No. 125/2 were belong to Mr. Narasimman by way of partition dated 12.05.1988 vide Doc.NO. 678/1998 ("B" Schedule) that Mr. Narasimman has sold the same (S.No. 125/1B2A & 125/2) to **C. Elumalai under sale deed dated 23.09.2004 vide Doc.No. 1462/2004** for valid consideration. The "A" Register extract reflects Mrs. Murvammal who is mother of Narasimman.

The measuring an extent of 0.32 cents comprised in old S.No. 125/1B2 New S. No. 125/1B2B was originally owned and possessed by Mr. Krishnasamy Chettiar who bequeathed the same of his daughter Mrs. Rani @ Jayalakshmi under Registered Will dated 14.01.1971 vide Doc.No. 12BKIII/1971. After demise of Mr. Krishnasamy his daughter Mrs. Rani @ Jayalakshmi has acquired the property. The Revenue "A" Register extract reflect on her name and she had sold the same to **Mr. C. Elumalai under sale deed dated 23.09.2004 vide Doc.No. 1460/2004** for valid consideration.

**ITEM No. VIII (127/1)**

The measuring an extent of 0.83 cents comprised in S.No. 127/1 was originally owned and possessed by Mr. Govardana Chettiar and Mr. Sathyanarayanan @ Sathya. (In a "A" register the name of Mr. R. Govardana Chettiar name was wrongly mentioned as R. Kesavarthana Chettiar) The said R. Govardana Chettiar and Mr. Sathyanarayanan @ Sathya have executed a Sale deed in favour of Mr. **C. Elumalai dated 27.09.2004 vide Doc.No. 1478/2004** for valid consideration.





**ITEM No. IX (141/1G)**

The measuring an extent of 01.02 cents and an extent of 0.25 cents both comprised in S.No. 141/1 purchased by Mr. Kesava Chetti from his vendor Mr. Kannabiran and Mrs. Jayalakshmi under two sale deed vide Doc.Nos. 2443/1945, & 1913/1949 dated 20.09.1945 & 21.10.1949 respectively. After sub divided as New S.No. 141/1G an extent of 0.60 cents the said Mr.Kesava Chettiar had sold to **Mr. C. Elumalai under sale deed dated 24.09.2004 vide Doc.No. 1472/2004** for valid consideration. In "A" register extract reflected in respect of S.No.141/1G stands in the name of Mr. Kesava Chettiar.

**ITEM No. X (S.No.124/1A, 1B & 2A2) (S.No.125/1A, 1B1, 124/1B2A, 125/2, 1B2B) (127/1) (141/1G)**

Since, the date of purchase Mr. C. Elumalai is in lawful possession and enjoyment of entire land in respect of **S.Nos. 124/1A-0.74 cents, 124/1B-0.84 cents, 124/2A2-0.20 cents, 125/1A-01.25 cents, 125/1B10.61 cents, 125/1B2A-0.30 cents, 125/2- 0.82 cents, 125/1B2B-0.32 cents, 127/1- 0.83 cents and 141/1G-0.60 cents** **Totally Acre 06.51 cents** by way of sale Documents **Nos. 1454/2004, 1458/2004, 1460/2004 1461/2004, 1462/2004, 1472/2004 1473/2004, 1474/2004 and 1478/2004**. The said C. Elumalai has given General power to deal with the above properties and other properties including full power of alienation to one Mr.Sivaraman by way of power deed dated 30.09.2004 vide Doc.No. 152 BK IV/2004. The power deed has not been revoked and still in force until the power agent Mr. Sivaraman has sold the same to Mr. G. Luis Albert dated 06.10.2004 vide Doc.No. 1556/2004 for valid consideration. Further the said Mr. Luis Albert has appointed as power agent Mrs. N. Suguna to deal with the above properties including full power of alienation under power deed dated 31.07.2006 vide Doc No. 1366/2006 on the file of SRO,



Kodampakkam, Chennai. The power deed has not been revoked and still in force until the power agent Mrs. N. Suguna has sold the same to **Mr. Rajesh under sale deed dated 14.05.2007 vide Doc. No. 2245/2007** for valid consideration. Since Mr. Rajesh is in absolute owner of the title and lawful possession and obtained under patta No.218 for the above said lands along with other lands on his name issued by the Tahsildar of Uthirarnerur.

Adangal Register issued by the Village Administrative Officer of the Rettanamangalam Village for fasali 1422 for 0.74 cents in S.No. 124/1A, 0.84 cents in S.No. 124/1B, 0.20 cents in S.No. 124/2A2, 1.25 cents in S.No. 125/1A, 0.61 cents in S.No. 125/1B1, 0.30 cents in S.No. 125/1B2A, 0.32 cents in S.No. 125/1B2B, 0.82 cents in S.No. 125/2, 0.83 cents in S.No. 127/1 and 0.60 cents in S.No. 141/1G at No.71, Rattamanagalam Village, stands in the name **Mr. Rajesh.**

**Item No. XI**

Mr. N. Rajesh is the absolute owner for the entire lands acre 06.51 cents comprised in S.Nos. 124/1A, 124/1B, 124/2A2, 125/1A, 125/1B1, 125/1B2A, 125/1B2B, 125/2, 127/1 & 141/1G at 71, Rettamangalam Village and all revenue registry mutated on his name such as Patta, Chitta, Adangal and etc. He clubbed together all the lands into a single piece and formed a lay out known as "KAMATHENU NAGAR" and he has obtained panchayat approval vide Resolution No. 19/2015 dated 15.08.2015. Under Tamil Nadu Panchayat Act 1994-G.O.MS.No. 225 dated 18.08.1997. After getting approval Mr.Rajesh had sold out the following plots.

1. S.No.125/1A- 1260 sq.ft – Plot No. 150- E.Jothilingam-Doc.No. 5766/2015
2. S.No.127/1- 600 sq.ft – Plot No. 31- Sampath Raj-Doc.No. 622/2016
3. S.No.125/1A & 1B2A- 1208 sq.ft – Plot No. 176- Sathiyavathi -Doc.No. 623/2016





4. S.No.125/1B2A & 125/1B2B- 1176 sq.ft – Plot No. 47- 1.K.Rizwan 2. J.Alima-  
Doc.No. 624/2016

The above 4 documents are pending under **section 47 A(i)** stamp Duty act. Thereafter the sales are stopped due to new regulation Act for Registration by the Government.

**ITEM No. XII & XIII**

As per the Encumbrance Certificate Nos. 4504/2015, 4505/2015 & online EC, examined for the period from 01.01.1946 to 25.10.2015, do not exhibit any encumbrance affecting the title of the absolute ownership and it do not review any subsisting encumbrances affecting the proposed sale to any third party, (In the E.C. seen that mortgaged are reflected but it will not affected the title because as per Limitation Act-1963, says after 12 years mortgaged will lapsed automatically, this encumbrances are more than 50 years) and verified F.M.B. in respect of S.No's. 124, 125, 127 and 141 and combined sketch.

**FINAL CERTIFICATE OF TITLE**

I certify that Mr. Rajesh has possess A CLEAR, VALID, ABSOLUTE and MARKETABLE TITLE in the scheduled property. Excluded the above mentioned 4 plots with extents.

**M. SAMPATH**, M.Com., B.L.,  
Advocate & Commissioner of Oaths  
No.1, Thiruvalluvar St., Bharathi Nagar,  
Selaiyur, Chennai - 600 073.  
Mobile : 94431 86803, 86675 22689

  
Advocate

