

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

Advocate Bar Association,
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Chengalpattu.
Cell: 9443186803.
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Date: 01.11.2022

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 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:-

Survey Nos.	Extend Acre: Cents	Patta No	Document No
124/2C	00.60	207	214/2006
127/2	00.42	112	201/2006
127/3	00.41	211	205/2006
141/1A	00.38	207	214/2006
141/1B	00.12	207	214/2006

Total = 01.93

Item No.	Date	Documents	Survey No	Original/ Xerox
1	13.02.2006	Reg. Sale deed excuted by V.Paravatharaja Reddiar on behalf of his principal's (1) Mrs.Pappammal @ Muthalammal (POA-Doc No. 28/1995), (2) Mrs.Manubai (POA-Doc No. 29/1995) and (3) Chendranaiya & Narasaiya (POA-Doc No. 30/1995) infavour of Srikumar & Jaikumar vide Doc No.214/2006 SRO, Uthiramerur	124/2C 141/1A 141/1B	Xerox



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2	16.09.2015	Joint patta No. 207 stands in the name of Mrs. Srikumar and Mr.Jaikumar	"	"
3	16.09.2005	Patta No.112 stands in the name of O.V.Sri Ramulu Reddiyar	127/2	"
4	16.02.2006	Reg.Sale deed executed by both O.V.Sri Ramulu Reddiyar and his daughter Mrs. Mahalakshmi in favour of 1.M.Sri Kumar and Mrs.S.Manasa vide Doc No.201/2006 SRO, Uthiramerur	"	"
5	22.11.1999	Reg.Mortgate Executed by K.Kasthurai W/o. Kucheldoss Reddiyar and others in favour of IOB Chengalpattu Branch vide Doc.No. 1759/1999 in respect of S.No. 127/2 & 2C and others	127/2 127/3	"
6	08.02.2005	Cancellation of mortgage doc No.1759/1999 by IOB Chengalpattu Branch vide receipt No.163/2006	"	"
7	16.02.2006	Registered sale deed executed by Mrs.Kasthuri, Mr.Thyagarajan and Mr.Yegnaraman (Vendors 3 to 5 in the sale deed) in favour of Mr.Jayaraman and Mrs.Sarada dated 16.02.2006 vide Doc No. 205/2006, SRO Uthiramerur	127/3	"
8	-	Joint Patta No.211 in the name of Mr.Jayaraman and Mrs.Sarada	"	"
9	E.C.No. 4503/2015	Encumbrance Certificate from 01.01.1967 to 31.12.1986 for 31 years	124/2C 127/2 141/1A & 1B	"
10	E.C.No.	Encumbrance Certificate from 01.01.1950 to 31.12.1986 for 37 years	127/3	"
11	Online	Encumbrance Certificate from 01.01.1986 to 12.10.2022 for 37 years	124/2c 127/2 & 3 141/1A & 1B	"
12		FMB in Survey Nos.124, 127 & 141	-	"
13		Combined FMB in Survey Nos.124, 127 & 141	-	"

CERTIFICATE OF TITLE

Survey Nos.- 124/2C, 141/1A & 141/1B

The land measuring an extent of 0.60 cents comprised in S.No.124/2C was originally owned and possessed by Mrs.Pappammai @ Muthalammal - (1) an extent of 0.38 cents comprised in S.No. 141/1A Was originally owned and possessed by Mr.Eknath Chettiar @ Thambalah Chetty after he demise on 16.04.1962 his wife Mrs.Manubai being the only legal heir succeeded to the above property - (2) and an extent of 0.12 cents comprised in S.No. 141/1B was originally owned and possessed by Mr.Ethirajulu Chettiar after he demise on 18.06.1982 his sons Mr.Chandanaia & Mr.Narasaiya being the legal heir succeeded to the above property -(3) The above said Mrs.Papammal @ Muthalammal (1), Mrs.Manubai (2) and Mr.Chandanaiah & Mr. Narasaiya (3) have given general power to deal with their respective property and other properties including full power of alienation in favour of Mr. V. Parvatharaja Reddiar under Doc.No. 28/1995 dated 27.04.1995 (SRO Uthiramerur), Doc.No. 29/1995 dated 06.02.1995 (SRO Kancheepuram - II) and Doc.No. 30.1995 dated 06.02.1995 (SRO Kancheepuram - ii) respectively. The power deed has not been revoked and still in force until the Power agent Mr.V. Parvatharaja Reddiar has sold the above property and other properties **Mr.M.SriKumar & Mr.M.Jai Kumar** under sale deed dated 13.02.2006 vide **Doc.No. 214/2006** for valid consideration. They are enjoyed the same as absolute owner thereof. The Government also recognized the title and possession of Mr. SriKumar & Mr. Jai kumar and granted Patta to them under Patta No.207. The above are listed as **Item No.1 & 2** of my opinion.



Survey No.127/2

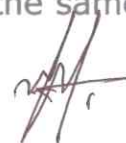
The land measuring an extent of 0.42 cents comprised in S.No. 127/2 was absolutely belonged to Mr. V. Sri Ramulu Reddiar by way of partition, (Doc.No. 157/1959 dated 05.12.1955 -"C" schedule property), he has enjoyed the same as absolute owner thereof. The Government also recognized the title and possession and granted Patta to him under Patta No.112. He has sold the same along with his daughter Mrs.Mahalakshmi to infavour of **Mr.Sri Kumar & Mrs.Manasa** under sale deed dated 16.02.2006 vide **Doc.No. 201/2006** for valid consideration. The above are listed as **Item No.3 & 4** of my opinion.

Survey No.127/3

The land measuring an extent of 0.41 cents comprised in S.No. 127/3 was absolutely belonged to O.V. Kucheldoss Reddiar by way of partition (Doc.No. 157/1959 dated 05.12.1955 -"B" schedule property). The said O.V. Kucheldoss Reddiar died on 03.07.1995 leaving behind his wife K. Kasthuri, sons K. Thyagarajan and K. Yegnaraman as his legal heirs and they have been in absolute possession and enjoyment of the above said property and other properties by obtaining joint patta in their names under patta No.10 in Rettamangalam Village.

The said K. Kasthuri and others have mortgaged the above property and other properties to Indian Overeas Bank, Chengalpattu Branch of a sum of Rs.50,000/- dated 22.11.1999 vide DOC.No.1759/1999, the same was cancelled by I.O.B. Chengalpattu Branch on 08.02.2005 vide Receipt No.163/2015 and also reflected in the (E.C.No.4762/2015) encumbrance Certificate.

The above said K.Kasthuri, her sons K.Thyagarajan and K.Yegnaraman have executed a sale deed infavour of **Mr.Jayaraman & Mrs. Sarada** dated : 16.02.2006 vide **Doc.No. 205/2006** (Vendors 3 to 5 in the sale deed) for valid consideration. They are enjoyed the same as



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absolute owner thereof. The Government Also recognized the title and possession of Mr.Jayaraman & Mrs. Sarada and granted patta to them under Patta No.211. The Above are listed as **Item No.5 to 8** of my opinion.

Encumbrance Certificate

As Per encumbrance certificate examined for the period from 01.01.1950 to 12.10.2022 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 S.No. 127/2 of Rettamangalam village and Patta No. 112 stands in the name of O.V.Sriramulu Reddiar- Vendor which has to be changed in the name of Mr.M.Srikumar and Mrs.S.Manasa)**. The Same are listed as **item No.9 to 11**.

Final Certificate of Title

On perusal of entire documents, I opinion that ~~the~~ **Mr. Srikumar & Jaikumar-1** (for Survey Nos.- 124/2C, 141/1A & 141/1B) **M.Srikumar & Mrs.S.Manasa-2** (for Survey No.127/2) and **Mr.Jayaraman & Mrs.Sarada -3** (for Survey No.127/3) have **got clear, legal and marketable title** over the properties.

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01/11/2022
Advocate
M.Sampath

