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N. NANDHA KUMAR, B.A., B.L.,

ADVOCATE

Government Pleader, Dist. Munsif Court, Ranipet, Ranipet District.

Resi.:
100/63, Radhakrishnan St.,
Arcot, Ranipet Dist.,

Off.:
18/21, Vellore Main Road,
Kamarajar Complex, Arcot, Ranipet Dist.,

email : nandhakumar669@gmail.com

LEGAL OPINION

Letter No 2 /2024

Date :-27/05/2024

TO,
WHOM SO EVER IT MAY CONCERN

NAME OF OWNER / SELLER/APPLICANT :

1. K.R.Baskar S/O Late K.S. Ramasamy,
Office at 99 2B1B, Vellore main road ,
Residing at 10, Permal Mudaliar Street,
Walajapet , Walaja taluk
Ranipet District.,

SCHEDULE OF PROPERTY : ;-

Ranipet Dist Ranipet Reg Dist Arcot Sub reg ,Ranipet district, Arcot taluk, Sathur Village lands Patta No 430

1. Punja S.No 693/1C2 Hect 2-55.0 ares totally 6.89 Cents

2 Punjai . S.No 694 ,Hect 0-48.5 ares totally 1.20 Cents

As per Document no 8769 /2023

Therefore total Extent Hect 3- 27.05 acres totally Acre 8 .09 cents

27/5/2024

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LIST OF DOCUMENTS PERSUED & SCRUTINISED :

1. The Xerox copy of registered Sale deed dated 22//04/1996 doc no 969/1996 in the file of Sub register office ., Arcot
2. The Xerox copy of registered Sale deed dated 22/04/1996 doc no 970/1996 in the file of Sub register office .,Arcot
3. The Xerox copy of registered Sale deed dated 23/09/1996 doc no 1625/1998 in the file of Sub register office .,Arcot
4. The Xerox copy of registered Sale deed dated 30/10/2008 doc no 8769/2008 in the file of Sub register office .,Arcot
5. The Xerox copy of registered Sale Agreement Cancellation deed dated 15/04/2024 doc no 970/1996 in the file of Sub register office .,Arcot
6. The Xerox copy of Patta stands in the name of K.R.Baskar
7. The Xerox copy of encumbrance Certificate dated 15/05/2024

TRACING OF TITILE

The Schedule property sought for legal opinion the schedule properties are originally belongs to N.Kanthammal w/o Narasimma naidu 2. N.Arumugam s/o Narasimma naidu 3. N.Venkatesan s/o Narasimma naidu 4. N.Sampath s/o Narasimma naidu as per **Document No 1**, Sale deed executed by N.Kanthammal w/o Narasimma naidu 2. N.Arumugam s/o Narasimma naidu 3. N.Venkatesan s/o Narasimma naidu 4. N.Sampath s/o Narasimma naidu infavour of S.Ramesh babu s/o K.J.Sivapatha Chettiyar ., regarding schedule properties (6.04 and ½ acres only) as per **Document no 2.** Sale deed executed by N.Kanthammal w/o Narasimma naidu 2. N.Arumugam s/o Narasimma naidu 3. N.Venkatesan s/o Narasimma naidu 4. N.Sampath s/o Narasimma naidu infavour of Mahalingam s/o Chengalvarayan **regarding schedule properties remaining (2.04 and ½ Acres)**

29/5/2024

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Document no 3 Sale deed executed by Mahalingam s/o Chengalvarayan infavour of Ramesh s/o K.J. Sivapatha Chettiyar, **regarding schedule properties remaining (2.04 and ½ Acres) Document no 4** Sale deed executed by S.Ramesh babu s/o K.J. Sivapatha Chettiya infavour of K.R.Baskar s/o K.S. Ramasamy regarding the schedule mentioned properties, As per sale deed the above said K.J.Baskar **is** in possession and enjoyment in the schedule mentioned properties without any hindrance from anyone **Document no 5** Sale Agreement Cancellation deed, Sale Agreement deed document no 4029/2020 executed regarding the schedule mentioned Property between K.R.Baskar s/o K.S.Ramasamy and Gauravbhaya s/o Om Prakash bhaya that Sale Agreement Cancelled **Document No 6** Patta stands in the name of **K.R.Baskar S/O Late K.S. Ramasamy, ,** as per schedule mentioned properties and the said **K.R.Baskar S/O Late K.S.Ramasamy, is** in possession and enjoyment in the schedule mentioned properties without any hindrance from anyone

Document No 7 , the encumbrance Certificate's in respect of the of schedule mentioned properties , herein refered for period from 1/01/1975 to 14/05/2024 thus the property referred above is free from all encumbrances for the said period (now confirm the up date E.C)

Hence the owner **K.R.Baskar S/O Late K.S. Ramasamy,** is capable to deal with the said property to negotiate ,execute the sale deed ,lease ,mortgage , Settlement ,manage and all other acts

CONCLUSION

After persual of the above records I am of the opinion that the Applicant/ Owner **K.R.Baskar S/O Late K.S.Ramasamy,** herein have got clear absolute valid and marketable title and the **Applicant got every right and titile and they can Produce DTCP approval etc**

27/5/2024

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

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