

M.SARAVANAN B.Com., B.L.

Government Pleader
Additional District & Sessions Court
Notary Public
Tirupattur Municipality Advocate
Commissioner of Oaths



No.1, Thiru-Vi-Ka Road,
Tirupattur - 635 601.
Tirupattur District.

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Date: 02.09.2023

LEGAL OPINION

The following documents were furnished by Mr. MOHAN KUMAR S/o. Muniraji, residing at Muthagoundanoor Village, Puthagaram Panchayat, Natrampalli Taluk, Tirupattur District. Seeking Legal Opinion for the Schedule Property mentioned here under.

SCHEDULE PROPERTY

All that piece of the land situated in Survey No.315/6 and new Number after Sub Division Survey No.315/6A, Patta bearing No.1903, Tirupattur District, Natrampalli Taluk, Natrampalli Sub Reg. Office, Puthagaram Village dry land extending the measuring acre 1.50 cents (i.e) 0.60.72 hectare thereabout bounded as follows:

North : Subramani Land

East : Educational Officer Land

South : Canal

West : Krishnan and Subramani Land.

All the above schedule property in the above Survey No.315/6A Totally measuring acre 1.50 cents (ie) 0.60.72 hectare.

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02/9/2023
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TIRUPATTUR DIST. CELL : 94436 26343



- 1) The following documents were furnished for the perusal. Registered Partition deed executed themselves by the Legal heirs of Mrs.Muniraji between Mrs.Rajammal (Wife)-1, Mr.Mohan Kumar (Son)-2, Mrs.Kala (daughter)-3, Mrs.Dhanalakshmi (daughter)-4, Mrs.Alamelu (daughter)-5, Mrs.Selvarani (daughter)-6 as A, B, C, D, E, F Schedule property registered before the Sub Registered before the Sub Reg. Office of Natrampalli Dt. 21st Jan.2011 as vide Document No.88/2011.
2. Encumbrance Certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 02.09.2023.
3. On the perusal of the records the schedule properties were owned by Mr.Muniraji, S/o.Ramachandra Gounder, Muthagoundanoor Village, Puthagaram by way of Registered Sale Deed, Registered before the Sub Reg. Office of Natrampalli executed by the Legal heirs of Mr.Syed Raheem, Mr.Taj-2, Mr.Syed Nisar-2, Syed Jaffar-3, Abdul Kadir-4, Syed Nasir-5, Syed Abbas-6 and Kurshidunissa W/o.Ibrahim in favour of Mr.Muniraj and above same was registered as Registered Partition Deed before the Sub Registrar Office of Natrampalli as Vide Document No.88/2011 Dt. 21.01.2011, between the family members Mrs.Rajammal, Mohankumar, Kala, Dhanalakshmi, Alamelu and Selvarani as A, B, C, D, E, F Schedule properties and the applicant Mr.Mohan Kumar acquires the 'B' Schedule property.

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4. Independent Patta bearing No.1903 of Puthagarm Village in the name of the applicant Mr.Mohan Kumar.
5. Computerised Chitta, Patta, Adangal, A.Register, FMB in the name of the applicant Mr.Mohan Kumar.
6. VAO certificate as dry land enclose in the name of the applicant Mr.Mohan Kumar.
7. Encumbrance certificate for the period 01.01.1972 to 31.12.1974, 01.01.1975 to 02.09.2023.
8. Ever Since the date of Partition made by the applicant, he took the possession and enjoying the same till this date.

Title :

After considering all the factors mentioned above the applicant Mr.Mohan Kumar is having valid title.

Opinion :

After perusal of the records mentioned above I am of OPINION that the applicant Mr.Mohan Kumar is having "GOOD VALID, PERFECT AND MARKETABLE" Title over the properties mentioned above.

M. Saravanan 02/09/2023
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