Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



94432 25489
0416-2905489

K. KRISHNAN, M.A., M.L.,
ADVOCATE
ADDITIONAL GOVERNMENT PLEADER (A.S.J.) VELLORE

E-mail : lawyerkrishna65@gmail.com

Date .....

05.08.2024

LEGAL OPINION

1. **NAME OF THE APPLICANT :-**
   1. **G. A. Pratheep S/o Ashok Kumar,**
   2. **G. K. Ashok Kumar S/o Krishnasamy.**
2. **DESCRIPTION OF THE PROPERTY :**

I. **Covered Document Under Sale deed dated 04.03.2024 in the name of G.A. Pratheep S/o Ashokumar vide document no. 2136/2024.**

Vellore District Vellore Registration District Gudiyattam Sub registrar office Gudiyatham Taluk Cheruvanki Village Nanja S.No. 97 hectare 1.33.5 Acre 3.30 cent in this Acre 1.15 cent lands excluded and remaining lands Acre 2. 15 cents lands in this sold property Acre 1.00 Cent lands and boundaries as follows:-

On the west of Melpatti Road, Cannel, Ponni Theater and Alumelu Theater,
On the East of remaining lands,
On the South of S.No. 98.99 and Ponni theatre.
On the North of Alumelu theatre,
In this middle of Acre 1.00 cent lands in this new Sub division S.No. 97/2 Hectare 0.86.05 cent.

II. **Covered Document Under Sale deed dated 22.05.2024 in the name of 1. G. A. Pratheep S/o Ashok Kumar, 2. G. K. Ashok Kumar S/o Krishnasamy vide document No. 4684/2024.**

K. KRISHNAN, M.A., M.L.,
ADVOCATE
ADDITIONAL GOVERNMENT PLEADER (A.S.J.C.)
VELLORE Cell: 94432 25489
E-mail : lawyerkrishna65@gmail com

Vellore District Vellore Registration district Gudiyattam Sub registration district Gudiyattam Taluk Cheruvanki Village Nanja S.No. 97. Hectare 1.33.5 Acre 3.30 Cent, in this Acre 2.15 cent land excluded remaining Acre 2.15 cent lands in this sold out property Acre 1.15 cent lands and boundaries as follows:-

On the West of G.A. Pratheef purchased lands,

On the East of Cannel,

On the South of S.No. 98.99 and ponni theatre ,

On the North of S.No. 70/3, S.No. 230.

In this middle of Acre 1.15 Cent lands in this new sub division S.No. 97/2 hectare 0.86.05

3.LIST OF DOCUMENTS PERUSED:

1. 05.12.2014 dated Sale Certificate in the name of S. Selvaraj S/o K. Shanmugasundaram executed by Subordinate Judge Gudiyattam in E.P. 75 of 2004 in O.S. No. 160 of 1999 and the same was registered on 19.03.2015 vide document no. 728/2015.
2. 22.05.2024 sale deed executed by K. Selvaraj S/o K. Shanmugasundaram in the name of 1. G. A. Pratheep S/o Ashok Kumar, 2. G. K. Ashok Kumar S/o Krishnasamy vide document No. 4684/2024.
3. 04.03.2024 sale deed executed by K. Selvaraj S/o K. Shanmugasundaram in the name of G. A. Pratheep S/o Ashok Kumar, vide document No. 2136/2024.
4. 27.01.2024 dated Non objectionable certificate issued by the District Collector Vellore District.
5. 18.07.2024 dated manuel encumbrance certificate for the period from 01.01.1970 to 31.12.1974.
6. 06.07.2024 dated on line encumbrance certificate for the period from 08.01.1975 to 05.07.2024.
7. 04.07.2024 dated online patta vide patta No. 1572 in the name of applicants issued by the Thasildar Gudiyattam Taluk.

K. KRISHNAN, M.A., M.L.,
ADVOCATE
ADDITIONAL GOVERNMENT PLEADER (A.S.J.C.)
VELLORE Cell: 94432 25489
E-mail : lawyerkrishna65@gmail com

94432 25489
0416-2905489

K. KRISHNAN, M.A., M.L.,

ADVOCATE

ADDITIONAL GOVERNMENT PLEADER (A.S.J.) VELLORE

E-mail : lawyerkrishna65@gmail.com

Date 05.08.24

4 .TRACING OF TITLE:

1. The property of all that piece and parcel of Lands were purchased by one Selvaraj S/o K. Shanmugasundaram through Honourable subordinate Judge Gudiyattam court auction held on 30.04.2014 and the same was confirmed 05.12.2014 through E.P. 75 of 2004 in O.S. No. 160 of 1999. Thereafter the said Selvaraj were registered the above said court auction property before the sub registrar Gudiyattam on 19.03.2015 vide document no. 728/2015. In L.No. 1 of 2015.
2. Thereafter the said Selvaraj S/o K. Shanmugasundaram sold out the portion of the property through registered sale deed dated 04.03.2024 in the name of 1. G. A. Pratheep S/o Ashok Kumar, vide document No. . 2136/2024. Thereafter the said Selvaraj S/o K. Shanmugasundaram sold out the another portion of the property through registered sale deed dated 22.05.2024 in the name of 1. G. A. Pratheep S/o Ashok Kumar, 2. G. K. Ashok Kumar S/o Krishnasamy vide document No. 4684/2024.
3. Since then the applicants are in the possession and enjoyment of the schedule property with necessary mutation of the revenue records. Thus the Government of Tamil Nadu mutated the Village survey registered in their name and they are in the absolute Possession and enjoyment of the same and are absolute and ultimate owners of the schedule mentioned property. Later on the Government of Tamil Nadu Revenue department has also issued the Survey Field Register and also granted the Patta No.1572 issued by the Thasildar Gudiyattam Taluk. **Hence the applicants** are in the possession and enjoyment of the schedule

K. KRISHNAN, M.A., M.L.,
ADVOCATE
ADDITIONAL GOVERNMENT PLEADER (A.S.J.C.)
VELLORE Cell: 94432 25489
E-mail : lawyerkrishna65@gmail.com

mentioned properties. Now the **applicants 1. G. A. Pratheep S/o Ashok Kumar, 2. G. K. Ashok Kumar S/o Krishnasamy** are the absolute owners of the schedule mentioned properties. Thus the applicants got the said property and they are in possession and enjoyment of the same as per revenue records.

5. ENCUMBRANCES:

The perusal 18.07.2024 dated manuel encumbrance certificate for the period from 01.01.1970 to 31.12.1974 and 06.07.2024 dated on line encumbrance certificate for the period from 08.01.1975 to 05.07.2024 Listed out in the opinion is not disclose any subsisting encumbrance over the above property and now the applicants are in the possession and enjoyment of the said property.

6. CONCLUSION: After perusal of the above records I am of the opinion that the property owners/ **Applicants 1. G. A. Pratheep S/o Ashok Kumar, 2. G. K. Ashok Kumar S/o Krishnasamy** herein have got clear absolute valid and marketable title and they **got every right and title and the applicants can produce DTCP plots.**

K. KRISHNAN, M.A., M.L.,
ADVOCATE
ADDITIONAL GOVERNMENT PLEADER (A.S.J.C.)
VELLORE Cell: 94432 25489
E-mail : lawyerkrishna65@gmail com



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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