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Chengalpattu District - 603 110.



House :

No. 72, Illalur Road,
Thiruporur Town & Taluk
Chengalpattu District - 603 110.

Date **12-05-2025**

**Title to land at Navalur Village,
Thirupporur Taluk, Chengalpattu District.**

Land under scrutiny:

All that piece and parcel of land of an extent of 0.31 Cents, comprised in New S.No.163/2A1, bearing Patta No. 1587 and an extent of 0.18 cents, comprised in New S. No. 163/2A2 all totalling 0.49 cents situated at Navalur village, Thirupporur Taluk, Chengalpattu District, the said within the Registration District of Chengalpattu and Sub-Registration District of Thirupporur.

The documents (Photocopies) furnished for scrutiny are numbered in series below.

LIST OF DOCUMENTS

S.No	Date	Description of Documents
1.	20-11-1949	Sale Deed executed by Mr. Perumal Gramani and another to and in favour of Mrs. Janakiammal W/o Mr. Kuppusamy Chettiar and registered as Document No.1404/1949 on the file of SRO, Thiruporur.
2.	29-12-1975	Will Deed executed by Mr. Kuppusamy Chettiar and Mrs.Janakiammal to and in favour of their sons Mr. Pajatcharam and 4 others and registered as Document No.18/1975/B-3 on the file of SRO, Thiruporur



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3.		Copy of Death certificate in the name of Mr. Kuppusamy Chettiar
4.		Copy of Death certificate in the name of Mrs. Janakiammal.
5.		Copy of Legal certificate in the name of Mr. Kuppusamy Chettiar and Mrs. Janakiammal.
6.		Copy of Patta bearing Joint Patta No.1587 in the names of Mr. Panjatcharam Chettiar and Mr. Ezhumalai Chettiar.
7.		Copy of Death certificate in the name of Mr. Panjatcharam Chettiar.
8.		Copy of Death certificate in the name of Mrs. Ponnammal W/o Mr. Panjatcharam Chettiar.
9.		Copy of Legal heir certificate in the name of Mr. Panjatcharam Chettiar
10.		Copy of Death certificate in the name of Mr. Kannan S/o Mr. Panjatcharam Chettiar
11.		Copy of Death certificate in the name of Mr. Krishnan S/o Mr. Panjatcharam Chettiar.
12.		Copy of Legal heir certificate in the name of Mr. Krishnan S/o Mr. Panjatcharam Chettiar.
13.	22.12.2022	Settlement Deed executed by Mr. Ezhumalai Chettiar to and in favour of his Children Mr. E. Logu and 4 others and registered as Document No.29500/2022 on the file of SRO, Thiruporur.
14.	04.05.2024	General Power of Attorney Deed executed by Mr. E. Logu and 4 others to and in favour of Mr. S. Sekar and registered as Document No.9417/2024 on the file of SRO, Thiruporur.
15.	20.07.2024	Mortgage Deed executed by Mr. E. Logu and 4 others represented by their Power Agent Mr. S. Sekar to and in favour of Mr. K. Anandraj and registered as DocumentNo.15574/2024 on the file of SRO, Thiruporur.



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16.	28.08.2024	General Power of Attorney Deed executed by Mr. P. Gopal and 7 others to and in favour of Mr. K. Anandraj and registered as Document No.18244/2024 on the file of SRO, Thiruporur.
17.	21-02-2025	Receipt deed executed by Mr. K. Anandraj in favour of Mr. E. Logu and 4 others represented by their Power Agent Mr. S. Sekar and registered as Doc. No. 4141/2025 on the file of SRO, Thiruporur.
18.	21-02-2025	Sale deed executed by Mr. E. Logu and 4 others represented by their Power Agent Mr. S. Sekar and in favour of Mr. R. Nishanth and registered as Doc. No. 4173/2025 on the file of SRO, Thiruporur.
19.	18-04-2025	Patta bearing No. 2184 stands in the name of Mr. R. Nishanth and Patta bearing No. 1587 stands in the name of Mr. Panjatcharam Chettiar and others.
20		Manual EC from 01.01.1950 to 31.12.1974.
21	28-04-2025	Computer EC from 01.01.1975 to 27-04-2025

Tracing Of Title:

According to the Document furnished for Legal scrutiny, the land Comprised in Survey No.163/2 measuring an extent of Acre 0.49 cents, originally belongs to **Mrs. Janakiammal** W/o Mr. Kuppusamy Chettiar, she had purchased from (1) Mr. Perumal Gramani S/o Mr. Sadaiyappa Gramani and his son (2) Mr. Ramachandramoorthy, vide Sale deed dated 20-11-1949, and registered as **Document No.1404/1949**, on the file of SRO, Thiruporur, from the date of purchase every since she got possession and enjoyment of the above said property became a absolute owner.

Thereafter the above said **Mrs. Janakiammal** and her husband **Mr. Kuppusamy Chettiar** had jointly executed a will deed dated 29-12-1975 to and in favour of their sons and daughter vide Document No.18/1975, B-3, of SRO, Thiruporur, for respect of their whole family properties and including land under scrutiny measuring an extent of Acre 0.49 cents, comprised in Survey No.163/2 of Navalur Village.

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After that the Survey No.163/2 measuring an extent Acre 0.31 cents out of Acre 0.49 cents, bequeathed in favour of **Mr. Pajatcharam Chettiar** under to "A" Schedule Property, and Survey No.163/2 measuring an extent Acre 0.18 cents out of Acre 0.49 cents, bequeathed in favour of **Mr. Ezhumalai Chettiar** under to "B" Schedule Property

Thereafter the said Mr. Kuppusamy Chettiar died on 13.08.1982 and Mrs. Janakiammal died on 24-02-1998 leaving behind their legal heirs and the death certificate of Mr. Kuppusamy was got vide D-2020 : 33-4423-000017 from Navalur Panchayat dated-28-10-2020 and the death Certificate of Mrs Janakiammal was got vide Reg. No. 2 from Head quarter Deputy Tahsildar Chengalpattu dated-11-03-1998. Then the legal heirs Certificate of Mrs. Janakiammal W/o Kuppusamy was got vide Pa.mu. 47/2004/A6 from Tahsildar Office, Chengalpattu, TKCA. No. 203/2006/A5 dated- 25-01-2006.

After the death of Mrs. Janakiammal and her husband Mr. Kuppusamy Chettiar the will dated 29.12.1975 came in to acted upon. The said Mr. Panjatcharam Chettiar became the absolute owner of the Survey N0.163/2 measuring Acre 0.31 cents out of Acre 0.49 as per the will, and Mr. Ezhumalai Chettiar became the absolute owner of the Survey No.163/2 measuring Acre 0.18 cents out of Acre 0.49 as per the will the said Mr. Panjatcharam Chettiar and Mr. Ezhumalai Chettiar are having life interest, and got Joint Patta vide No.1587, as per Patta New Sub-division No. 163/2A issued by Deputy Tahsildar Thiruporur.

Subsequently the said Mr. Panjatcharam Chettiar was died on 18.03.1993 intestate leaving behind his wife and sons and daughter namely **Mrs. Ponnammal, Mr. P. Gopal, Mr.P. Krishnan, Mr. P.Arumugam, Mr.P.Kannan, Mrs. E. Andal and Mr. P. Ravi** as legal heirs as his estate, the death certificate of Panjatcharam Chettiar issued by the Zonal deputy Tahsildar Head quarters Chengalpattu dated 29.06.1994 in Taluk CA No. 1038/1994/A1, and his wife **Mrs. Ponnammal** W/o Panjatcharam died on 02.01.2012, the death Certificate of Mrs. Ponnammal issued by Deputy Tahsildar, Headquarters Chengalpattu, dated 13.09.2012 in Registration No. TKCA No.3040/2012/A5. Then the legal heir certificate of Panjatcharam issued by Tahsildar Chengalpattu dated 30.06.1994 in Pa.Mu.4153/1994 produced. (TKCA No.340/2005/A5 dated 21.02.2005).



Handwritten signature and date:
18.05.2002
12-05-2025

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Thereafter one son of late Panjatcharam, Mr. P. Krishnan died on 05.06.2012 instates leaving behind his wife and daughters and son namely **Mrs. K. Saraswathi, Mrs. Uma Mageswari, Mrs. Gnanasoundari and Mr. Vignesh** as legal heirs his estate, the death certificate of Krishnan issued by the Village Administrative Officer Perumbakkam Panchayat, Sholinganallur Taluk, dated 19.06.2012 in Taluk CA No. 172/12. Then the legal heir certificate Mr. P.Krishnan issued by Tahsildar Thiruporur dated 22.08.2013 in Pa.Mu.No.1837/2013/A4.

In meanwhile one unmarried son of late Mr. Panjatcharam Chettiar's Mr. Kannan was died on 02.01.2017 the death certificate of Kannan issued by the Tindivanam Municipality, Tindivanam, dated 09.03.2017 in Certificate No. 043/2017/02/00003.

Thus, the above said Mr. Panjatcharam's legal heirs became the absolute and exclusive owner of the property comprised in **Survey No.163/2A** measuring an extent of Acre **0.31 cents** out of Acre 0.49 cents of Navalur Village.

Thereafter the afore said Mr. Ezhumalai Chettiar executed a Settlement deed dated 22-12-2022 to and in favour of his sons and daughter **Mr.E. Logu, Mr. E. Mani, Mr. E. Kanniyappan, Mr. E. Ramesh, and Mrs. Laxmi** and registered as **Document No.29500/2022**, on the file of SRO, Thiruporur, in respect of property comprised in **Survey No.163/2A** measuring an extent of **Acre 0.18 cents** out of Acre 0.49 cents and along with another survey numbers of Navalur Village. From the date of Settlement deed every since the settlees were got possession and enjoyment of became a absolute owners. In meanwhile the afore said Settlement Deed rectified by Mr. Ezhumalai Chettiar, typographical mistake due to corrections of Document for Survey No.165 of Navalur Village Only, No under scrutiny for legal Opinion.



Handwritten signature and date:
MS/1753/2002
12-05-2025

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There after the above said **Mr.E. Logu, Mr. E. Mani, Mr. E. Kanniyappan, Mr. E. Ramesh, and Mrs. Laxmi** had jointly executed a General Power of Attorney deed dated 04-05-2024 to deal with their above said properties and in favour of **Mr. S. Sekar** S/o Mr. Sundaram and registered as **Document No.9417/2024/B-1**, on the file of SRO, Thiruporur, based on the Power of Attorney deed Mr. E. Logu and others represented by their POA Mr. S. Sekar had executed a Mortgage Deed dated 20.07.2024 and registered as **Document No.15574/2024**, to and in favour of **Mr. K. Anandraj** S/o Mr. Krishnan, in respect of Acre 0.18 cents out of Acre 0.49 cents.

Thereafter the said Mr. Panjatcharam Chettiar's Legal heirs (1) **Mr. P. Gopal** (2) **Mr.P. Krishnan** (3) **Mr. P.Arumugam** (4) **Mr.P.Kannan** (5) **Mrs. E. Andal** (6) **Mr. P. Ravi**, had jointly executed a General Power of Attorney deed dated 28-08-2024 to deal with their property and in favour of **Mr. K. Anandraj** S/o Mr. Krishnan, and registered as **Document No.18244/2024**, on the file of SRO, Thiruporur, in respect of property in **Survey No.163/2A** measuring an extent of Acre **0.31 cents** out of Acre 0.49 cents of Navalur Village.

Thereafter the above said **Mr. K. Anandraj** S/o Mr. Krishnan, executed a Receipt deed dated on 21-02-2025 to in favour of **Mr.E. Logu, Mr. E. Mani, Mr. E. Kanniyappan, Mr. E. Ramesh, and Mrs. Laxmi** represented by their Power of Attorney **Mr. S. Saker** and registered as **Doc. No. 4141/2025** on the file of SRO Thiruporur, in respect of Acre 0.18 cents out of Acre 0.49 cents.

Thereafter **Mr.E. Logu, Mr. E. Mani, Mr. E. Kanniyappan, Mr. E. Ramesh, and Mrs. Laxmi** represented by their Power of Attorney **Mr. S. Saker** executed a sale deed dated on -21-02-2025 to and in favour **Mr. R, Nishanth** and registered as **Doc. No. 4173/2025**, on the file of SRO Thiruporur in respect of property in **Survey No.163/2A** measuring an extent of Northern side Acre **0.18 cents** out of Acre 0.49 cents of Navalur Village. From the date of Sale deed every since he got possession and enjoyment of became a absolute owner and the Revenue also muted **Patta bearing No. 2184** in his name, as per Patta the **Old S. No. 163/2A** as divided as **New S. No. 163/2A2**.



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The Encumbrance 31-12-1974 certificate obtained for period from 01-01-1950 to 31-12-1974 and from 01-01-1975 to 27-04-2025 it reflects no encumbrance related to the above said Land.

Opinion

On a perusal of the aforesaid documents and records, this is to certified that **Mr. R. Nishanth** is the absolute title owner of the property in respect of measuring an extent of Acre 0.18 Cents, Comprised in New Survey No. 163/2A2, bearing **Patta No.2184** and (1) **Mr. P. Gopal** (2) **Mr.P. Krishnan** (3) **Mr. P.Arumugam** (4) **Mr.P.Kannan** (5) **Mrs. E. Andal** (6) **Mr. P. Ravi** represented by their **POA Mr. K. Anandraj** S/o Mr. Krishnan are the absolute title owners of the property in respect of measuring an extent of Acre 0.31 Cents, Comprised in New Survey No. 163/2A1, bearing Joint **Patta No.1587** both totalling extent of 0.49 Cents, situated at Navalur Village, Thiruporur Taluk, Chengalpattu District is free from encumbrances and having clear and marketability.



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