

RE

REGULATORY RECORD

# RERA Document

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Date : 01.11.2025

## **LEGAL OPINION**

I. **Present Title holder of the Property :**

**Tmt.P.Shanthi** W/o.Mr.M.Pandi, is residing at Door No.66, V.O.C.Street, Kamarajapuram, Railway Station Road, Madurai - 625 009.

II. **Description of Property :**

Madurai District, Madurai South Regn. District, Joint Sub Registry No.I, at present Thiruparankunram Sub Registry, Madurai South Taluk, Perungudi Village, as per Patta No.1605, Punja S.No.192/1 measuring 1.41.0 Hectares or 3 acres 48 cents in which Western side 1 acre 74 cents in which Eastern side north portion measuring 15 cents sold out and remaining **1 acre 59 cents** in punjai land at present sub divided as **R.S.No.192/37** measuring 64.36 Ares or **1 acre 59 cents** of land bounded by :-

On the north : Estate tharisu.

On the east : Plots comprised in S.No.192/1 and 15 cents of land sold to Lakshmanan and others.

On the south : Property belong to Avuttaraj @ Muthaiah Ambalam.

On the west : Nilaiyur Village Boundary.

II. **Documents Scrutinized:**

| Sl. No. | Date of Document | Description of Document                                                                                                                                                                               | Remarks    |
|---------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1       | 29.09.1980       | Partition deed executed between Tmt.Krishnaveni Ammal and his sons Mr.Rajendra and Mr.Bansidar and registered as document No.4081/1980 in the office of the Joint Sub Registrar No.IV, Madurai South. | Xerox copy |



|   |               |                                                                                                                                                                                                                                                                                         |             |
|---|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 2 | 06.07.2000    | Sale deed executed by Mr.J.R.Rajendra, and his sons Mr.R.Dharmasanth @ Mukesh and Mr.R.Ashok in favour of Tmt.M.S.Padmavathi and Tmt.P.Santhi and registered as document No.5557/2000 in the office of the Joint Sub Registrar No.I, Madurai South.                                     | Xerox copy  |
| 3 | 12.07.2013    | Death certificate of Late.M.S.Padmavathi issued by Registrar of Births & Deaths, Kumbakonam Municipality. (died on 08.07.2013)                                                                                                                                                          | Xerox copy  |
| 4 | 12.10.2013    | Legal heirship certificate of deceased M.S.Padmavathi issued by Tahsildar, Kumbakonam.                                                                                                                                                                                                  | Xerox copy  |
| 5 | 07.12.2022    | Partition deed executed between Mr.S.Seenivasaganesan, Tmt.A.Durgalakshmi and Tmt.M.S.Uma Lakshmi ( 1 <sup>st</sup> parties ) and <b>Tmt.P.Shanthi</b> ( 2 <sup>nd</sup> party ) and registered as document No.13456/2022 in the office of the Joint Sub Registrar No.I, Madurai South. | Xerox copy  |
| 6 | Patta No.9033 | Computerized Patta for Patta No.9033 comprising S.No.192/37 measuring 64.36 Ares in the name of <b>Tmt.P.Shanthi</b> in the Village of Perungudi.                                                                                                                                       | Xerox copy  |
| 7 | ---           | FMB Sketch for S.No.192/37 Madakulam Village, Thirupparankundram Taluk.                                                                                                                                                                                                                 | Xerox copy  |
| 8 | 11.11.2025    | Encumbrance Certificate for the property described in column "B" for the period from 01.01.1975 to 28.12.2022.                                                                                                                                                                          | Online copy |
| 9 | 11.11.2025    | Encumbrance Certificate for the property described in column "B" for the period from 29.12.2022 to 10.11.2025.                                                                                                                                                                          | Online copy |



**IV. Tracing of Title of the Property :**

1. The schedule mentioned property is more fully described in Part "II" above S.No.192/1 sub divided as R S.No.192/37 in Perungudi Village, Thirupparankundram, Madurai District.

2. The schedule mentioned part portion of the property described in Part "II" together with larger extents (i.e.) S.No.192/1 measuring 3 acre 48 cents of land was originally owned by Mr.Rajendra. He had obtained the property by way of registered partition deed dated 29.09.1980. Document No.1 is the xerox copy of Partition deed executed between Tmt.Krishnaveni Ammal and his sons Mr.Rajendra and Mr.Bansidar and registered as document No.4081/1980 in the office of the Joint Sub Registrar No.IV, Madurai South. The xerox copy of the partition deed is shown as document No.1.

3. The owner Mr.J.R.Rajendra, and his sons Mr.R.Dharmasanth @ Mukesh and Mr.R.Ashok had sold measuring 3 acre 48 cents of land to Tmt.M.S.Padmavathi and Tmt.P.Santhi under the registered sale deed dated 06.07.2000. The xerox copy of the sale deed is shown as document No.2.

4. Later on, one of the purchaser Tmt.M.S.Padmavathi died on 08.07.2013. Document No.2 is the xerox copy of death Certificate of Late.M.S.Padmavathi, W/o.Mr.M.R.Shankaran issued by Registrar of Births & Deaths, Kumbakonam Municipality, Madurai. Document No.3 is the xerox copy of legal heirship certificate of deceased M.S.Padmavathi issued by Tahsildar, Kumbakonam Taluk. As per the legal heir certificate her son and daughters namely Mr.S.Seenivasa Ganesan, Tmt.A.Durgalakshmi and Tmt.M.S.Umalakshmi are the legal heirs of deceased M.S.Padmavathi.



5. There after all the joint owners Mr.S.Seenivasaganesan, Tmt.A.Durgalakshmi and Tmt.M.S.Uma Lakshmi and **Tmt.P.Shanthi** have jointly entered into a partition between them on 07.12.2022. Document No.5 is the xerox copy of Partition deed executed between Mr.S.Seenivasaganesan, Tmt.A.Durgalakshmi and Tmt.M.S.Uma Lakshmi ( 1<sup>st</sup> parties ) and **Tmt.P.Shanthi** ( 2<sup>nd</sup> party ) and registered as document No.13456/2022 in the office of the Joint Sub Registrar No.I, Madurai South. In the said partition measuring 3 acre 49 cents in which Western side 1 acre 74 cents of land had been allotted to the share of Tmt.P.Shanthi and which is shown as Schedule "B" in partition.

6. The present title holder **Tmt.P.Shanthi** had sold measuring 1 acre 74 cents in which Eastern side north portion measuring 15 cents of land sold to Mr.Lakshmanan, Paulraj and Veeranan under the registered sale deed dated 22.12.2022 and it was registered as document No.13938/2022. Hence, the present title holder **Tmt.P.Shanthi** is in possession and enjoyment of her remaining portion of her properties. Document No.6 is the xerox copy of computerized Patta for Patta No.9033 comprising S.No.192/37 measuring 64.36 Ares in the name of **Tmt.P.Shanthi** in the Village of Perungudi. Document No.7 is the xerox copy of FMB Sketch for S.No.192/37 Madakulam Village, Thirupparankundram Taluk.

7. Two Encumbrance Certificates are shown as document Nos.8 and 9 for the schedule mentioned property described in para II for the property described in the period from 01.01.1975 to 10.11.2025 does not disclose any defect in the title of the present title holder **Tmt.P.Shanthi**.



**Conclusion :**

On careful scrutiny of all the xerox copies of documents shown in para III, I am of the opinion that the present title holder **Tmt.P.Shanthi** has got valid and marketable title of the property described in para II.

  
Advocate.

**M. MUTHUKUMARAN B.L.,**  
**ADVOCATE**  
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# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

## LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



## Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



## Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



## One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



## Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

## Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

## Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

## Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

