



Date: 07.05.2024

LEGAL OPINION

The following documents were furnished by **Mr.C.MADESH** S/o.Chennappan, residing at No.812/4, Chinnur Village, Chinnakandili Mathura, Tirupattur Taluk, Tirupattur District Seeking Legal Opinion for the Schedule Property mentioned here under.

SCHEDULE PROPERTIES

1. All that piece of the Land Situated in Survey No.203/1A and new number after Sub-Division Survey No.203/1A2 and at present New Survey No.203/1A2A, Tirupattur District Tirupattur Sub Reg. District, Tirupattur Taluk, Joint-II, Sub Reg. Office of Tirupattur, Kandili Panchayat Union, Gummidikkanpatti Village, dry land extending the measuring acre 1.00 $\frac{3}{4}$ cents (ie) 0.40.80 hectare thereabout bounded as follows:

East	:	Mariyamman Alayam Reg. Land
West	:	Amballi Road
North	:	Mariyamman Alayam Reg. Land
South	:	Govindasamy Land

All the above Schedule property in the above Survey No.203/1A2A totally measuring acre 1.00 $\frac{3}{4}$ cents (i.e.) 0.40.80hectare.

M. Saravanan
07/5/2024
M.SARAVANAN, B.Com., B.L.,
GOVERNMENT PLEADER
ADDL. DISTRICT & SESSIONS COURT
NOTARY PUBLIC
No.1, THIRU-VE-KA ROAD, TIRUPATTUR - 635 601.
TIRUPATTUR DIST. Cell : 94436 26343



2. The following documents were furnished for the perusal. Registered Sale Deed document executed by Mr.M.Kumar in favour of the applicant Mr.C.Madesh by way of registered Sale deed Dt.12th April 2024 Vide Document No.2678/2024.
2. Encumbrance Certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 07.05.2024.
3. On the perusal of the records, the Schedule property were owned by Mr.Mari Gounder S/o. Muniya Gounder (alias) Munisamy Gounder, residing at No.39/74, Ponniyamman Koil Street, Tirupattur Town, by way of Registered Sale Deed document, Registered before the Sub Registrar Office of Tirupattur as vide Document No.2607/1996 and this above same was registered as Registered Settlement deed document by Mr.Mari Gounder in favour of the executant his son Mr.M.Kumar by way of Registered Settlement deed registered before the sub Registrar office of Tirupattur, Dt.27.10.2014 as vide document No.9361/2014 and this above same was registered as Registered Sale Deed by the executant Mr.M.Kumar S/o. Mari Gounder, residing at No.39/74, Ponniyamman Koil Street, Tirupattur in favour of the applicant Mr.C.Madesh S/o. Chennappan, residing at No.812/4, Chinnur Village, Chinna Kandili, Tirupattur Taluk, by way of Registered Sale deed registered before the Joint-II Sub Registrar office of Tirupattur Dt.12th April 2024 as Vide document No.2678/2024.

M. Saravanan
07/05/2024
M.SARAVANAN, B.Com., B.L.,
GOVERNMENT PLEADER
ADDL. DISTRICT & SESSIONS COURT
NOTARY PUBLIC
No.1, THIRU-VE-KA ROAD, TIRUPATTUR - 635 601.
TIRUPATTUR DIST. Cell : 94436 26343



4. Independent Patta bearing No.1906 of Gummidikkanpatti Village granted by the Thasildar office of Tirupattur in the name of the applicant Mr.C.Madesh.
5. VAO Certificate as dry land in the name of the applicant Mr.C.Madesh.
6. Computerized Chitta, Patta, Adangal, A-Register, FMB in the name of the applicant Mr.C.Madesh.
7. Encumbrance Certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 01.01.2024 reveals that there is not existing encumbrance over the property mentioned above.
8. Ever since the date of purchase made by the applicant Mr.C.Madesh he took the possession and enjoying the same till this date.

Title :

After considering all the factors mentioned above the applicant Mr.C.Madesh is having valid title.

Opinion:

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

M. Saravanan
07/05/2024
M.SARAVANAN, B.Com., B.L.,
GOVERNMENT PLEADER
ADDL. DISTRICT & SESSIONS COURT
NOTARY PUBLIC
No.1, THIRU-VE-KA ROAD, TIRUPATTUR - 635 601.
TIRUPATTUR DIST. Cell : 94436 26343