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Pudupattu, Tamil Nadu, India
Pudupattu, Tamil Nadu, India, Pudupattu, Tamil Nadu , India
Lat 12.941897° Long 79.507471°
31/12/2025 11:28 AM GMT +05:30
Google


GPS Map Camera
Alapakkam, Tamil Nadu, India
Wgp5+fgr, Alapakkam, Tamil Nadu 632508, India
Lat 12.937063° Long 79.50851°
31/12/2025 11:26 AM GMT +05:30
Google


GPS Map Camera
Google
Pudupattu, Tamil Nadu, India
Pudupattu, Tamil Nadu, India, Pudupattu, Tamil Nadu , India
Lat 12.941897° Long 79.507471°
31/12/2025 11:27 AM GMT +05:30




GPS Map Camera
Pudupattu, Tamil Nadu, India
Pudupattu, Tamil Nadu, India, Pudupattu, Tamil Nadu , India
Lat 12.941897° Long 79.507471°
31/12/2025 11:28 AM GMT +05:30
Google













தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : S MUNEER

மின். இ. எண்: 200082771125784 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGNINB815170495 நாள் : 15/12/2025 14:16:13

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	88718.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	7984.62
4	46942-SGST @9%	7984.62
5	62948-Rounding Off	-0.24
	மொத்தம்	104687.00

தொகை (எழுத்தால்) ரூ. One lakhs Four thousand Six hundred Eighty Seven only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :
24 7 மின்னகம்
94987 94987

M.SRIDHAR, B.A., B.L.,
ADVOCATE
கூடுதல் அரசு வழக்கறிஞர் A.D.J. (F.T.C.) வேலூர்
ADDITIONAL GOVERNMENT PLEADER
A.D.J. (F.T.C.) VELLORE, VELLORE DISTRICT.

Cell : 90034 15161
94433 09455
No.13A, Corporation Commercial, Complex, (Upstairs) Old Bus Stand, New Sitting Bazar, Vellore 632 004.
Email : vsm.shree1976@gmail.com

Date : 24/10/25

LEGAL OPINION

1. NAME OF THE OWNERS:

1. **Mr.K.ASHRAF ALI,** S/o Kaja,

2. **Mrs.M.DILSHAD,** W/o Munir,

3. **Mrs.S.DURGADEVI,** W/o late. Sureshkannan,

4. **Mrs.N.RESHMA,** W/o Mehaboob,

5. **Mr.U.ABDUL LATHIF,** S/o Ussain.

6. **Mr.I.ALAUDIN,** S/o Isbani,

7. **Mr.K.AJIJI,** S/o Kaleel,

8. **Mr.A.SADAM HUSEN,** S/o Asen,

9. **Mr.N.IMTHIYAZ,** S/o Naseer,

10. **Mr.A.ARAVIND,** S/o Anbazhagan

11. **Ms.S.RAMYA,** D/o Sureshkannan. Rep their power of attorney S.Munir, I.Salauddin, A.Mehaboob & S.Mohankumar.

2. DESCRIPTION OF THE PROPERTY:

In Ranipet District, Ranipet Registration District, Nemili Taluk, Kaveripakkam Sub-Registrar Office, ALAPAKKAM Village, separate Patta Nos.2490 & 2541, the following lands:

1. S.No.288/1B2A4A – land of Hr 0-31.00 i.e Ac 0.77
2. S.No.288/1B2B1 – land of Hr 0-52.35 i.e Ac 1.29

Totaling Ac 2.06

3. LIST OF DOCUMENTS PERUSED:

S. No	Date	Nature of Document along with necessary Serial Nos.	Original / Photostat
1	-	Patta Pass Book issued by The Revenue Department infavour of Dhamodaran (Patta Pass Book No.88147)	Photostat

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2	21-04-2011	Settlement deed executed by Dhamodaran infavour of Thara (Doc No.3296/2011)	Photostat
3	24-01-2012	Sale deed executed by Thara infavour of Mohanarangan (Doc No.533/2012)	Photostat
4	20-12-2024	Sale deed executed by Mohanarangan infavour of **Mr.K.Ashraf Ali, Mrs.M.Dilshad, Mrs.S.Durgadevi, Mrs.N.Reshma & Mr.U.Abdul Lathif the owner/sellers No.1 herein (Doc No.6052/2024)**	Photostat
5	30-09-2025	Patta issued by The Revenue Department infavour of **Mr.K.Ashraf Ali, Mrs.M.Dilshad, Mrs.S.Durgadevi, Mrs.N.Reshma & Mr.U.Abdul Lathif the owner/sellers No.1 herein (Patta No.2490)**	Computer Generated Copy
6	23-04-2025	Sale deed executed by K.Ashraf Ali, M.Dilshad, S.Durgadevi, N.Reshma & U.Abdul Lathif infavour of **Mr.I.Alaudin, Mr.K.Ajiji, Mr.A.Sadam Husen, Mr.N.Imthiyaz, Mr.A.Aravind & Ms.S.Ramya owners/sellers No.2 herein (Doc No.2356/2025)**	Photostat

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7	30-09-2025	Patta issued by The Revenue Department infavour of **Mr.I.Alaudin, Mr.K.Ajiji, Mr.A.Sadam Husen, Mr.N.Imthiyaz, Mr.A.Aravind & Ms.S.Ramya owners/sellers No.2 herein (Patta No.2541)**	Computer Generated Copy
8	23-04-2025	General power of attorney executed by K.Ashraf Ali, M.Dilshad, S.Durgadevi, N.Reshma & U.Abdul Lathif infavour of S.Munir, I.Salauddin, A.Mehaboob & S.Mohankumar (Doc No.2357/2025)	Photostat
9	23-04-2025	General power of attorney executed by I.Alaudin, K.Ajiji, A.Sadam Husen, N.Imthiyaz, A.Aravind & S.Ramya infavour of S.Munir, I.Salauddin, A.Mehaboob & S.Mohankumar (Doc No.2366/2025)	Photostat
10	21-08-2025	Road Gift deed executed by Munir & other infavour of Alapakkam Panchayat (Doc No.4713/2025)	Photostat
11	24-10-2025	Encumbrance Certificate for the period from 01-01-1975 to 23-10-2025	Online Copy

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3. TRACING OF TITLE:

As seen from the Patta Pass Book, vide Patta Pass Book No.88147, the land of Hr 0-57.50 in S.No.288/1B2B & land of Hr 0-33.50 in S.No.288/1B2A4 along with other lands in Alapakkam Village was stood in the name Dhamodaran in Revenue records and he is in possession and enjoyment of the same.

The Said Dhamodaran executed a registered Settlement deed on 21-04-2011 vide Doc No.3296/2011 settling the above land of Hr 0-57.50 i.e Ac 1.42 in S.No.288/1B2B & land of Hr 0-33.50 i.e Ac 0.83 in S.No.288/1B2A4 in Alapakkam to his wife Thara to be enjoyed by her absolutely with all power of alienation.

Thereafter aforesaid Thara Sold the above land of Ac 1.42 in S.No.288/1B2B & land of Ac 0.83 in S.No.288/1B2A4 in Alapakkam Village to Mohanarangan for Rs.2,70,000/-. Under the registered Sale deed dt.24-01-2012 vide Doc No.533/2012.

Subsequently Mohanarangan Sold the above land of Ac 1.42 in S.No.288/1B2B & land of Ac 0.83 in S.No.288/1B2A4 in Alapakkam Village to **Mr.K.Ashraf Ali, Mrs.M.Dilshad, Mrs.S.Durgadevi, Mrs.N.Reshma & Mr.U.Abdul Lathif the owner/sellers No.1 herein** for Rs.6,75,000/-. Under the registered Sale deed dt.20-12-2024 vide Doc No.6052/2024.

Recognizing their Possession and enjoyment The Revenue Department also issued Patta infavour of Mr.K.Ashraf Ali, Mrs.M.Dilshad, Mrs.S.Durgadevi, Mrs.N.Reshma & Mr.U.Abdul Lathif the owners/sellers No.1 herein, vide Patta Nos.2490.

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Further aforesaid K.Ashraf Ali, M.Dilshad, S.Durgadevi, N.Reshma & U.Abdul Lathif have jointly sold the sold the Sold the land of Ac 1.42 in S.No.288/1B2B in Alapakkam Village to **Mr.I.Alaudin, Mr.K.Ajiji, Mr.A.Sadam Husen, Mr.N.Imthiyaz, Mr.A.Aravind & Ms.S.Ramya owners/sellers No.2 herein** for Rs.4,26,000/-. Under the registered Sale deed dt.23-04-2025 vide Doc No.2356/2025.

Recognizing their Possession and enjoyment The Revenue Department also issued Patta infavour of Mr.I.Alaudin, Mr.K.Ajiji, Mr.A.Sadam Husen, Mr.N.Imthiyaz, Mr.A.Aravind & Ms.S.Ramya owners/sellers No.2 herein, vide Patta Nos.2541.

Thus the owners/sellers herein Mr.K.Ashraf Ali, Mrs.M.Dilshad, Mrs.S.Durgadevi, Mrs.N.Reshma, Mr.U.Abdul Lathif, Mr.I.Alaudin, Mr.K.Ajiji, Mr.A.Sadam Husen, Mr.N.Imthiyaz, Mr.A.Aravind & Ms.S.Ramya have claims title to the above Property.

Further the said Mr.K.Ashraf Ali, Mrs.M.Dilshad, Mrs.S.Durgadevi, Mrs.N.Reshma & Mr.U.Abdul Lathif have jointly executed a registered a registered General power of attorney on 23-04-2025 vide Doc No.2357/2025 appointing and authorizing S.Munir, I.Salauddin, A.Mehaboob & S.Mohankumar to sell the above land of Ac 0.83 in S.No.288/1B2A4 in Alapakkam Village to other on their behalf.

Likewise Mr.I.Alaudin, Mr.K.Ajiji, Mr.A.Sadam Husen, Mr.N.Imthiyaz, Mr.A.Aravind & Ms.S.Ramya have jointly executed a registered General power of attorney deed on 23-04-2025 vide Doc No.2366/2025 appointing and authorizing S.Munir, I.Salauddin, A.Mehaboob & S.Mohankumar to sell the above land of Ac 1.42 in S.No.288/1B2B in Alapakkam Village to other on their behalf.

M.

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Date : 24/10/25

Thereafter aforesaid S.Munir, I.Salauddin, A.Mehaboob & S.Mohankumar have jointly executed a registered Road Gift deed on 21-08-2025 vide Doc No.4713/2025 Gifting the site having an extent of 249.6 Sq.mtr in S.No.288/1B2A4A & site having an extent of 515.2 Sq.mtr in S.No.288/1B2B1 in Alapakkam Village to The President of Alapakkam Village Panchayat for purpose of forming Road.

5. ENCUMBRANCES:

The perusal of Encumbrance certificates issued from for a period of 01-01-1975 to 23-10-2025 does not disclose any subsisting encumbrance over the above Property

CONCLUSION:

After perusal of the above records I am of the opinion that the Owners here in **Mr.K.Ashraf Ali, Mrs.M.Dilshad, Mrs.S.Durgadevi, Mrs.N.Reshma, Mr.U.Abdul Lathif, Mr.I.Alaudin, Mr.K.Ajiji, Mr.A.Sadam Husen, Mr.N.Imthiyaz, Mr.A.Aravind & Ms.S.Ramya** have got clear absolute valid and marketable title free from encumbrances up to 23-10-2025 over the schedule mentioned property as more fully described in Para 2 of this opinion

M. 24/10/25

Signature of the Advocate

M. SRIDHAR, B.A., B.L.,
ADVOCATE
ADDL. GOVERNMENT PLEADER
A.D.J. (F.T.C) Vellore, Vellore Dist.,
✆ : 90034 15161, 94433 09455

OWNERSHIP FLOW CHART											
S.NO	SURVEY NUMBER AS PER APPROV	SALE DEED					GENERAL POWER OF ATTRONEY				
		DOC.NO &DAT	OWNER	SURVEY NUMBERS	EXTENT H.AC (SQ.M)	PATTA NO	DOC.NO &DATE	OWNER	SURVEY NUMBER	EXTENT H.AC (SQ.M)	REMARKS
1	288/1B2A4A &288/1B2B1	PATTA PASS BOOK	THAMODHARAN	288/1B2A4 &288/1B2B	33.5 57.5	290					
2		DT:21/04/2011	THARA	288/1B2A4 &288/1B2B	33.5 57.5	1129 1133					
3		533/2012 DT:24/01/2012	MOHANARANGAN	288/1B2A4 &288/1B2B	33.5 57.5	1138					
4		6052/2024 DT:20/12/2024	ASHARAF ALI DILSHAD DURGA DEVI RESHMA ABDULLATHIF	288/1B2A4 &288/1B2B	33.5 57.5	2490 2491	2357/2025 DT:23/04/2025	MUNEER SALAUDDIN MEHABOOB MOHAN KUMAR	288/1B2A4	33.5	NO PATTA DUE TO GPA OWNERS
5		2356/2025 DT:23/04/2025	ALAUDDIN AJJI SADAMHUSSAIN IMTHIYAZ ARAVINTH RAMYA	288/1B2B	57.5	2491	2366/2025 DT:23/04/2025	MUNEER SALAUDDIN MEHABOOB MOHAN KUMAR	288/1B2B	57.5	NO PATTA DUE TO GPA OWNERS

6				288/1B2A4 &288/1B2B	33.5 57.5	2490 2491	4713/2025 DT:27/08/2025	ROAD GIFT IN FAVOUR OF ALAPAKKAM	288/1B2A4 &288/1B2B	764.8 SQ	288/30 288/31
7				288/1B2A4 &288/1B2B	31.00 52.35	2490 2491	6000/2025 DT:28/10/2025	ROAD GIFT AS PER RAOD PATTERN IN FAVOUR OF ALAPAKKA	288/1B2A4 A&288/1B2B 1	2177.33 SQ.M	

TOTAL PROJECT COST

"DR APJ ABDUL KALAM*MEGA CITY*"

Project Approved Layout No: SWP/DTCP/RANIPET/LAYOUT NO. 80/2025, Survey No. 288/1B2A4A, 288/1B2B1 Located at: "DR APJ ADBUL KALAM MEGA CITY"ALAPAKKAMVILLAGE, NEMILI TALUK, and RANIPET DISTRICT.

S. No	Date	Description	Remarks	CURRENT Amount	MARKET VALUE or AFTER DRO GUIDE LINE VALUE FIXATION IN SQ.FT (RS.100/SQ.FT)
1	20-12-2024	Sale deed executed by **1.P.MOHANARANGAN**, in Favour of**1) K.ASHRAF ALI** **2) M.DILSHAD** **3)S.DURGA DEVI** **4) N.RESHMA** **5) U.ABDUL LATHIF**	Document No. 6052/2024	Rs. 6,75,000/-	Total sq.ft as pr DTCP approval 60,000 sq.ft 60000*100= 60,000,00
2	20-12-2024	Registration Fees and stamp duty for the sale deed	Document No. 6052/2024	Rs. 68,750/-	Rs. 68,750/-
3	23-04-2025	Sale deed executed by **1) K.ASHRAF ALI** **2) M.DILSHAD** **3)S.DURGA DEVI** **4) N.RESHMA** **5) U.ABDUL LATHIF** in Favour of**1) I.ALAUDDIN** **2) K.AJJI** **3)A.SADAM HUSSAIN** **4) N.IMTHIYAZ** **5) A.ARAVIND** **6) S.RAMYA**	Document No. 2356/2025	Rs. 4,26,000/-	
4	23-04-2025	Registration Fees and stamp duty for the sale deed	Document No. 2356/2025	Rs. 43,900	RS.43,900
5	23.04.2025	Registration Fees and stamp duty for the sale deed GENERAL POWER OF ATTRONEY executed by **1) K.ASHRAF ALI** **2) M.DILSHAD** **3)S.DURGA DEVI** **4) N.RESHMA** 5) U.ABDUL LATHIF in Favour of 1) S.MUNEER 2) I.SALAUDDIN 3) A.MEHABOOB 4) S.MOHAN KUMAR	Document No. 2357/2025	RS. 10,000	RS.10,000

6	23.04.2025	Registration Fees and stamp duty for the sale deed GENERAL POWER OF ATTRONEY executed by **1) I.ALAUDDIN 2) K.AJJI 3)A.SADAM HUSSAIN 4) N.IMTHIYAZ 5) A.ARAVIND 6) S.RAMYA** in Favour of 1) S.MUNEER 2) I.SALAUDDIN 3) A.MEHABOOB 4) S.MOHAN KUMAR	DOCUMENT NO. 2366/2025	RS. 10,000	RS.10,000
7	21.08.2025	Registration Fees and stamp duty of Settlement deed for surrendering the Land to ALAPAKKAM Panchayat 1) S.MUNEER 2) I.SALAUDDIN 3) A.MEHABOOB 4) S.MOHAN KUMAR	Document No. 4713/2025	Rs. 10,000	RS.10,000
8	28.10.2025	Registration Fees and stamp duty of Settlement deed for surrendering the Land to ALAPAKKAM Panchayat 1) S.MUNEER 2) I.SALAUDDIN 3) A.MEHABOOB 4) S.MOHAN KUMAR	Document No. 6000/2025	RS. 10,000	RS.10,000
9	14.10.2025	DTCP Application Fees infavour of **Joint Director of Town Planning Authority**	-	Rs. 12,503	RS.12,503
10	30.10.2025	**OSR Charges** Paid infavour of DTCP	-	Rs. 49,480	RS.49,480
11	30.10.2025	DTCP-**Centage Charges**	-	Rs. 18,000	RS. 18,000
12	10.12.2025	**Tar-Road Forming Charge**	-	Rs. 6,40,000	RS.6,40,000
13	30.10.2025	**Display Board Charge/E.B/P.P**	-	Rs: 10,000	RS.10,000

14	30.10.2025	**Development charges**		Rs. 17,000	RS. 17,000
15	30.10.2025	**SUB DIVISION CHARGES**		Rs. 24,000	RS. 24,000
16	20.11.2025	Miscellaneous Charges For Approved Lay-outs in favour of **ALAPAKKAM Village.**	-	Rs. 52,000	RS. 52,000
17	30.10.2025	Lay out Development charges and others in favour of **ALAPAKKAM Village.**	-	Rs. 18,450	RS.18,450
18		Engineer Fees for **Forming the Layout**	-	Rs. 50,000	RS.50,000
19		Lay-out forming **charges and other expenses**	-	Rs. 3,00,000	RS.3,00,000
21	15.12.2025	TANGEO		RS. 1,04,687	RS.1,04,687
20		Project Registration **(DD)**Charges infavour of **TNREREA**	-	RS.41,675	RS.41,675
TOTAL PROJECT COST				**Rs.25,91,445.00/-**	**Rs.74,90,445.00/-**