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K.M. SARAVANAN, B.A., B.L.,

ADVOCATE & NOTARY PUBLIC

A2/309, "Meignana Vasantham Towers", Auxilium College Road,
4th East Cross Road, Gandhi Nagar, Katpadi, Vellore - 632 006.
Email : kmsaravananadv@gmail.com

LEGAL OPINION

Ref No.301/2024 **Dt.27-12-2024**

1. NAME OF THE OWNER/SELLER:

1.Mr.A.ASOGAN, son of Annamalai,

2.Mr.A.ALEEM, son of Abdul Rahman.

2. DESCRIPTION OF THE PROPERTY:

In Thiruvallur District, Thiruvallur registration District, R.K.Pettai Taluk, R.K.Pettai Sub-registrar Office, VEERANATHUR Village. The following lands:

(Covered under the Doc No.3454/2024)

Sl.No.	Survey Number	Extent in Hector	Patta No.
1.	61/7	0.15.0	2510

(Covered under the Doc No.3125/2024)

Sl.No.	Survey Number	Extent in Hector	Patta No.
1.	61/4C	0.32.00	2506
2.	61/5B	0.26.50	2506
3.	60/1	0.04.00	2506

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4.	60/3	0.32.00	2506
5.	69/2B	0.28.50	2506
6.	69/2C	0.54.00	2506
7.	61/4A	0.27.11	2506
8.	61/5A	0.26.50	2506
9.	68/2	0.16.00	2506
10.	69/1	0.24.00	2506
11.	69/2A	0.44.00	2506
12.	60/4A1	0.40.50	2506

(Covered under the Doc No.3126/2024)

Sl.No.	Survey Number	Extent in Hector	Patta No.
1.	61/4B	0.01.00	2506
2.	61/4A	0.4.85	2506
3.	61/6	0.01.00	2506
4.	61/3	0.01.0 in this 2/3rd share	2506

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(Covered under the Doc No.3796/2024)

Sl.No.	Survey Number	Extent in Hector	Patta No.
1.	68/3B	0.05.50 in this 2/3rd share	2525

(Covered under the Doc No.3827/2024)

Sl.No.	Survey Number	Extent in Hector	Patta No.
1.	68/3B	0.05.50 in this 1/3rd share	2525

(Covered under the Doc No.3947/2024)

Sl.No.	Survey Number	Extent in Hector	Patta No.
1.	68/3A	0.05.50	2531
2.	69/3	0.05.50	2531

Totaling Hr 3.93.50

Totaling all items Hr 3.93.50 i.e 39,350 Sq.mtr

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3. LIST OF DOCUMENTS PERUSED:

S. No	Date	Nature of Document along with necessary Serial Nos.	Original / Photostat Copy
1.	For Doc No.3454/2024	Chitta Extract issued by The Revenue Department infaovur of Gopikrishnan (Patta No.409)	Xerox Copy
2.	23-09-2024	Sale deed executed by Gopikrishnan infavour of **Mr.A.Asogan & Mr.A.Aleem the applicants herein** (Doc No.3454/2024)	Xerox Copy
3.	For Doc Nos. 3125/2024 & 3126/2024 21-03-1970	Partition deed between Narasimma Reddy & Sumbramani Reddy & others (Doc No.652/1970)	Xerox Copy
4.	10-03-2004	Sale deed executed by Padmavathy infavour of Ramathilagam (Doc No.308/2004)	Xerox Copy
5.	30-10-1990	Death Certificate of Narasimma Reddy issued by The Government of Tamil Nadu	Xerox Copy
6.	07-11-1990	Legal heirship Certificate of Narasimma Reddu issued by The Tahsildar, Pallipattu	Xerox Copy

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7.	22-11-2019	Death Certificate of Sunandhana w/o late. Narasimma Reddu issued by The Government of Tamil Nadu	Xerox Copy
8.	04-01-2020	Legal heirship Certificate of Sunandharan issued by The Tahsildar, Ayanavaram	Xerox Copy
9.		Death Certificate of Sumbramani Reddy issued by The Government of Tamil Nadu (No.8052/90/A6)	Xerox Copy
10.	07-12-1990	Legal heirship Certificate of Subramani Reddy issued by The Tahsildar, Pallipattu	Xerox Copy
11.	28-07-2010	Death Certificate of Vijayabaskar S/o late.Subramani Reddy issued by The Government of Tamil Nadu	Xerox Copy
12.	19-08-2024	Legal heirship Certificate of Vijayabaskar issued by The Tahsildar, R.K.Pettai	Xerox Copy
13.	28-08-2024	Sale deed executed by Usharani & others infavour of **Mr.A.Asogan & Mr.A.Aleem the applicants herein** (Doc No.3125/2024)	Xerox Copy
14.	28-08-2024	Sale deed executed by Usharani & others infavour of **Mr.A.Asogan & Mr.A.Aleem the applicants herein** (Doc No.3126/2024)	Xerox Copy

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15.	**For Doc Nos. 3796/2024 & 3827/2024** 16-11-1987	Sale deed executed by Sekar Reddy infavour of Krishna Reddiyar (Doc No.1171/1987)	Xerox Copy
16.	07-03-2009	Death Certificated of Krishna Reddiyar issued by The Government of Tamil Nadu	Xerox Copy
17.	04-10-2024	Legal heirship Certificate of Krishna Reddiyar issued by The Tahsildar, Sholingar	Xerox Copy
18.	13-03-2014	Death Certificate of Amirthammal w/o Krishna Reddiyar issued by The Government of Tamil Nadu	Xerox Copy
19.	19-02-2003	Death Certificate of Chandrababu S/o Krishna Reddiyar issued by The Government of Tamil Nadu	Xerox Copy
20.	02-07-2019	Legal heirship Certificate of Chandrababu issued by The Tahsildar, R.K.Pettai	Xerox Copy
21.	04-03-2009	Death Certificate of Palani S/o Krishna Reddiyar issued by The Sholinghur Selection Grade Town Panchayat	Xerox Copy
22.	30-11-2010	Legal heirship Certificate of Palani issued by The Tahsildar, Walaja	Xerox Copy

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23.	21-10-2024	Sale deed executed by Kiliyammal & others infavour of **Mr.A.Asogan & Mr.A.Aleem the applicants herein** (Doc No.3796/2024)	Xerox Copy
24.	22-10-2024	Sale deed executed by Pounu infavour of **Mr.A.Asogan & Mr.A.Aleem the applicants herein** (Doc No.3827/2024)	Xerox Copy
25.	**For Doc No.3947/2024**	Chitta Extract issued by The Revenue Department infavour of Saraswathi & others (Patta No.2526)	Xerox Copy
26.	29-10-2024	Sale deed executed by Saraswathi & others **Mr.A.Asogan & Mr.A.Aleem the applicants herein** (Doc No.3947/2024)	Xerox Copy
27.	02-09-2024	Chitta Extract issued by The Revenue Department infavour of **Mr.A.Asogan & Mr.A.Aleem the applicants herein** (vide Patta Nos.2506, 2525, 2510 & 2531)	Xerox Copy
28.	27-12-2024	Encumbrance Certificate for the period from 01-01-1975 to 26-12-2024	Xerox Copy

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4. TRACING OF TITLE:

(For Doc No.3454/2024)

As seen from the Chitta Extract issued by The Revenue Department, vide Patta No.409, the land of Hr 0.15.00 in S.No.61/7 in Veeranathur Village in was stood in the name of Gopikrishnan in village records and he is in possessing and enjoyment of the same.

The said Gopikrishnan sold the above land of Hr 0.15.00 in S.No.61/7 in Veeranathur Village to **Mr.Asogan & Mr.A.Aleem the applicants herein** for Rs.2,04,000/-. Under the registered Sale deed dt.23-09-2024 vide Doc No.3454 of 2024.

(For Doc Nos.3125/2024 & 3126/2024)

In a Partition deed between Narasimma Reddy, Sumbramani Reddy & others the land of Ac 0.65 ½ in S.No.61/5, land of Ac 39 in S.No.68/2, land of Ac 59 in S.No.69/1, land of Ac 2.26 in S.No.69/2 & land of Ac 0.80 in S.No.61/4 in Veeranathur Village was allotted Narasimma Reddy in schedule "A" & land of Ac 0.80 in S.No.61/4, land of Ac 0.65 ½ in S.No.61/5, land of Ac 0.10 in S.No.60/1, land of Ac 0.79 in S.No.60/3 & land of Ac 68 ½ & Ac 0.19 in S.No.69/2 in Veeranathur Village was allotted Sumbramani Reddy in Schedule "B" of registered Partition deed dt.21-03-1970 vide Doc No.652 of 1970.

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Under the registered Sale deed dt.10-03-2004 vide Doc No.308 of 2004 Ramathilagam has Purchased the land of Ac 3.36 in S.No.60/4A in Veeranathur Village from Padmavathy for proper, valid and binding consideration of Rs.50,000/-.

As Seen from Death Certificate issued by The Government of Tamil Nadu & Legal heirhsip Certificate issued by The Tahsildar, Pallipattu aforesaid Narasimma Reddy Died on 08-09-1990 and leaving behind his wife Sunandhana and Two Daughters Usha & Latha @ Shoba and one Son Sridhar as his heirs and they inherited the schedule "A" of above property. Further as seen from the Death Certificate & Legal heirship Certificate foresaid Sunandhana also died on 04-11-2019.

As seen from the Death Certificate issued by The Government and Legal herirship Certificate issued by The Tahsildar Pallipattu Subramani Reddy Died on 29-08-1990 and leaving behind his wife Ramathilagam and Three Sons Janakiraman, Vidyasagar & Viajayabasakar as his heirs and they inherited the schedule "B" of above Property

Further as seen from the Death Certificate issued by The Government of Tamil Nadu & Legal heirship Certificate issued by The Tahsildar, R.K.Pettai aforesaid Viajayabasakar also Died on 29-01-2010 and leaving behind his mother Ramathilagam, wife Indhumathi & Daughter Menaka as is heirs and the inherited the share of late. Viajayabasakar.

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Thereafter Usharani & others have jointly sold the above land of Ac 0.79 in S.No.61/4C, land of Ac 0.65 ½ in S.No.61/5B, land of Ac 0.10 in S.No.60/1, land of Ac 0.79 in S.No.60/3, land of Ac 0.70 in S.No.69/2B, land of Ac 1.33 in S.No.69/2C, land of Ac 0.67 in S.No.61/4, land of Ac 0.65 ½ in S.No.61/5A, land of Ac 0.39 ½ in S.No.68/2, land of Ac 0.59 in S.No.69/1, land of Ac 1.09 in S.No.69/2A & land of Ac 1.00 in S.No.60/4A1 in Veeranathur Village to **Mr.A.Asogan & Mr.A.Aleem the applicants herein** for Rs.48,20,800/- Under the registered Sale deed dt.28-08-2024 vide Doc No.3125 of 2024 & land of Ac 0.2 ½ in S.No.61/4B, land of Ac 0.12 in S.No.61/4A & land of Ac 0.2 ½ in this 2/3rd share sold under the registered Sale deed dt.28-10-2024 vide Doc No.3126 of 2024.

(For Doc Nos.3796/2024 & 3827/2024)

Under the registered Sale deed dt.16-11-1987 vide Doc No.1171 of 1987 Krishna Reddiyar has purchased the land of Ac 0.13 in S.No.68/3 along with other land in Veeranathur Village from Sekar Reddy for Proper, valid and binding consideration of Rs.15,380/-.

As seen from the Death Certificate issued by The Government of Tamil Nadu & Legal heirship Certificate issued by The Tahsildar, Sholingur aforesaid Krishna Reddiyar Died on 09-02-2009 and leaving behind his Daughter Pounu and pre-diseased Two sons Chandrababu & Palani and wife Amirthammal as his heirs and they inherited the above property.

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As seen from the Death Certificate issued by The Government of Tamil Nadu & Legal heir ship Certificate issued by The Tahsildar, R.K.Pettai it revels Chandrababu Died on 09-02-1999 and leaving behind his wife Kiliyammal and Three Sons Saravanan, Ragu, Arun and one Daughter Saritha as his heirs and they inherited the share of late. Chandrababu.

As seen from the Death Certificate issued by The Government of Tamil Nadu & Legal heir ship Certificate issued by The Tahsildar, Walaja it revels Palani Died on 28-10-2008 and leaving behind his wife Neela, and Two Daughter Vevathy & Ragutha and mother Amithammal as his heirs and they inherited the share of late.Palani. Further Amrirthammal also Died on 26-02-2014.

Thereafter Kiliyammal and other have jointly sold the their 2/3rd share in the 0.13 ½ in S.No.68/3B in Veeranathur Village to **Mr.A.Asogan & Mr.A.Aleem the applicants herein** for Rs.50,000/-. Under the registered Sale deed dt.21-10-2024 Vide Doc No.3796 of 2024.

Further Pounu sold the her 1/3rd share in the 0.13 ½ in S.No.68/3B in Veeranathur Village to **Mr.A.Asogan & Mr.A.Aleem the applicants herein** for Rs.50,000/-. Under the registered Sale deed dt.21-10-2024 Vide Doc No.3827 of 2024.

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(For Doc No.3947/2024)

As seen from the Chitta Extract issued by The Revenue Department, vide Patta No.2526 the land of Hr 0-11.00 in S.No.68/3A & 69/3 in Veeranathur Village was stood in the name of Saraswathy, Geetha, Srinivasan & Latha in Village records and they in possession and enjoyment of the same.

The said Saraswathy, Geetha, Srinivasan & Latha have jointy sold land of Hr 0-11.00 in S.No.68/3A & 69/3 in Veeranathur Village to **Mr.A.Asogan & Mr.A.Aleem the applicants herein** for Rs.1,48,800/-. Under the registered Sale deed dt.29-10-2024 vide Doc No.3947 of 2024.

Thus the owner/seller herein Mr.A.Asogan & Mr.A.Aleem have claims title to the above property.

Recognizing their possession and enjoyment of the above Property The Revenue Department also issued the Patta infavour of Mr.A.Asogan & Mr.A.Aleem vide Patta Nos.2506, 2525, 2510 & 2531.

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5. ENCUMBRANCES:

The perusal of Encumbrance certificate issued form **R.K.PETTAI** sub-registrar office for the period from 01-01-1975 to 26-12-2024 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.A.Asogan & Mr.A.Aleem** has got clear absolute valid and marketable title free from encumbrances up to 26-12-2024 over the schedule mentioned property as more fully described in Para 2 of this opinion.

This Opinion is Given Only On the Basis of Documents listed in Para No: 3 of this Opinion. Kindly ensure in Your Own Capacity that the Property is free from litigation.

Before Purchase the Intending Purchaser shall be Measure the Property and Identify the Same.

This opinion is given only for purpose of applying approval before DTCP

Place: Vellore,
Date: 27-12-2024.

Signature of the Advocate

K.M. SARAVANAN, B.A., B.L.,
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इंडियन बैंक
Indian Bank

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Legal Section
45-61, TKM Complex
Katpadi Road, Vellore
0416- 2213135

16.10.2015

Shri. K M Saravanan Advocate,
New No 548, Vivekanandhar street,
Gandhi Nagr,East,Katpadi
Vellore Dist

Dear Sir,

SUB: YOUR REQUEST FOR EMPANELMENT IN OUR BANK'S PANEL OF ADVOCATES

We are pleased to inform you that your request for inclusion in the panel of advocates of our bank has been approved on the following terms and conditions. You are required to render prompt services as and when approached by our Branches.

1. The nature of work that could be entrusted are :
   a. Legal opinions / issue of notices / scrutiny of title deeds relating to immovable property offered as security and providing LSR.
   b. To appear and conduct Cases / Suits and appeals on behalf of the bank.
   c. Consultation on other matters involving legal questions by the branches and vetting of documents etc.
   d. While giving opinions tracing the title to the property, etc., highest standard has to be maintained by making thorough enquiries and search about the property claimed to be owned by the client /applicant.
2. Once empanelled, our Bank advocates shall not accept brief, Suits and /or any other proceedings against the Bank.
3. Fees shall be claimed according to the applicable fee schedule approved by the Bank.
4. No retainer's fee shall be claimed from the Bank. .
5. The work will not be outsourced or subcontracted or delegated to any one.
6. Before submitting the legal scrutiny report on the offered properties / securities as per the request of the branches, in addition to the scrutiny of the documents / title deeds, Register in Sub Registrar's office / City Survey Office etc are to be necessarily carried out / verified for encumbrances, if any.
7. All cases entrusted by the bank shall be attended promptly and the developments on each case will be informed regularly in writing to the respective Branch /Branches.
8. No legend containing the Bank's name or symbol shall be used in your letter head, visiting card, sign board, name plate etc.

9. At no time, the advocate would be entitled to claim lien or charge on the documents / briefs / files received from the Bank for any outstanding fees / charges.

10. It should be clearly understood that inclusion of name in the Bank's approved panel does not amount to an appointment or right for an appointment to be made by the Bank and the Bank is free to engage any advocate of its choice and no right exists in favour of the advocate to claim entrustment of Bank work as a right.

11. Continuance in the panel is subject to performance to the satisfaction of the Bank and Bank reserves its right to delist from the panel when it is found necessary.

12. All information / data / documents provided by the Bank will be kept confidential and will not be passed on or used in any other case / for any other purposes without the permission of the Bank in writing. The advocate will be responsible for the safe custody of the document / until they are handed back to the Bank.

13. Bank at its discretion may take back any case/brief and entrust to any other advocate for which NOC should be given without any objection if such a situation arises.

14. In the event of any Legal Scrutiny Report / NEC given, later turns out to be wrong and factually incorrect or false, due to which the Bank may have to suffer loss or damage / face difficulty/dilution of any its securities / any other situation detrimental to the interest of the Bank, Bank will be at liberty to refer complaint to Bar Council / any other civil / criminal action against the advocate as the Bank may deem fit. That apart, the advocate becomes liable to compensate to the extent of loss / damage suffered /incurred by the Bank.

15. In the event of it being established that there was gross negligence on the part of the advocate/collusion with the customer which resulted in pecuniary damage / loss to the Bank, Bank would be constrained to recommend the name of the advocate for being included in the caution list being maintained by IBA for circulation amongst member banks (IBA has been mandated by RBI to do so), debarring them from future engagement by all the member Banks.

In token of your acceptance of the terms and conditions mentioned herein, you are requested to return the duplicate copy of this letter, duly acknowledged by you at the earliest.

Yours faithfully,

CHIEF MANAGER

I have read and fully understood the above terms and conditions which are acceptable to me and I am willing to work as an advocate in the panel of your Bank accordingly.

Name with full address and
Telephone No. of the Advocate

Date 19.10.2015
Place Vellore

Signature of the advocate



our services doesn't just end there

Buying & Selling Services

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

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

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

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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

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