Cell : 98426 90056
Ph : 0416-2240056

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

Dt: 30-11-2023

LEGAL OPINION

1) **NAME OF THE OWNERS :**

1) **Mr. T.Janakiraman,** Son of Thanja Naickyar,
2) **T.Mala @ Mariamma,** Daughter of T.Janakiraman,
3) **Mr.J.Ramesh,** Son of T.Janakiraman.

2) **DESCRIPTION OF THE PROPERTY :**

In Vellore District, Katpadu Taluk, Katpadi Sub-Registrar Office, Brammapuram Village, The land in Survey Number 501/1A, Ac 0.50

3. **LIST OF DOCUMENTS PERUSED:**

1) - Xerox Copy of "A" Register Extract issued by Revenue Department infavour of ThanjaNaickayar

2) 18-10-2023 -Xerox Copy of Adangal Extracts issued by Head Quarters Deputy Thasildhar,Katpadi infavour of Thanja Naickayar

3) 16-07-2021 – Xerox Copy of Death Certificate of Thanja Naickayar issued by Sub-Registrar Katpadi

4) 03-12-2007 – Xerox Copy of Legal heirship Certificate of Thanja Naickayar issued by Thasildhar,Katpadi

5) 26-05-2008 - Xerox Copy of Release Deed executed by Muniannam infavour of **Janakiraman** **The Owner No : 1 here in** (Doc.No.5228/2008)

6) 28-03-2003 - Xerox Copy of Patta Pass Book issued by Issued by Thasildhar, Katpadi infavour of Janakiraman

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7) 24-09-2008 - Xerox Copy of Sale Deed executed by JanakiRaman And his Daughter namely Mariammal & his Son Ramesh infavour of Jayavelu for Only 2 Cents (Doc.No 10017 /2008)

8) 29-09-2023 – Xerox Copy of Chitta Extract issued by Revenue Department infavour of Janakiraman **The Owner here in Vide Separate Patta No : 564**

9) 30-11-2023 – Affidavit given by Mala stating that Mala @ Mariamma one and the same Person

10) 30-11-2023 - Encumbrance Certificate Period From 01-01-987 to 29-11-2023

4. TRACING OF TITLE:

As Seen from The "A" Register Extract and Adangal Extracts issued by Head Quarters Deputy Thasildhar,Katpadi for a Period of 30 Years the land of Hr 0.25.5 in S.N. 501/1 in Brammapuram Village was Stood in the name of Thanja Naickayar and he is in Possession and enjoyment of the same for more than 30 years and he has Perfected is title by his adverse Possession also.

As Seen from The Death Certificate and legal heirship Certificate issued by Thasildhar, Katpadi aforesaid Thanja Naickayar Died on 16-10-1998 and leaving behind his Daughter Muniammal and his Son Janakiraman as his heirs and they inherited the above Property.

The said Muniammal executed a registered release deed on 26-05-2008 Vide Doc.No 5228 /2008 relinquishing her half share in the above land of Hr 0.25.5 in S.No. 501/1 in Brammapuram Village to the remaining Co-Sharer Janakiraman.

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As seen from The Patta Pass Book issued by Thasildhar, Katpadi on 28-03-2003 the above land of Hr 0.25.5 in S.N. 501/1 in Brammapuram Village is also standing in the name of Janakiraman.

The said Janakiraman and his Daughter namely Mariammal & his Son Ramesh have Jointly Sold the land of Ac 0.02 in S.No. 501/1 in Brammapuram Village to Jayavelu for Proper, Valid and binding Consideration of Rs 10,000/-Under the registered sale Deed dt.24-09-2008 Vide Doc.No.10017 /2008.

Recognizing his Possession and enjoyment The Revenue Department also issued Chitta Extract infavour of Janakiraman Vide Separate Patta Number 546.

Since the Property is ancestral in nature, So Janakiraman and his Daughter namely Mariammal @ Mala & his Son Ramesh all are having right in the Property.

As seen from The Affidavit given by Mariammal, Daughter of Janakiraman mentioned that , Originally her name is Mala and Knick name is Mariammal the said Mariammal @ Mala is One and the same Person.

Thus the Owners herein Janakiraman, Mala @ Mariammal & Ramesh have claims title to the property

5. ENCUMBRANCE:

The perusal of Encumbrance certificate period from 01-01-1987 to 29-11-2023 does not disclose any subsisting encumbrance over the property .

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CONCLUSION:

After perusal of the above records I am of the opinion that the owners here in **Janakiraman, Mala @ Mariammal & Ramesh** have got clear, absolute, Valid and marketable title free from Encumbrances up to 29-11-2023 over the Schedule Mentioned Property.

NOTE :

1) Before Purchase the intending Purchaser shall be ascertain the Particulars of Children of Janakiraman , Since as per earlier Sale Deed mentioned Janakiraman is having One Dauughter namely Mala @ Mariamma and One Son Ramesh.

2) Before Purchase the intending Purchaser shall be Measure the Property & Identify the Same .

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