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Legal opinion

Legal opinion with regard to title to the property S.Anbalagan, son of Subramanian, residing at No. 206, Melbagam, Alakkudi Principal, Alakudi, ThanjavurTaluk.

DESCRIPTION OF PROPERTY

Thanajvur Registration District, Vallam Sub- Registry, ThanjavurTaluk, Alakudi Principal Village, Punjai old S.No.336/4, as per computerized Patta No. 6339 sub-divided and now in New S.No. 336/4A- 0.17.50ares full extent

Boundaries given as per VAO certificate:

East of pathway in S.No. 336/3

West of Thangavelpilla, Chandramohanpunjai in S.No. 336/4B,

South of Natham Division in S.No.359/13B,

North of Panchayat East west Road leading to Panchayat

LIST OF DOCUMENTS:

SL. No.	Date	Particulars of the documents	Remarks
1	-----`	'A' Register extract in the name of Rethinathammal	Xerox
2	31.07.2023	Certificate issued by the VAO of Alakkudi Chief	Original
3	12.04.2022	Registered sale deed executed by Pusphavalli in favour of S.Anbalagan Doc.No.936/2022	Xerox
4	22.04.2022	Patta transfer order in the name of Anbalagan	Xerox
5	29.12.2022	FMB	Xerox
6	02.08.2022	Chitta extract in the name of Anbalagan	Xerox

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7	02.08.2022	Adangal extract in the name of Anbalagan	Xerox
8	08.06.2023	Boundaries certificate issued by the VAO of Alakkudi Chief	Xerox
9	31.07.2023	Encumbrance certificate from 01.01.1975 to 30.07.2023	On line print out

DEVOLUTION :-

The subject matter of this opinion property i.e, the property situate inPunjai old S.No.336/4-0.17.50 ares originally belonged to one Rethinathammal which is evident by the UDR 'A' Register extract produced.

The said Rethinathammal died leaving behind her only daughter Pushavalli as her legal to evident it the Certificate dated 31.07.2023 issued by the VAO of Alakkudi chief is produced.

The said Pushapalli sold the subject matter of this opinion property i.e, the property situate in Punjai old S.No.336/4, as per computerized Patta No. 6339 sub-divided and now in New S.No. 336/4A- 0.17.50ares full extent in favour of the S.Anbalagan through a sale deed dated 12.04.2022, registered as document No. 936/2022 and thus Anbalagan became the absolute owner of the property.

After purchase anbalagan changed the patta for the property which is evident by the order of the zonal Deputy Thashildar, Thanjavurdated 22.04.2022 produced.

The chitta and adangal extract dated02.08.2022 issued by the VAO of Alakkudi Village also stands in the name of Anbalaganj. The VAO of Alakkudi Village has issued a certificate stating that S.No. 336/4A- 0.17.5ares stands in the name of Anbalagan and the said property is having following boundaries :- East of pathway in S.No.336/3, West of Thangavelpilla, Chandramohanpunjai in S.No. 336/4B, South of Natham Division in S.No.359/13B,North of Panchayat East west Road leading to Panchayat.

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The FMB for the S.No.336 issued by the VAO of Alakkudi Village is produced and the subject matter of this opinion property find place therein.

The encumbrance certificate covering the period from 01.01.1975 to 30.07.2023 produced for perusal. It shows nil encumbrances.

Therefore I am of opinion that S.Anbalagan, son of Subramanianhas got good, valid and marketable title over the above said property, free of encumbrances.

Note:-

This opinion is given with regard to the property in

Thanajvur Registration District, Vallam Sub- Registry, ThanjavurTaluk, Alakudi Principal Village, Punjai old S.No.336/4, as per computerized Patta No. 6339 sub-divided and now in New S.No. 336/4A- 0.17.50ares full extent

Remarks:-

This opinion is given based on the Xerox copy of the documents alone.

Advocate

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