M.BALAMURUGAN, B.A., B.L.,
Additional Government Pleader cum
Additional Public Prosecutor
ARIYALUR.

Roll No.: MS 585 / 2009
Cell No.: 97881 99049

LEGAL OPINION:

Date: 16-08-2024

1. Names and address of the applicants :

1) Velmurugan S/o Singaravel,
Vandayar Street,
Karadikulam village,
Udayarpalayam Taluk,
Ariyalur District.

2) Mujibur Rahman S/o Ahamedshah,
Road Street,
Puduchvadi Village,
Udayarpalayam Taluk,
Ariyalur District.

2. Description of Properties:

1) Ariyalur District, Ariyalur Regn. Dist, Udayarpalayam Sub-Regn. Dist., Ariyalur Taluk, Vilangudi village, S.F no 102/4B1D – 0.21.90 ars - within the following four-boundaries: to the south of Balamurugan and Thirunavukkarasu's land, to the west of 2nd item, to the north of Selvampillai's land and to the east of Kolanjipillai's land.

2) Ariyalur District, Ariyalur Regn. Dist, Udayarpalayam Sub-Regn. Dist., Ariyalur Taluk, Vilangudi village, S.F no 102/5A3 – out of 0.80.80 Ars-0.58.50 Ars - within the following four-boundaries: to the south of the executant's land and thar road, to the west and north of Selvam's land and to the east of 1st item.

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3. Documents Perused : Date: 16-08-2024

1. Registered partition deed dated 31/01/1972 in between Arunachalam Pillai, Subramaniyan and Selvam - Xerox
2. Registered Sale deed dated 24/06/2024 executed by Subramaniyan in favour of the applicants - Xerox
3. Registered power of attorney deed dated 25/01/2024 executed by Lavanya in favour of Subramaniyan
4. Registered power of attorney deed dated 30/01/2024 executed by Sangita in favour of Subramaniyan
5. 10(1) Chitta in respect of 1st item stands in the name of applicants Velmurugan and Mujibur Rahman - Xerox
5. 10(1) Chitta in respect of 2nd item stands in the name of applicants Velmurugan and Mujibur Rahman - Xerox
6. EC from 01.01.1975 to 18.07.2024 reveals nil encumbrances.

4. Tracing of Title :

Both the items were originally belonged to Arunachalam pillai. It is an ancestral property of him. He had two sons namely Subramaniyan and Selvam. Among the family members the three of them had entered into a partition deed dated 31/01/1972 through the document number 128/1972. From the above said partition deed the above said properties were allotted to Subramaniyan. The above said Subramaniyan had two daughters namely Sangita and Lavanya. The above said two daughters had given a power of attorney to their father Subramaniyan through the document number 1/2024 and 2/2024 dated 25/01/2024 and 30/01/2024 respectively. In his turn the above said Subramaniyan had executed a sale deed in favour of the applicants for himself and as a power agent for his daughters through the document

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number 1786/2024 dated 24/06/2024. After the above said sale deed the applicants were in absolute possession and enjoyment of the property. The revenue records filed herewith clears the title of the property in the name of applicant.

Thereby the said Velmurugan and Mujibur Rahman had become absolute owner of the properties. Thus the derivation of title is clear and valid. The revenue records cited above reveal that the applicant has been in effective and exclusive possession and enjoyment. The EC does not reveal any subsisting encumbrance.

5. Opinion :

After going through the records and careful scrutinization, I am of the opinion that the applicant Velmurugan and Mujibur Rahman had got absolute and marketable right and title over the above mentioned property. So approval for lay-out may be granted in his favour.

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