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N. NANDHA KUMAR, B.A., B.L.,

ADVOCATE

Government Pleader, Dist. Munsif Court, Ranipet, Ranipet District.

Resi.:

100/63, Radhakrishnan St.,
Arcot, Ranipet Dist.,

Off.:

18/21, Vellore Main Road,
Kamarajar Complex, Arcot, Ranipet Dist.,

email : nandhakumar669@gmail.com

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LEGAL OPINION

Letter No 09 /2023

Date :-01/12/2023

TO,

WHOM SO EVER IT MAY CONCERN

NAME OF OWNER / SELLER/APPLICANT :

G.NANHAGOPAL S/O GANESAN .,

Residing at 2OE, Potter Street,

Vilapakkam

Arcot taluk

Ranipet district.,

SCHEDULE OF PROPERTY : :-

1st Item :- Ranipet Dist Ranipet Reg Dist Arcot Sub reg ,Ranipet district, Arcot taluk, Melnaickampalayam Village lands Patta No 1092

1. Punja S.No 24/5 no 24/5B Hect 0-5.50 ares totally 0.14 Cents

2 Punjai . S.No 24/6A ,Hect 0-21.00 ares totally 0. 52 Cents

3. Punjai . S.No 24/6B ,Hect 0-20.50 ares totally 0. 51` Cents

As per Document no 8695 /2023 & Patta no 1092

Therefore total Extent Hect 0-65 .50 ares totally Acre 1.17 cents

Nandhakumar
01/12/2023

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**2nd Item :- Ranipet Dist Ranipet Reg Dist Arcot Sub reg ,Ranipet
district, Arcot taluk, Villapakkam Village lands Patta No 4388**

1.Punja S.No 644/3A Hect 0-14.00 ares totally 0.35 Cents

2 Punja S.No 644/4A1 Hect 0-05.00 ares totally 0.12 Cents

As per Document no 8695 /2023 & Patta no 4388

Therefore total Extent Hect 0-19 .00 ares totally Acre 0.47

LIST OF DOCUMENTS PERSUED & SCRUTINISED :

1. The Xerox copy of registered Partition deed doc no 4662/2011 dated 11/07/2011 in the file of Sub register office ., Arcot
2. The Xerox copy of registered Settlement deed doc no 3076/2017 dated 27/07/2017 in the file of Sub register office ., Arcot
3. The Xerox copy of registered Sale deed doc no 4331/2022 dated 09/07/2022 in the file of Sub register office ., Arcot
4. The Xerox copy of registered Sale deed doc no 4332/2023 dated 09/07/2023 in the file of Sub register office ., Arcot
5. The Xerox copy of registered Sale deed doc no 8695/2023 dated 20/11/2023 in the file of Sub register office ., Arcot
6. The Xerox copy of patta no 4388 & 1092 in the name of **G.NANHAGOPAL S/O GANESAN .,**
7. The Xerox copy of encumbrance Certificate dated 25/11/2023

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21/12/2023
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TRACING OF TITLE

The Schedule property sought for legal opinion the schedule properties are originally belongs to Kumar s/o late Perumal as per Partition deed **Document No 1**, the C shedule properties are allotted to the said Kumar and and as per partition deed the above said Kumar is in in possession and enjoyment in schedule mentioned properties without any hindrance by anyone as per **Document no 2** Settlement deed executed by the above said Kumar infavour of his brother **Sundareshan**, as per **Document no 3**, Sale deed executed by the above said Sundareshan, Meenakshi, Bakiyalakshmi, Pavithra, Nirmalraj infavour of **Devaki gopal** as per **Document no 4** Sale deed executed by the above said Sundareshan Meenakshi, Bakiyalakshmi, Pavithra, Nirmalraj infavour of Devaki gopal as per document the above said Devaki is in possession and enjoyment in schedule mentioned properties without any hindrance by anyone

As per **Document no 5** Sale deed executed by the above said Devaki gopal infavour of **G.NANHAGOPAL S/O GANESAN**, as per document the above said **G.NANHAGOPAL S/O GANESAN**, is in possession and enjoyment in schedule mentioned properties without any hindrance by anyone **Document No 6** Patta stands in the name of **G.NANHAGOPAL S/O GANESAN**, as per schedule mentioned properties and the said **G.NANHAGOPAL S/O GANESAN**, is in possession and enjoyment in the schedule mentioned properties without any hindrance from anyone

Nandhakumar
01/12/2023
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Document No 7 the encumbrance Certificate in respect of the of schedule mentioned properties , herein refered for period from 1/01/2003 to 24/11/2023 thus the property referred above is free from all encumbrances for the said period (now confirm the up date E.C),

Hence the owner **G.NANHAGOPAL S/O GANESAN** is capable to deal with the said property to negotiate ,execute the sale deed ,lease ,mortgage , Settlement ,manage and all other acts

CONCLUSION

After persual of the above records I am of the opinion that the Applicant/ Owner **G.NANHAGOPAL S/O GANESAN** ., herein have got clear absolute valid and marketable title and the Applicant got every right and title and she can Produce DTCP approval etc

19/11/2023
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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



We're honored to be part of your
real estate journey

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