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M.SARAVANAN B.Com., B.L
Government Pleader
Additional District & Sessions Court
Notary Public
Tirupattur Municipality Advocate
Commissioner of Oaths

No.1, Thiru-Vi-Ka Road,
Tirupattur - 635 601.
Tirupattur District.
E.mail : saravanan.bcom.bl@gmail.com
Mobile : 9443626343.

Date: 29.08.2023

LEGAL OPINION

The following documents were furnished by Mr.**YOGANAND** S/o. Jayaraman residing at No.2/29J, Sivan Koil Street, Thalaivasal Village, Thalaivasal Post, Attur Taluk, Salem District Seeking Legal Opinion for the Schedule Property mentioned here under.

SCHEDULE PROPERTIES

1) All that piece of the land situated in Survey No.118/4 bearing Patta No.1294, Salem District, Salem East Sub. Reg. District, Thalaivasal Taluk, Deviyakurichi Village, Dry land extending the measuring acre 0.86 cents (i.e) 0.35.0 hectare.

2) All that piece of the land situated in Survey No.118/10, bearing Patta No.1294 Salem District, Salem East Sub. Reg. District, Thalaivasal Taluk, Deviyakurichi Village, Dry land extending the measuring acre 0.91 cents (i.e) 0.37.0 hectare.

3) All that piece of the land situated in Survey No.2/1 and New Number after sub – division Survey No.2/1A and Independent Patta bearing No.815 Salem District, Salem East Sub. Reg. District, Thalaivasal Taluk, Vadakumari Village, Dry land extending the measuring acre 1.18½ Cents (i.e.) 0.48.00 hectare there about bounded as follows :

M. Saravanan
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North : Deviyakurchi Village Boundary
East : Mani Land
South : Ganesan Land
West : Sengutavel Land

4. All that piece of the land situated in Survey No.1/1 and New Number after Sub Division Survey No.1/1A bearing Patta No.693, Salem District, Salem East Sub Reg. District, Thalaivasal Taluk, Vadakumari Village, Dry Land extending the measuring acre 2.64½ cents (i.e.) 1.7.14 hectare.

All the above Schedule properties in the above Survey No.118/10, 118/4, 2/1A and 1/1A totally measuring acre 5.60 cents (i.e.) 2.74.14 hectare.

5. The following documents were furnished for the perusal. Registered Sale Deed executed by Mr.P.Sengutuvel S/o. Periyanna Gounder, residing at Manivizhundhan Colony, Attur Taluk, Salem District in favour of the applicant Mr.Yoganand, S/o. Jayaraman, residing at No.2/29J, Sivan Koil Street, Thalaivasal Village and Post, Attur Taluk, Salem District by way Registered Sale deeds Dt.22nd June 2016 Vide documents No.1329/2016, 1330/2016, 1328/2016 and No.2240/2016 dt. 14th Sep. 2016.

6. The following documents were furnished for the perusal. Registered Sale Deed executed by Mr.P.Sendhil kumar S/o. Ponnusamy, residing at Manivizhundhan colony & post, Attur Taluk, Salem District in favour of the

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applicant Mr.Yoganand S/o. Jayaraman, residing at No.2/29J, Sivan Koil Street, Thalaivasal Village & Post, Attur Taluk, Salem District by way of Registered Sale Deed dt.14th Sep. 2016 Vide document No.2239/2016.

7. Encumbrance Certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 29.08.2023

8. On the perusal of the records the schedule properties were owned by the execuant by way of registered Sale deeds vide document No.3396/2012, 811/2013, 2057/2012 Independent Patta bearing No.1195 and Joint Patta bearing No.577, 439, 439 respectively and this above same was registered in favour of the applicant Mr.Yoganand as Registered Sale deed documents before the Thalaivasal Sub Regi. star office, as vide documents No.1329/2016, 1330/2016, 1328/2016 dt.22nd June 2016 and vide document No.2240/2016 dt.14th Sep. 2016.

9. On the perusal of the records the schedule properties were owned by the executant P.Sendhil kumar by way of Registered Sale deed, vide document No.2056/2016 and Joint Patta bearing No.439 and this above same was registered as registered Sale deed in favour of the applicant Mr.Yoganand before the Thalaivasal Sub Registrar Office as vide document No.2239/2016. Dt.14th Sep. 2016.

M. Saravanan 29/8/2023
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10. Independent Patta No.1294, 815, 693 granted by the Thasildar Office of Thalaivasal in the name of the applicant Mr.Yoganand.

11. VAO Certificate as dry land in the name of the applicant Mr.Yoganand.

12. Computerised Chitta, Patta, Adangal, A-Register, FMB in the name of the applicant Mr.Yoganand.

13. Encumbrance certificate for the period 01.01.1972 to 31.12.1974 and 01.01.1975 to 29.08.2023 reveals that there is not existing encumbrance over the properties mentioned above.

14. Ever since the date of purchase made by the applicant Mr.Yoganand he took the possession and enjoying the same till this date.

Title :

After considering all the factors mentioned above the applicant Mr.Yoganand is having valid title.

Opinion :

After perusal of the records mentioned above I am of OPINION that the applicant Mr.Yoganand is having "GOOD VALID, PERFECT AND MARKETABLE" Title over the properties mentioned above.

29/8/2023

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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

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