Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



K. BHARATH
Advocate

No. 465, MKN Road,
Alandur, Chennai – 600 016.

Mobile: 99410 06555
Email : kbharath_85@yahoo.com

20th July 2024

LEGAL OPINION

The documents of title pertaining to the schedule mentioned property to this opinion, is jointly owned by **1) Mr. R. GANGAADHARAN**, S/o. Mr. Ramu Naidu and **2) Mr. MOHAMMED TAHER**, S/o. Mr. S.S. Mahmood Naser, duly represented by their power agent **M/s. JOHITHA HOMES**, represented by its Proprietor **Mr. V. AMARNADHA REDDY**, S/o. Mr. V. Jayachandra Reddy, were placed before me for my perusal and opinion thereon.

SCHEDULE

All that piece and parcel of vacant land measuring an extent of 70 Cents or 30520 Sq.ft., of land (34 Cents in Survey No. 26/1 (Part), Patta Nos. 2893 and 3062, as per Patta Survey Nos. 26/1B1 & 26/1B2 and 36 Cents in Survey No. 26/2 (Part), Patta No. 2908, as per Patta Survey No. 26/2B), situated at Kolapakkam Manapakkam Road, Kolapakkam Village, Kundrathur Taluk, Kancheepuram District and bounded on the North by: Lands in Survey No. 25, M.G. Road also known as Kolapakkam Manapakkam Road; South by: Lands in Survey No. 27; East by: Lands in Survey No. 26/2A; West by: Lands in Survey No. 26/1A; situated within the Registration District of Tambaram and Sub Registration District of Pammal.

K. BHARATH
ADVOCATE

A. LIST OF DOCUMENTS STUDIED: -

Documents pertaining to the land in Survey No. 26/1

Doc. No. 1: Photocopy of the **Will** executed by Mr. B. Panchapagesa Sastri, registered as Doc. No. 50/1964, in Book – 3, at the office of the Sub Registrar, T. Nagar.

Doc. No. 2: Photocopy of the **Probate Order** passed by the Hon'ble High Court of Judicature at Madras, vide O.P. No. 11/1969, dated 21/07/1975.

Doc. No. 3: Photocopy of the **Legal Heirship Certificate** of Mr. P. Subramaniam, S/o. Mr. B. Panchapagesa Sastri, vide K.Dis. No. C4/23138/1985, dated 25/10/1985, issued by the office of the Tahsildar, Mambalam – Guindy Taluk.

Doc. No. 4: Photocopy of the **Legal Heirship Certificate** of Mr. S. Venkatramani, S/o. Mr. P. Subramaniam, vide D.Dis. No. 34054/1999, issued by the office of the Tahsildar, Mambalam – Guindy Taluk.

Doc. No. 5: Photocopy of the **Sale Deed** dated 4th June 1990, for the 2 Acres 46 Cents of land, comprised in Survey No. 26/1, executed by Mrs. Savithri, W/o. (Late) P. Subramaniam, to and in favour of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu, registered as Doc. No. 2271/1990, in Book – 1, at the office of the Sub Registrar, Pallavaram, Chennai.

Doc. No. 6: Photocopy of the **Patta** for the land in Survey No. 26/1, vide Patta No. 175, issued in the name of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu.

K. BHARATH ADVOCATE

Documents pertaining to the land in Survey No. 26/1

Doc. No. 7: Photocopy of the **Sale Deed** dated 30th October 1986, for the 1 Acre 6 Cents of land, comprised in Survey No. 26/2, executed by Mr. T. Dhandapani and others, to and in favour of Mrs. Vanaroja, W/o. Mr. Ramu Naidu, registered as Doc. No. 3552/1986, in Book – 1, at the office of the Sub Registrar, Pallavaram, Chennai.

Doc. No. 8: Photocopy of the **Patta** for the land in Survey No. 26/2, vide Patta No. 200, issued in the name of Mrs. Vanaroja, W/o. Mr. Ramu Naidu.

Common documents pertaining to the land in Survey Nos. 26/1 & 26/2, New Survey Nos. 26/1B1, 26/1B2 and 26/2B

Doc. No. 9: Photocopy of the **Legal Heirship Certificate** of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu, dated 18/01/2010, issued by the office of the Tahsildar, Perambur – Purasawalkam Taluk.

Doc. No. 10: Photocopy of the **Partition Deed** dated 20th September 2010, entered into between Mrs. R. Vanaroja and others, registered as Doc. No. 4361/2010, in Book – 1, at the office of the Sub Registrar, Pammal.

Doc. No. 11: Original **Patta** for the lands in Survey No. 26/1B1, vide Patta No. 2893, issued in the name of Mr. R. Murali, S/o. Mr. Ramu Naidu.

Doc. No. 12: Original **Patta** for the lands in Survey No. 26/1B2, vide Patta No. 3062, issued in the name of Mr. R. Murali, S/o. Mr. Ramu Naidu.

Doc. No. 13: Original **Patta** for the lands in Survey No. 26/2B, vide Patta No. 2908, issued in the name of Mr. R. Murali, S/o. Mr. Ramu Naidu.

K. BHARATH ADVOCATE

Doc. No. 14: Original **Gazette Publication** dated 9th January 2019.

Doc. No. 15: Original **Settlement Deed** dated 3rd August 2023, for the 22 ½ Cents of undivided share of land in the schedule mentioned property to this opinion, executed by Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu, to and in favour of his daughter Mrs. M. Jayashree, registered as Doc. No. 6832/2023, in Book – 1, at the office of the Sub Registrar, Pammal.

Doc. No. 16: Original **Sale Deed** dated 25th August 2023, for the 22 ½ Cents of undivided share of land in the schedule mentioned property to this opinion, executed by Mrs. M. Jayashree, W/o. Mr. G. Vignesh, to and in favour of Mr. Mohammed Taher, S/o. Mr. S.S. Mahmood Naser, registered as Doc. No. 7531/2023, in Book – 1, at the office of the Sub Registrar, Pammal.

Doc. No. 17: Original **General Power of Attorney** dated 22nd March 2024, for the schedule mentioned property to this opinion, executed by 1) Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu and 2) Mr. Mohammed Taher, S/o. Mr. S.S. Mahmood Naser, appointing M/s. JOHITHA HOMES, represented by its Proprietor Mr. V. Amarenadha Reddy, S/o. Mr. V. Jayachandra Reddy, registered as Doc. No. 2428/2024, in Book – 1, at the office of the Sub Registrar, Pammal.

K. BHARATH
ADVOCATE

TRACING OF TITLE / DEVOLUTION OF PROPERTY

Documents pertaining to the land in Survey No. 26/1

1) On perusal of the documents of title pertaining to the lands in Survey No. 26/1, which forms part of larger extent measuring 2 Acres 46 Cents, was originally owned by Mr. B. Panchapagesa Sastri, who executed Will, in which he bequeathed the said property, in favour of his second son Mr. P. Subramaniam and the said Will is morefully stated and described as Doc. No. 1 to this opinion.

2) A perusal of Doc. No. 2 reveals the fact that after the demise of the above named Mr. B. Panchapagesa Sastri, the Will executed by him in favour of his son Mr. P. Subramaniam, was duly Probated and Order passed by the Hon'ble High Court of Judicature at Madras, vide O.P. No. 11/1969, dated 21/07/1975.

3) A perusal of Doc. No. 3 - Legal Heirship Certificate of Mr. P. Subramaniam, S/o. Mr. B. Panchapagesa Sastri, reveals the fact that he died on 15th January 1985, leaving behind his wife Mrs. Savithri and a son Mr. S. Venkatramani, as his only two legal heirs.

4) A perusal of Doc. No. 4 - Legal Heirship Certificate of Mr. S. Venkatramani, S/o. Mr. P. Subramaniam, reveals the fact that he died on 25th July 1999, leaving behind his mother Mrs. Savithri, as his only legal heir.

Thus, Mrs. Savithri, W/o. (Late) P. Subramaniam, had become the absolute lawful owner of the said 2 Acres 46 Cents of land in Survey No. 26/1.

K. BHARATH ADVOCATE

5) A perusal of Doc. No. 5 reveals the fact that Mrs. Savithri, W/o. (Late) P. Subramaniam, in turn sold and executed the sale deed for the 2 Acres 46 Cents of land, comprised in Survey No. 26/1, to and in favour of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu, by way of a sale deed dated 4th June 1990.

6) A perusal of Doc. No. 6 - Patta for the land in Survey No. 26/1, reveals the fact that the same had been issued in the name of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu.

Documents pertaining to the land in Survey No. 26/1

7) On perusal of the documents of title pertaining to the lands in Survey No. 26/2, which forms part of larger extent measuring 1 Acre 6 Cents, was originally owned by Mrs. Vanaroja, W/o. Mr. Ramu Naidu, who purchased the same from Mr. T. Dhandapani and others, by way of a sale deed dated 30th October 1986, which is morefully stated and described as Doc. No. 1 to this opinion.

8) A perusal of Doc. No. 8 - Patta for the land in Survey No. 26/2, reveals the fact that the same had been issued in the name of Mrs. Vanaroja, W/o. Mr. Ramu Naidu.

Common documents pertaining to the land in Survey Nos. 26/1 & 26/2, New Survey Nos. 26/1B1, 26/1B2 and 26/2B

9) A perusal of Doc. No. 9 - Legal Heirship Certificate of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu, reveals the fact that he died on 06/12/2009, leaving behind his wife Mrs. R. Vanaroja, four sons viz., Mr. R. Suresh Kumar, Mr. R. Srinivasan, Mr. R. Murali and Mr. R. Sridhar, as his only five legal heirs.

K. BHARATH ADVOCATE

10) A perusal of Doc. No. 10 reveals the fact that above named legal heirs of (Late) Ramu Naidu, viz., Mrs. R. Vanaroja, Mr. R. Suresh Kumar, Mr. R. Srinivasan, Mr. R. Murali and Mr. R. Sridhar, have jointly entered into a partition deed 20th September 2010, in which 70 Cents of land (34 Cents in Survey No. 26/1 Part and 36 Cents in Survey No. 26/2 Part) – schedule mentioned property to this opinion, was allotted the share of Mr. R. Gangaadharan @ R. Murali, as "D" schedule to the Partition Deed.

11) A perusal of Doc. Nos. 11, 12 & 13 – Patta for the lands in Survey Nos. 26/1B1, 26/1B2 and 26/2B, reveals the fact that the same had been issued in the name of Mr. R. Murali, S/o. Mr. Ramu Naidu.

12) A perusal of Doc. No. 14 reveals the fact that R. Murali changed his name as R. Gangaadharan and the same was published in the Tamilnadu Government Gazette dated 9th January 2019.

13) A perusal of Doc. No. 15 reveals the fact that Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu, had settled 22 ½ Cents of undivided share of land in the schedule mentioned property to this opinion, in favour of his daughter Mrs. M. Jayashree, by way of a settlement deed dated 3rd August 2023.

14) A perusal of Doc. No. 16 reveals the fact that Mrs. M. Jayashree, W/o. Mr. G. Vignesh, in turn sold and executed the sale deed for the 22 ½ Cents of undivided share of land in the schedule mentioned property to this opinion, to and in favour of Mr. Mohammed Taher, S/o. Mr. S.S. Mahmood Naser, by way of a sale deed dated 25th August 2023

K. BHARATHI ADVOCATE

15) A perusal of Doc. No. 17 reveals the fact that 1) Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu and 2) Mr. Mohammed Taher, S/o. Mr. S.S. Mahmood Naser, have jointly executed a general power of attorney appointing M/s. JOHITHA HOMES, represented by its Proprietor Mr. V. Amarenadha Reddy, S/o. Mr. V. Jayachandra Reddy, as their power agent, authorizing the said firm to sell 54.5 Cents of undivided share of land right, title and interest over the schedule property to this opinion (35.5 Cents of land undivided share of land entitled to Mr. R. Gangaadharan @ R. Murali and 19 Cents of undivided share of land entitled to Mr. Mohammed Taher), either in whole or in parts to various third party/parties and to execute the necessary sale deed/s for that purpose, along with other necessary and incidental rights and powers to develop the entire extent of the schedule property.

On perusal of Encumbrance Certificate for the schedule mentioned property to this opinion, for the period between 01/01/1975 to 15/07/2024, reveals the fact that there is no subsisting encumbrance over the same during the said period and it is free from encumbrances whatsoever.

CONCLUSION:

On a careful consideration and scrutiny of all the above mentioned documents of title to the schedule mentioned property to this opinion, it is seen that **1) Mr. R. GANGAADHARAN**, S/o. Mr. Ramu Naidu and **2) Mr. MOHAMMED TAHER**, S/o. Mr. S.S. Mahmood Naser, are the joint lawful owners of the schedule mentioned property to this opinion and as such they have jointly got a good, valid and marketable title over the same and as such their duly appointed power agent **M/s. JOHITHA HOMES**, represented by its Proprietor **Mr. V. AMARNADHA REDDY**,

K. BHARATH ADVOCATE

S/o. Mr. V. Jayachandra Reddy, can convey a good, valid and marketable title over the 54.5 Cents of undivided share of land right, title and interest over the schedule property to this opinion (35.5 Cents of land undivided share of land entitled to Mr. R. Gangaadharan @ R. Murali and 19 Cents of undivided share of land entitled to Mr. Mohammed Taher) to any of the proposed purchaser/s subject to the verification of the "Nil Encumbrance Certificate" for the same from 16/07/2024 to till date.

K. BHARATH
ADVOCATE

K. BHARATH
Advocate
No.465, M.K.N. Road, Alandur,
Chennai-600 016. Mob: 9941006555



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate