

**M.B.KALYANI,**

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**RESIDENCE & OFFICE:**

Janaki Nilayam,

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Date: 21.04.2022

**LEGAL OPINION**

Name of the Present Owner: **M/s Sri Sri Aghraharam Global Townships India (OPC) Private Limited** represented by its director **Mr. Vimal Keerthi Vasam**.

The following documents were given to us with respect to the

**DESCRIPTION OF**

**1. Schedule Mentioned Property**

All the piece and parcel of the vacant Plot bearing Nos.2,4,5,6,8,9,23,24,25, & 41 situated at 62, Konnerikuppam Village comprised in Survey No.212/1 as per Patta No.3106 new Survey No.212/1A measuring to an extent of Acre 1.80 Cents which is converted into Residential Housing Plots in the DTCP layout No.61(R)2018 and the layout called as "Vivekanandar Nagar" and now called as "Sri Sri Kaanchi Kamaatchi Amman Nagar", Kancheepuram Taluk, Joint Sub-registrar of Kancheepuram I and Registration District of Kancheepuram District, Kancheepuram District.

**2. Following Documents Perused:**

1. Xerox Copy of Document of Sale Deed executed by Mr. Kuppuswamy Mudaliar to and in favour of Master B. Kumar represented by his Guardian Mr. Balakrishna Chettiar, and registered as Document No. 622/1972, dated 01.06.1972 SRO Kancheepuram, Comprised in Survey No. 212/1 measuring to an extent of Acre 1.80 Cents situated at Konnerikuppam Village, Kancheepuram Taluk, Chengalpattu District.
2. Xerox Copy of Document of Sale Deed executed by Mr. B. Kumar to and in favour of Mr. S. Ramesh and registered as document no.1290/1991, dated 16.10.1991 SRO Kancheepuram, Comprised in Survey No. 212/1 measuring to an extent of Acre 1.80 Cents situated at Konnerikuppam Village, Kancheepuram Taluk, Chengalpattu District.

**M.B. KALYANI**

ADVOCATE

Enr. No. MS.1512/1995

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Chennai - 600 040.



3. Xerox Copy of Document of Sale Deed executed by 1. Mr. S. Ramesh and his father 2. Mr. R. Seenivasan Iyer to and in favour of Mr. R. Abdul Hakeem - 1, Mrs. Feroz Fathima - 2, Mrs. Zarina - 3, and Mr. M. Sampath - 4 and registered as Document No. 3039/2008, dated 09.07.2008 SRO Kancheepuram, Comprised in Survey No. 212/1 measuring to an extent of Acre 1.80 Cents situated at Konnerikuppam Village, Kancheepuram Taluk, Chengalpattu District.
4. Xerox Copy of Gift Deed executed by Mr. R. Abdul Hakeem - 1, Mrs. Feroz Fathima - 2, Mrs. Zarina - 3, and Mr. M. Sampath - 4 to and in favour of The President, Kancheepuram Panchayath Union and registered as Document No. 2101/2018, dated 13.07.2018 SRO Kancheepuram, Comprised in Survey No. 212/1, 211/2 situated at Konnerikuppam Village, Kancheepuram Taluk, Chengalpattu District.
5. Copy of Regularisation Layout of house sites with 70 Unsold Pots comprised in S.No: 211/2 & 212/1 of Konnerikuppam Village, Kancheepuram District. The Member Secretary(ic), Kancheepuram LPA approved the regularized Layout No: 61(R)/2018 in Lr RC No: 120/2018/KLPA dated 19.03.2018. The Spl. officer, Konnerikuppam Panchayat/BDO(VP), Kancheepuram Panchayat Union approved the Layout in Lr RC No: 1171/2018/B3 dated 17.10.2018.
6. Copy of Patta No.3106 stands in the name of Mr. R. Abdul Hakim and others and comprised in S.No.212/1 in Konnerikuppam Village, Kancheepuram Taluk and Kancheepuram District.
7. Copy of Settlement Deed executed by Mrs. Feroz Fathima - 1, Mrs. Zarina - 2 to and in favour of Mr. R. Abdul Hakeem through a Settlement Deed vide Document No.1218/2022 Dated 25.03.2022 in the SRO Kanchipuram Joint I.
8. Copy of Sale Deed executed by Mr. R. Abdul Hakeem and Mr. M. Sampath to and in favour of M/s Sri Sri Aghraharam Global Townships India (OPC) Private Limited represented by its director Mr. Vimal Keerthi Vasan and registered as Documents No.1581/2022, dated 22.04.2022 in the SRO Kanchipuram Joint I.
9. Copy of Sale Deed executed by Mr. R. Abdul Hakeem and Mr. M. Sampath to and in favour of M/s Sri Sri Aghraharam Global Townships India (OPC) Private Limited represented by its director Mr. Vimal Keerthi Vasan and registered as Documents No.1582/2022, dated 22.04.2022 in the SRO Kanchipuram Joint I.
10. Copy of Field Map of Survey No.212.
11. Copy of Layout Sketch of "Vivekanda Nagar" and now called as "Shri Kanchi Kamatchi Amman Nagar"
12. Copy of Approval by TNRERA of the above said project dated 21.02.2022, Chennai-600008.
13. Online view E.C from the period from 01.01.1975 to 16.03.2022.
14. Online view E.C from the period from 17.03.2022 to 24.04.2022.

  
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### 3. TRACING OF TITLE

On scrutinizing the aforesaid documents, It is observed that the larger extent of land comprised in Comprised in Survey No. 212/1 measuring to an extent of Acre 1.80 Cents situated at Konnerikuppam Village, Kancheepuram Taluk, Chengalpattu District, originally belongs to Master B. Kumar represented by his Guardian Mr. Balakrishna Chettiar and he purchased the same from Mr. Kuppuswamy Mudaliar through a Sale Deed vide Document No. 622/1972, dated 01.06.1972 in the SRO Kancheepuram.

Whereas the said Mr. B. Kumar executed a Sale Deed to and in favour of Mr. S. Ramesh and registered as document no.1290/1991, dated 16.10.1991 SRO Kancheepuram, Comprised in Survey No. 212/1 measuring to an extent of Acre 1.80 Cents situated at Konnerikuppam Village, Kancheepuram Taluk, Chengalpattu District.

Subsequently a Sale Deed was executed by 1. Mr. S. Ramesh and his father 2. Mr. R. Seenivasan Iyer to and in favour of Mr. R. Abdul Hakeem - 1, Mrs. Feroz Fathima - 2, Mrs. Zarina - 3, and Mr. M. Sampath - 4 and registered as Document No. 3039/2008, dated 09.07.2008 SRO Kancheepuram, Comprised in Survey No. 212/1 measuring to an extent of Acre 1.80 Cents situated at Konnerikuppam Village, Kancheepuram Taluk, Chengalpattu District. Patta No.3106 stands in the name of Mr. R. Abdul Hakim and others and comprised in S.No.212/1 in Konnerikuppam Village, Kancheepuram Taluk and Kancheepuram District

Thereafter a Gift Deed was executed by Mr. R. Abdul Hakeem - 1, Mrs. Feroz Fathima - 2, Mrs. Zarina - 3, and Mr. M. Sampath - 4 to and in favour of The President, Kancheepuram Panchayath Union and registered as Document No. 2101/2018, dated 13.07.2018 SRO Kancheepuram, Comprised in Survey No. 212/1, 211/2 situated at Konnerikuppam Village, Kancheepuram Taluk, Chengalpattu District.

Subsequently Regularisation Layout of house sites with 70 Unsold Pots comprised in S.No: 211/2 & 212/1 of Konnerikuppam Village, Kancheepuram District. The Member Secretary(ic), Kancheepuram LPA approved the regularized Layout No: 61(R)/2018 in Lr RC No: 120/2018/KLPA dated 19.03.2018. The Spl. officer, Konnerikuppam Panchayat/BDO(VP), Kancheepuram Panchayat Union approved the Layout in Lr RC No: 1171/2018/B3 dated 17.10.2018 was obtained.

Whereas the said Mrs. Feroz Fathima and Mrs. Zarina have settled their 2/4<sup>th</sup> undivided share out of the remaining unsold 59 Plots bearing Nos.1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18, 19,20,21,22,23,24,25,26,28,29,30,31,32,33,41,42,44,46,47,48,49,50,51,52,53,54,55,56,57,58, 59,61,62,63,64,65,66,67,68,69,70 in the DTCP Approved Layout No.61@ 2018 named as "VIVEKANANDAR NAGAR" to and in favour of their father Mr. R. Abdul Hakeem out of love and affection vide through a Settlement Deed, Document No.1218/2022 Dated 25.03.2022 in the SRO Kancheepuram Joint I.

Whereas ever since Mr. R. Abdul Hakeem and Mr. M. Sampath herein continue to be in lawful and absolute possession and enjoyment of Schedule mentioned Property.

Whereas the said Mr. R. Abdul Hakeem and Mr. M. Sampath has executed a Sale Deed to and in favour of **M/s Sri Sri Aghraharam Global Townships India (OPC) Private Limited** represented by the director of the company **Mr. Vimal Keerthi**

**M. VIMAL KEERTHI**  
ADVOCATE  
Enl. No. MS-1512/1995.  
'Janaki Nilayam' 56/1, Church Cross Street,  
Thangam Colony, Anna Nagar,  
Chennai - 600 040.

**Vasan** and registered as Document No.1581/2022, dated 22.02.2022 in SRO Kancheepuram Joint I for the Plots bearing No.9,23,24,25 & 41 situated at 62, Konnerikuppam Village comprised in Survey No.212/1 as per Patta No.3106 New Survey No.212/1A in the DTCP Approval No.61(R)2018 in the layout called as "Vivekanandar Nagar" and now called as "Sri Sri Kanchi Kamaatchi Amman Nagar", Kancheepuram Taluk, Joint Sub-registrar of Kancheepuram I and Registration District of Kancheepuram District, Kancheepuram District.

Whereas the said Mr. R. Abdul Hakeem and Mr. M. Sampath has executed a Sale Deed to and in favour of **M/s Sri Sri Aghraharam Global Townships India (OPC) Private Limited** represented by the director of the company **Mr. Vimal Keerthi Vasan** and registered as Document No.1582/2022, dated 22.02.2022 in SRO Kancheepuram Joint I for the Plots bearing No.2,4,5,6,8 situated at 62, Konnerikuppam Village comprised in Survey No.212/1 as per Patta No.3106 New Survey No.212/1A in the DTCP Approval No.61(R)2018 in the layout called as "Vivekanandar Nagar" and now called as "Sri Sri Kanchi Kamaatchi Amman Nagar", Kancheepuram Taluk, Joint Sub-registrar of Kancheepuram I and Registration District of Kancheepuram District, Kancheepuram District.

#### Encumbrance Certificate:

Whereas the encumbrance certificate from the above list for the period from 01.01.1975 to 24.04.2022 does not reveal any adverse entries upon schedule mentioned property and is free from all encumbrances.

#### Conclusion:

After perusing the relevant original documents and xerox copies of all documents, are found to be in order, I am of the opinion that **M/s. Sri Sri Aghraharam Global Townships India (OPC) Private Limited** represented by its director **Mr. Vimal Keerthi Vasan**, has got a valid, absolute, transferable and clear marketable title in respect of the vacant land bearing Nos.2,4,5,6,8,9,23,24,25,41 together in total measuring to an extent of 15,322 Sq.ft., situated at 62, Konnerikuppam Village comprised in Survey No.212/1 as per Patta No.3106 New Survey No.212/1A in the DTCP Approval No.61(R)2018 in the layout called as "Vivekanandar Nagar" and now called as "Sri Sri Kanchi Kamaatchi Amman Nagar", Kancheepuram Taluk, Joint Sub-registrar of Kancheepuram I and Registration District of Kancheepuram District, Kancheepuram District.

Signature of the Advocate

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