



Date: 18.06.2020

TO WHOMSOEVER IT MAY CONCERN

LEGAL OPINION

Sir,

Name of the Owners of Property: :	1. Mr. R. Gopalan, Son of Mr. Ramupillai, 2. Mrs. G. Gunasundarai, wife of Mr. R. Gopalan, Duly represented by their Power of Attorney Agent, M/s. Good Earth Promoters, a Partnership firm, represented by its Managing Partner Dr. Gopi Ayyasami, S/o. Mr.K.J.Ayyasamy.
-----------------------------------	--

SCHEDULE OF PROPERTY

SCHEDULE - 'A'
(Full Description of Property)

All that piece and parcel of Agricultural Land comprised in

1. S.No.160/5 measuring about Acre 4.28 ½ Cents out of Acre 6.55 cents together with well, motor pump set and its deposit amount,
2. S.No.158/3A measuring about Acre 1.66 Cents &
3. S.No.158/2 measuring about Acre 7.24 cents out of Acre 9.30 cents, in all totally measuring about Acre 13.18 ½ Cents, situate at Thirunavalur Village & Panchayat Union, Ulundurpet Taluk, Villupuram District (herein after referred as Schedule - 'A' Property).

SCHEDULE - 'B'

(Layout Property)

All that piece & parcel of vacant Plots in the Approved Layout named as "Nayanmar Sundarar Nagar" (DTCP approved vide No.ம.வந.ஊ.உ.இ(விம) எண்.105/2017, DTCP Assistant Director Proceedings Order No.695/2017/விம dated 17.11.2017 & Thirunavalur BDO Proceedings Letter No.ஆ2/2347/2017 dated 28.12.2017), wherein 164 Plots together with EWS Plots, in all totally measuring about Hectare 2.20.01 Ares or Acre 5.42 Cents (excluding the area for Parks measuring about 3799.13 square meter and Shops measuring about 364 square meters) out of Hectare 3.55.28 Ares or Acre 8.76 cents, comprised in Old S.Nos.158/2A & 160/5B, as per Patta No.930 comprised in New S.Nos.158/2A2B & 160/5B3B and as per Patta No.384 comprised in S.No.158/3A, situate at Thirunavalur Village & Panchayat Union, Ulundurpet Taluk, Now in Kallakurichi District (previously at Villipuram District) and the land being bounded on the;

North by : Government Poramboke Land,
South by : S.No.157,
East by : S.No.158/3B, Canal & New S.No.158/2B
West by : Panchayat Road

Situate within the Registration District of Cuddalore and Sub Registration District of Thirunavalur (herein after referred as Schedule - 'B' Property).

I have scrutinized the below mentioned Photostat copies of the title deeds in respect of the Schedule of property.

1. The following Photostat copy of List of Documents Verified :

S. No	Date & Doc.No	Particulars
1.	29.01.2018 930	Computerized Patta for the land comprised in S.No.158/2A2B and 160/5B3B standing in the names of Mr.R.Gopalan and Mrs.G.Gunasundari
2.	29.01.2018 384	Computerized Patta for the land comprised in S.No.158/3A standing in the names of Mr.R.Gopalan and Mrs.G.Gunasundari
3.	28.12.2017 2/2347/2017	Proceedings Letter issued by the BDO of Thirunavalur.
4.	20.12.2017 1550/2017	General Power of Attorney Deed executed by Mr.R.Gopalan & Mrs.G.Gunasundari to and in favour of M/s.Good Earth Promoters, rep by its Managing Partner Dr.Gopi Ayyaswamy. Registered at Thirunavalur SRO.
5.	20.12.2017 1549/2017	Cancellation of General Power of Attorney Deed executed by Mr.R.Gopalan & Mrs.G.Gunasundari to and in favour of Dr.Gopi Ayyaswamy. Registered at Thirunavalur SRO.
6.	17.11.2017 105/2017	Approved Layout Plan for housing sites comprised in S.Nos.158/2A2, 158/3A & 160/5B3B situate at Thirunavalur Village and Panchayat, Ulundurpet Taluk, Villupuram District, issued by the Assistant Director of Town Planning, Villupuram Zone, Villupuram.
7.	17.11.2017	Approved Layout Plan for Road comprised in S.Nos.158/2A2, 158/3A & 160/5B3B situate at Thirunavalur Village and Panchayat, Ulundurpet Taluk, Villupuram District, issued by the Assistant Director of Town Planning, Villupuram Zone, Villupuram.
8.	17.11.2017 695/2017/VD	Proceedings Order for Layout Approval issued by the Assistant Director of DTCP, Villupuram Zone.
9.	25.10.2017 69/2017-18	Resolution was passed in respect of Layout Approval by BDO of Thirunavalur Panchayat Union.
10.	24.10.2017 1256/2017	Gift Deed executed by Mr.R.Gopalan & Mrs.G.Gunasundari, rep by their POA Dr.Gopi Ayyaswamy to and in favour of the BDO of Thirunavalur. Registered at Thirunavalur SRO.
11.	01.09.2017 10540/2017	NOC issued by the Joint Director of Agriculture, Villupuram.
12.	05.12.2016 1629/2016	General Power of Attorney Deed executed by Mr.R.Gopalan & Mrs.G.Gunasundari to and in favour of Dr.Gopi Ayyaswamy. Registered at Thirunavalur SRO.

13.	(01.12.2016) 05.12.2016 1628/2016	Gift Deed executed by Mr.R.Gopalan, Mrs.G.Gunasundari, Mr.Vikraman and Mr.Elanchezhyan to and in favour of the BDO of Thirunavalur. Registered at Thirunavalur SRO.
14.	05.12.2016 1627/2016	Cancellation of Sale Agreement executed in between Mr.R.Gopalan, Mrs.G.Gunasundari, Mr.Vikraman & Mr.Elanchezhyan and Dr.Gopl Ayyaswamy. Registered at Thirunavalur SRO.
15.	01.12.2016 10450/2016	NOC issued by the Tahsildar of Ulundurpet
16.	19.10.2016 1457/2016	Sale Deed executed by Mr.R.Gopalan, Mrs.G.Gunasundari and Mr.Vikraman to and in favour of Dr.Gopl Ayyaswamy. Registered at Thirunavalur SRO.
17.	08.09.2016 1301/2016	Sale Agreement executed in between Mr.R.Gopalan, Mrs.G.Gunasundari, Mr.Vikraman & Mr.Elanchezhyan and Dr.Gopl Ayyaswamy. Registered at Thirunavalur SRO.
18.	07.09.2016 1296/2016	Receipt Deed executed by M/s.Canara Bank, Villupuram Branch to and in favour of Mr.R.Gopalan, Mrs.G.Gunasundari and Mr.Elanchezhyan. Registered at Thirunavalur SRO.
19.	19.12.2006 1910/2006	MODT executed by 1).Mr.Gopalan, 2).Mrs.Gunasundari and 3).Mr.Elanchezhyan to and in favour of M/s.Canara Bank, registered on the file of Thirunavalur SRO.
20.	15.12.1982 1581/1982	Lease Deed executed by Mr.Gopalan to and in favour of Mr.Rajagopal Pillai, registered on file of Thirunavalur SRO
21.	(01.06.1982) 03.06.1982 824/1982	Sale Deed executed by Mr.Venugopal Pillai to and in favour of Mrs.G.Gunasundari. Registered at Thirunavalur SRO
22.	30.06.1982 812/1982	Receipt Deed executed by Mr.Muthukumar to and in favour of 1).Mr.Venugopal and 2).Mr.Gopalan, registered on file of Thirunavalur SRO
23.	30.10.1980 1587/1980	Equitable Mortgage Deed executed by 1).Mr.Venugopal and 2).Mr.Gopalan to and in favour of Mr.Muthukumar, registered on the file of Thirunavalur SRO
24.	30.10.1980 1586/1980	Sale Deed executed by 1.Mr.Muthukumar, 2.Minor Sivakumar, rep by his Father Mr.Muthukumar, 3.Mrs.Gunasundari & 4).Mrs.Kala to and in favour of 1.Mr.Venugopal & 2.Mr.Gopalan. Registered at Thirunavalur SRO.

25.	-	A-Register for S.Nos.158/2A2, 160/5B3 standing in the names of 1.Mr.R.Gopalan, 2.Mrs.G.Gunasundari, issued by the VAO, Thirunavalur Village.
26.	-	Chitta for S.No.15/3A, 158/2A2 & 160/5B3, issued by the VAO, Thirunavalur Village.
27.	-	FMB Sketches for S.Nos.158 & 160

LIST OF ENCUMBRANCE CERTIFICATES

S.No.	Date & No.	EC PERIOD
1.	15.07.2016 1328	EC for the period from 01.01.1967 to 31.12.1986 - Copy
2.	21.07.2016 1341	EC for the period from 01.01.1987 to 20.07.2016 - Copy
3.	07.06.2020	Online EC for the period from 01.01.1980 to 05.06.2020
4.	17.06.2020 40396308	EC for the period from 01.01.2016 to 16.06.2020 with digitally signed document.

Devolution of Title:

- i. It seems that the larger extent of land comprised in S.No.160/5 (measuring Acre 4.28 ½ cents together with well, motor pump set and its deposit amount), S.No.158/3A (measuring Acre 1.66 cents) & S.No.158/2 (measuring Acre 7.24 cents), in all totally measuring about Acre 13.18 ½ cents, situate at Thirunavalur Village, Ulundurpet Taluk, Villupram District (herein after referred as 'Schedule - 'A' Property' more fully mentioned hereunder), was sold by 1).Mr.Muthukumaran son of Late Mr.Nageswaram Pillai, 2).Minor Sivakumar, represented by his father Mr.Muthukumaran, 3).Mrs.Gunasundari & 4).Mrs.Kala both are daughters of Late Mr.Nageswaram Pillai, to and in favour of 1).Mr.Venugopal & 2).Mr.Gopalan both are sons of Mr.Ramu Pillai, under a Deed of Sale dated 30.07.1980 and registered on 30.10.1980 bearing document No.1586 of 1980.
- ii. Whereas the aforesaid 1).Mr.Venugopal and 2).Mr.Gopalan had created an equitable mortgaged in respect of portion of the Schedule 'A' mentioned Property comprised in S.No.160/5 measuring about Acre 4.28 ½ cents out of Acre 6.55 cents together with well & 7HP Motor Pump Set, situate at Thirunavalur Village, Ulundurpet Taluk,

Villupuram District, to and in favour of Mr.Muthukumaran under Deed of Equitable Mortgage dated 30.10.1980 and registered as document No.1587 of 1980 on the file of Sub Registrar, Thirunavalur. Subsequently the said mortgage had released by Mr.Muthukumaran under a Deed of Receipt dated 30.06.1982 executed in favour of 1).Mr.Venugopal Pillai and 2).Mr.Gopalan, registered on 02.07.1982 bearing document No.812 of 1982 on the file of Sub Registrar, Thirunavalur (This document is not available for my verification).

- iii. Whereas the above said both Mr.Venugopal Pillai and Mr.Gopalan are brothers and they are the absolute & joint owners of the Schedule - 'A' property, wherein Mr.Venugopal had sold his half share on the Schedule - 'A' property i.e., land comprised in S. No.160/5 measuring about 2.14 $\frac{1}{4}$ cents out of Acre 6.55 cents together with half share in the well, 7HP pump set & its deposit, S.No.158/2 measuring about Acre 3.62 cents out of Acre 9.30 cents and S.No.158/3A measuring about Acre 0.83 cents out of Acre 1.66 cents, in all totally measuring about Acre 6. 59 $\frac{1}{4}$ cents, situate at Thirunavalur Village, Ulundurpet Taluk, Villupuram District, to and in favour of Mrs.Gunasundari wife of Mr.Gopal Pilla. (@Gopalan) under a Deed of Sale dated 01.07.0982 and registered on 03.07.1982 bearing document No.824 of 1982 on the file of Sub Registrar, Thirunavalur.
- iv. Whereas the said Mr.Gopalan had let out his property for the period of 5 years on Lease (i.e., from 15.12.1982 to 12.12.1987), to and in favour of Mr.Rajagopal Pillai in respect of the land comprised in S.No.158/2 measuring about Acre 3.62 cents, situate at Thirunavalur Village, Ulundurpet Taluk, Villupuram District, under a Deed of Lease dated 15.12.1982 and registered on 16.12.1982 as document No.1581 of 1982 on the file of Sub Registrar, Thirunavalur. Further it is clearly mentioned that after completion of Lease period the Lessor will take absolute possession of the property and Lessee doesn't have any right over the property.

- v. Whereas the said Mr.Gopalan, Mrs.Gunasundari wife of Mr.Gopalan and Mr.Ilanchezhiyan son of Mr.Gopalan, have jointly mortgaged the land comprised in S.No.160/5 measuring Acre 4.28 ½ cents out of Acre 6.55 cents together with well, 7.5Hp Motor & Service Connection No.174, S.No.1583A measuring Acre 1.66 cents and S.No.158/2 measuring Acre 7.00 cent out of Acre 9.30 cents, situate at Thirunavalur Village, Ulundurpet Taluk, Villupuram District, to and in favour of M/s.Canara Bank under the Deposit of Title Deed dated 19.12.2006 and registered on 30.12.2006 as document No.1910 of 2006 on the file of Sub Registrar, Thirunavalur.
- vi. Whereas the said mortgage was discharged under a Deed of Receipt dated 07.09.2016, executed by M/s.Canara Bank to and in favour of 1).Mr.Gopalan, 2).Mrs.Gunasundari and 3).Mr.Ilanchezhiyan and registered as document No.1296 of 2016 on the file of Sub Registrar, Thirunavalur.
- vii. Whereas the said 1).Mr.Gopalan, 2).Mrs.Gunasundari and their sons namely 3). Mr.Vikraman & 4).Mr.Ilanchezhiyan, have jointly entered into the an Agreement of Sale dated 08.09.2016 with Dr.Gopi Ayyaswamy for the following Properties comprised in:
- 1) S.No.159/3B measuring Hectare 0.50.0 Ares or Acre 1.23 ½ cents,
 - 2) Old S.No.160/5 New S.No.160/5A measuring Acre Hectare 0.33.0 Ares or Acre 0.82 cents,
 - 3) Old S.No.160/5 New S.No.160/5B measuring Hectare 1.73.5 Ares or Acre 4.28 ½ cents out of Hectare 2.21.5 cents,
 - 4) Old S.No.158/2 New S.No.158/2A measuring Hectare 2.85.0 Ares or Acre 7.04 Cents,
 - 5) S.No.158/3A measuring Hectare 0.67.5 Ares or Acre 1.66 Cents and
 - 6) Old S.No.146/1 New S.No.146/1A2 measuring Hectare 0.51.5 Ares or Acre 1.27 Cents,
- In all totally measuring about Acre 16.31 cents situate at Thirunavalur Village & Sub District, Cuddalore Registration District, the said Agreement was registered as document No.1301 of 2016 on the file of Sub Registrar, Thirunavalur.

viii. Whereas the aforesaid 1).Mr.Gopalan, 2).Mrs.Gunasundari have sold their portion of Schedule - 'A' Property together with 3).Mr.Vikraman's property and the details as follows (wherein they have not mentioned about the above referred Sale Agreement), the land comprised in;

- 1) S.No.158/2A measuring about Acre 1.22 cents (Mr.Gopalan & Mrs.Gunasundari Property),
- 2) S.No.160/5B measuring about Acre 2.00 Cent (Mr.Gopalan & Mrs.Gunasundari Property),
- 3) S.No.159/3B measuring about Acre 1.04 Cents (Mr.Vikraman Property) &
- 4) S.No.160/5A measuring about Acre 0.82 cents (Mr.Vikraman Property).

In all totally measuring about Acre 5.08 cents out of Acre 15.25 ½ cents, to and in favour of Dr.Gopi Ayyaswamy son of Mr.K.J.Ayyaswamy, under a Deed of Sale dated 19.10.2016 and registered as document No.1457 of 2016 on the file of Sub Registrar, Thirunavalur.

x. Whereas the aforesaid Sale Agreement was cancelled for the reason that the proposed purchaser Dr.Gopi Ayyaswamy was not able to purchase the same in respect of Sale Agreement terms, therefore 1).Mr.Gopalan, 2).Mrs.Gunasundari and their sons namely 3). Mr.Vikraman & 4).Mr.Ilanchezhiyan and Dr.Gopi Ayyaswamy, have mutually cancelled the Sale Agreement under a Deed of Cancellation of Sale Agreement dated 05.12.2016 and registered as document No.1627 of 2016 on the file of Sub Registrar, Thirunavalur.

xi. Whereas the below mentioned Lands were donated by aforesaid 1).Mr.Gopalan, 2).Mrs.Gunasundari 3). Mr.Vikaraman and 4).Mr.Ilanchezhiyan to and in favour of the BDO, Thirunavalur Panchayat Union, under a Deed of Gift dated 01.12.2016 and registered as document No.1628 of 2016 on the file of Sub Registrar, Thirunavalur and the Land details are as follows comprised in;

1. S.No.146/1A measuring Hectare 1.27.0 Ares out of hectare 2.70.0 Ares or 13563 Square Feet or 1260.50 Square Meter or Acre 0.31 Cents,

2. S.No.158/2A (as per UDR S.No.158/2A2) measuring Acre 0.21 cents out of Hectare 2.85.0,
3. S.No.158/2A measuring Acre 0.38 Cents out of Hectare 2.85.0 and
4. S.No.160/5B (as per UDR S.No.160/5B3) measuring Acre 0.43 cents out of Hectare 2.21.5 Ares.

xii. Whereas the Tahsildar of Ulundurpet had issued NOC vide No.10450/2016 dated 01.12.2016 with respect to the Land comprised in S.Nos.158/2A2, 158/3A & 160/5B3, are not Waste land, No proposal for Acquisition, Not affected by land ceiling Regulation Act, not covered under landscaping scheme and will not be affect by flood.

xiii. Whereas the 1).Mr.Gopalan & 2).Mrs.Gunasundari (herein after collectively referred as 'Owners'), have jointly appointed Dr.Gopi Ayyaswamy as their Power Agent to deal with their Property by divided into house sites, getting Layout approval from DTCP and/or from appropriate authority, to receive advance and final sale consideration amount, to execute Sale Deed and register the same, to do other acts, deeds and things as may be found necessary in connection with the Sale, etc., the sum of Rs.2,00,000/- was paid by way of consideration for the General Power of Attorney Deed dated 05.12.2016 and registered as document No.1629 of 2016 on the file of Sub Registrar, Thirunavalur, the Land details are as follows comprised in;

1. Old S.No.158/2A New S.No.15/2A2 measuring about Acre 5.23 cents out of Acre 7.04 cents,
2. S.No.15/3A measuring about Acre 1.66 cents and
3. Old S.No.160/52 New S.No.160/5B3 measuring about Acre 1.75 cents out of Acre 4.28 ½ cents.

In all totally measuring about Acre 8.64 cents as per Patta Nos.930 & 384, situate at Thirunavalur Village, Ulundurpet Taluk, Villupuram District. Subsequently the aforesaid land was developed and formed a Layout by divided in to housing sites, for which in clause No.xv mentioned properties are earmarked as Roads & Parks and donated to the DBO, Thirunavalur Panchayat Union and in charge of DTCP.

- xiv. Whereas the Joint Director of Agriculture had issued NOC vide reference Letter No.10540 dated 01.09.2017 in respect of the Land comprised in S.Nos.158/2A2, 158/3A & 160/5B3, can be used for Non-Agricultural Purpose.
- xv. Whereas the property comprised in S.Nos.158/2A2B, 158/3A, 160/5B3B, in all totally measuring about 13527.385 square meters of land earmarked as Roads & Parks, situate at Thirunavalur Village, Ulundurpet Taluk, Villupuram District, were gifted by the Owners represented by their POA Dr. Gopi Ayyaswamy, to and in favour of the BDO, Thirunavalur Panchayat Union and in charge of DTCP, under a Deed of Gift dated 24.10.2017 and registered as document No.1256 of 2017 on the file of Sub Registrar, Thirunavalur.
- xvi. Whereas the BDO of Thirunavalur had passed a Resolution in respect of Approval of the Layout vide No.69/2017-2018 dated 25.10.2017.
- xvii. Whereas the aforesaid property was developed and divided into house sites by the Owners represented by their POA and had obtained Planning Permit from DTCP, Proceedings Order from the Assistant Director of DTCP vide No.695/2017/VD dated 17.11.2017 and Proceedings Letter issued by the BDO of Thirunavalur vide No.2347/2017, dated 28.12.2017, evidenced by the documents more fully mention in the above list of documents vide Sl.Nos.3, 6, 7 & 8.
- xviii. Whereas the aforesaid Power of Attorney Deed dated 05.12.2016 bearing document No.1629 of 2016 was cancelled for the reason that by practically it is not possible to perform as per the terms and conditions of the General Power of Attorney Deed, hence the Owners have cancelled the deed under a Deed of Cancellation of General Power of Attorney dated 20.12.2017 and registered as document No.1549 of 2017 on the file of Thirunavalur SRO.



xix. Whereas on the same day 20.12.2017, the owners herein have appointed a Partnership Firm namely M/s Good Earth Promoters, represented by its Managing Partner Dr. Gopl. Ayyaswamy, as their Power Agent to deal with their Property by divided into house sites, getting Layout approval from DTCP and/or from appropriate authority, to receive advance and final sale consideration amount, to execute Sale Deed and register the same, do other acts, deeds and things as may be found necessary in connection with the Sale, etc., sum of Rs.2,00,000/- was paid by way of consideration for the General Power of Attorney Deed dated 20.12.2017 and registered as document No.1550 of 2017 on the file of Sub Registrar, Thirunavalur, with respect to the remaining Land (after deduction of Roads and Park Land) and the existing land details are as follows comprised in;

1. Old S.No.158/2A New S.No.15/2A2,
2. S.No.15/3A and
3. Old S.No.160/52 New S.No.160/5B3.

In all totally measuring about Acre 5.42 cents or Hectare 3.55.28 Ares, situate at Thirunavalur Village, Ulundurpet Taluk, Villupuram District (herein after referred as 'Schedule - B Property' and more fully mentioned hereunder).

xx. Whereas the Encumbrance Certificates for the period from 01.01.1967 to 20.07.2016 and Online EC from 01.01.1980 to 05.06.2020 is verified. It seems that there is no subsisting encumbrance pertaining to the Schedule of property.

xxi. Therefore, from the documents produced as stated supra, Mr. Gopalan & Mrs. G. Gunasundari, are the absolute owners of the Schedule - 'B' Property and they have appointed M/s. Good Earth Promoters, a Partnership Firm represented by its Managing Partner Dr. Gopl. Ayyaswamy as their Power Agent to deal with the Schedule - B mentioned property. There are several Plots have been sold.

xxii. Hence, the Power Agent may sell the remaining Plots more fully mentioned in Schedule - 'C' property on behalf of the owners;

CERTIFICATE OF TITLE

Based on the above mentioned documents, I am of the opinion that 1).Mr. R. Gopalan, Son of Mr.Ramupillai, 2).Mrs. G. Gunasundarai, wife of Mr. R. Gopalan, have got equal right & absolute, valid, clear, legal and marketable title over the Schedule - 'B' Property herein, however they were appointed M/s. Good Earth Promoters, a Partnership firm, represented by its Managing Partner Dr. Gopi Ayyaswamy, S/o. Mr.K.J.Ayyasamy, as their Power Agent to sell the Schedule - 'B' mentioned layout Property, in which those who are willing can buy the available Plots mentioned in the Schedule - 'C' Property.

This opinion is based on the above mentioned copy documents, the Proposed Purchaser/s of the Plot should verify all relevant *original documents relating to the Schedule - 'B' Property* before execution of Sale Deed and post purchase of the respective plot owner/s has to mutate the revenue records in your name (i.e., Patta, Chitta, Adangal & 'A' - Register) and get EC for your property.

SCHEDULE OF PROPERTY

SCHEDULE - A

(Full Description of Property)

All that piece and parcel of Agricultural Land comprised in

1. S.No.160/5 measuring about Acre 4.28 ½ Cents out of Acre 6.55 cents together with well, motor pump set and its deposit amount,
2. S.No.158/3A measuring about Acre 1.66 Cents &
3. S.No.158/2 measuring about Acre 7.24 cents out of Acre 9.30 cents, in all totally measuring about Acre 13.18 ½ Cents, situate at Thirunavalur Village & Panchayat Union, Ulundurpet Taluk, Villupuram District (herein after referred as Schedule - 'A' Property).

SCHEDULE - 'B'
(Layout Property)

All that piece & parcel of vacant Plots in the Approved Layout known as "Nayanmar Sundarar Nagar" (DTCP approved vide No.ம.வந.ஊ.உ.இ(விம) எண்.105/2017, DTCP Assistant Director Proceedings Order No.695/2017/விம dated 17.11.2017 & Thirunavalur, BDO Proceedings Letter No.ஆ2/2347/2017 dated 28.12.2017), wherein 164 Plots together with EWS Plots, in all totally measuring about Hectare 2.20.01 Ares or Acre 5.42 Cents (excluding the area for Parks measuring about 3799.13 square meter and Shops measuring about 364 square meters) out of Hectare 3.55.28 Ares or Acre 8.76 cents, comprised in Old S.Nos.158/2A & 160/5B, as per Patta No.930 comprised in New S.Nos.158/2A2B & 160/5B3B and as per Patta No.384 comprised in S.No.158/3A, situate at Thirunavalur Village & Panchayat Union, Ulundurpet Taluk, Now at Kallakurichi District (previously at Villipuram District) and the land being bounded on the;

North by : Government Poramboke Land,
South by : S.No.157,
East by : S.No.158/3B, Canal & New S.No.158/2B
West by : Panchayat Road

Situate within the Registration District of Cuddalore and Sub Registration District of Thirunavalur.

SCHEDULE - C
(Details of available Plots)

1. Plots situate at 'Vedic Villas Retreat';

S.No.	Plot Nos	Extent	Sft by Dimensions
1.	69	1500	50 x 30
2.	70	1500	50 x 30
3.	71	1500	50 x 30
4.	72	1500	50 x 30
5.	73	1500	50 x 30
6.	74	1500	50 x 30
7.	75	1500	50 x 30
8.	76	1500	50 x 30
9.	77	1500	50 x 30
10.	78	1500	50 x 30

P. SRINIVASAN, B.A.B.L.,
 ADVOCATE & COMMISSIONER OF OATHS,
 HIGH COURT OF MADRAS,
 Cell: 9500048848
 Email: srilaw2020@gmail.com

 Law Offices of
P. SRINIVASAN

Panel Advocate: CITY UNION BANK LIMITED

11.	79	1500	50 x 30
12.	80	1500	50 x 30
13.	81	1500	50 x 30
14.	82	1500	50 x 30
15.	83	1500	50 x 30
16.	84	1500	50 x 30
17.	128	630	39 x 16.5
18.	129	630	39 x 16
19.	130	630	39 x 16
20.	131	560	33 x 17
21.	132	560	33 x 17
22.	133	480	33 x 14
23.	134	480	33 x 14
24.	135	560	33 x 17
25.	136	630	39 x 16
26.	137	630	39 x 16
27.	138	630	39 x 16

2. Plots situate at 'Sri Maha Periyava New Agraharam';

S.No.	Plot Nos	Extent	Sft by Dimensions (Approximate)
1.	86	1500	50 x 30
2.	90	1500	50 x 30
3.	91	1500	50 x 30
4.	92	1500	50 x 30
5.	93	1500	50 x 30
6.	94	1750	50 x 35
7.	95	1500	50 x 30
8.	96	1500	50 x 30
9.	97	1500	50 x 30
10.	98	1500	50 x 30
11.	99	1500	50 x 30
12.	100	1500	50 x 30
13.	101	1500	50 x 30
14.	102	1750	50 x 35
15.	103	520	36 x 14
16.	104	520	36 x 14
17.	105	530	36 x 14
18.	106	2700	50 x 40
19.	107	3600	60 x 40
20.	108	550	36 x 15
21.	109	550	36 x 15
22.	110	550	36 x 15

23.	111	550	36 x 15
24.	112	550	36 x 15
25.	113	550	36 x 15
26.	114	550	36 x 15
27.	115	550	36 x 15
28.	116	650	36 x 17
29.	117	650	36 x 17
30.	118	550	36 x 15
31.	119	550	36 x 15
32.	120	550	36 x 15
33.	121	550	36 x 15
34.	122	600	39 x 15
35.	123	580	39 x 15
36.	124	580	39 x 15
37.	125	580	39 x 15
38.	126	580	39 x 15
39.	127	580	39 x 15

3. Plots situate at 'Maharishi Teachers Enclave;

S.No.	Plot Nos	Extent	Sft by Dimensions
1.	22	2200	55 x 40
2.	23	1650	55 x 30
3.	24	2200	55 x 40
4.	26	2400	60 x 40
5.	38	1500	50 x 30
6.	39	1500	50 x 30
7.	40	1500	50 x 30
8.	42	1500	50 x 30
9.	43	1500	50 x 30
10.	44	1500	50 x 30
11.	49	1500	50 x 30
12.	51	1500	50 x 30
13.	52	1500	50 x 30
14.	53	1500	50 x 30
15.	54	1500	50 x 30
16.	55	1500	50 x 30
17.	56	1750	50 x 35
18.	57	1500	50 x 30
19.	58	1750	50 x 35
20.	60	1500	50 x 30
21.	61	1500	50 x 30
22.	62	1500	50 x 30
23.	63	1500	50 x 30
24.	64	1500	50 x 30
25.	65	1500	50 x 30
26.	139	530	33 x 16

P. SRINIVASAN, B.A.B.L.
ADVOCATE & COMMISSIONER OF OATHS,
HIGH COURT OF MADRAS,
Cell: 9500048848
Email: srlaw2020@gmail.com


Law Offices of
P. SRINIVASAN

Panel Advocate: CITY UNION BANK LIMITED

27.	140	530	33 x 16
28.	141	530	33 x 16
29.	142	600	37 x 16
30.	143	740	46 x 16
31.	144	2100	53 x 40
32.	145	2100	53 x 40
33.	146	2640	80 x 33
34.	147	610	44 x 14
35.	148	610	44 x 14
36.	149	610	44 x 14
37.	150	610	44 x 14
38.	152	480	35 x 14
39.	153	480	35 x 14
40.	154	1980	66 x 30
41.	155	1980	66 x 30
42.	156	1980	66 x 30
43.	157	570	35 x 16
44.	158	570	35 x 16
45.	159	570	35 x 16
46.	160	570	35 x 16
47.	161	570	35 x 16
48.	162	570	35 x 16
49.	163	570	33 x 18
50.	164	570	28 x 20
51.	Shop	1800	60 x 30

The Above Plots are situate in the Approved Layout named as "Nayanmar Sundarar Nagar" (DTCP approved vide No.ம.வ.ந.உ.உ.இ(விம) எண்.105/2017, issued by the Assistant Director of DTCP, Proceedings Order No.695/2017/விம dated 17.11.2017 & Thirunavalur BDO Proceedings Letter No.ஆ2/2347/2017 dated 28.12.2017), as per Patta No.930 comprised in New S.Nos.158/2A2B & 160/5B3B and as per Patta No.384 comprised in S.No.158/3A, situate at Thirunavalur Village & Panchayat Union, Ulundurpet Taluk, Now in Kallakurichi District (previously at Villupuram District).

Situate within the Registration District of Cuddalore and Sub Registration District of Thirunavalur.

Yours Truly



P. SRINIVASAN, B.A, B.L.,
ADVOCATE & COMMISSIONER OF OATHS,
#323/156, 2ND FLOOR, ROOM No.14,
ANDHRA INSURANCE BUILDING,
THAMBU CHETTY STREET, GEORGE
TOWN, CHENNAI - 600 001,