

A.B.KALYANI,

A.B.L., M.L., M.C.L., PGDITL. D.D.E.,
ADVOCATE

Phone +91 97109 23694
+91 88254 55548



RESIDENCE & OFFICE:

Janaki Nilayam,

No.56/1, Church Cross Street,

Thangam Colony, Anna Nagar,

Chennai 600040.

Email: kalyaniadvocate1993@gmail.com

Date: 09.04.2025

LEGAL OPINION

Name of the Present Owner's: **1. Mrs. V. PREMALAKSHMI and
2. Mrs. V. KEERTHIKA, Rep. by their power of attorney
agent Mr. B. Venkatesan**

The following documents were given to us with respect to the description of

SCHEDULE OF THE PROPERTY

All that piece and parcel of vacant land comprised in Old S. No. 82/2, Patta No.661 as per patta S. No. 67/1, present Patta No. 3498 New S. No. 67/1A, measuring an extent of Hectare 1.56.50 Ares (acres 3.74 cents) situated at Molasur Village, Villupuram District and thereafter execution of gift deed to panchayath measuring 1077 sq. mtr., for park 1 & 2 purpose, and balance portion of the property formed a layout named as "**TBS FIRST CITY**", for approval of **81 plots** vide layout approved no. 211/2024, issued by Asst., Director of Town and Country planning, Villupuram District and sold out the one Plot vide Plot No.1 measuring 1467 sq. ft., and remaining the total numbers of 80 plots and after that patta no.3498, dated 10.03.2025 with new S. No. 67/1A1A and measuring Hectare 1.49.10 Ares, and being

Bounded on the:

(Extent Acres 3.74 cents)

East by : National Highways
West by : S. No. 72
North by : S. No. 66
South by : S. No. 67/2

situated within the Sub Registration District of Avarapakkam and Registration District of Tindivanam.

Following Documents Perused:

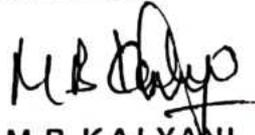
1. Sale Deed dated 16.02.1966 executed by Mr. Venkata Subba Reddiar to and in favour of Mr. Durairaj Reddiar and registered as document no. 691/1966 in the SRO Avarapakkam -Xerox
2. "A" Register stands in the name of Mr. Durairaj Reddiar - Xerox
3. Sale Deed dated 14.03.1981 executed by Mr. Durairaj Reddiar to and in favour of Mrs. B. Saroja Ammal and registered as document no. 489/1989 in the SRO Avarapakkam - Xerox
4. Decree copy of O.S. No. 86/2000 before the Hon'ble Subordinate Judge at Tindivanam and registered as document no. 1737/2024 in the SRO Avarapakkam - Xerox


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5. Death Certificate of Mrs. Saroja Ammal, dated 27.12.2001 – Xerox
6. Legal Heirship Certificate of Mrs. Sarojammal, dated 10.08.2002 – Xerox
7. Death Certificate of Mr. Balasundaram, dated 18.02.2019. – Xerox
8. Proceedings dated 11.06.2009, na. ka. no. 446/2007/N.H.66/Dindi. – Xerox
9. ~~Patta No. 661 stands in the name of Mr. Venkatesan and as per patta New S. No. 67/1 – Online DS Copy~~
10. Gift Settlement deed dated 13.05.2024 executed by Mr. Venkatesan to and in favour of Mrs. Premalakshmi and Mrs. Keerthika and registered as document no. 1741/2024 in the SRO Avarapakkam – Xerox
11. Patta No. 3498 stands in the name of Mrs. Premalakshmi and Mrs. Keerthika and as per patta New S. No. 67/1A, dated 27.08.2024 -Online DS Copy
12. GPOA dated 19.09.2024 executed by Mrs. Premalakshmi and Mrs. Keerthika to and in favour of Mr. B. Venkatesan and registered as document no. 379/2024 in the SRO Avarapakkam – Xerox
13. FMB sketch for S. No. 67.
14. Gift deed (public use) dated 04.10.2024 executed by Mrs. Premalakshmi and Mrs. Keerthika, Rep. by their power agent Mr. B. Venkatesan to and in favour of Joint Director, Villupuram and present President Molasur Panchayath and a person who comes to power later and registered as document no. 4056/2024 in the SRO Avarapakkam. – Xerox
15. Patta No. 3706 stands in the name of T.N.E.B., - online DS copy
16. Letter dated 30.09.2024, issued by Town and Country Planning Department, ROC No. MZQAHNR7/2024/TCP, for approval of layout plan -Online DS Copy.
17. ~~Letter dated 07.10.2024, issued by Town and Country Planning Department (planning permission) for approval of residential layout. - Online DS Copy.~~
18. Layout Application-Final approval letter dated 12.12.2024, ROC No. MZQAHNR7/2024/TCP, for approval of residential layout plan. - Online DS Copy.
19. Letter from TNRERA/PL1/0307/2025 for registration of layout house sites with 81 plots, comprised in S. No. 67/1A, Molasur Village/Panchayath, Tindivanam Taluk, Villupuram District - Xerox
20. Proceedings dated 09.12.2024, issued by President, Molasur Panchayat, Marakkannam union for residential layout of plot nos. 1 to 81, Molasur Village, comprised in S. No. 67/1A – xerox
21. Approved layout plan vide No. 211/2024, dated 07.10.2024, issued by Joint Director, Town and Country Planning Department, Villupuram District – Xerox
22. Patta No. 3768 stands in the name of Mr. Vijayakumar – online Ds copy
23. Patta No. 3498, dated 10.03.2025 stands in the name of Mrs. Premalakshmi and Mrs. Keethika as per patta new S. No. 67/1A1A, measuring Hectare 1.49.10 Ares – online DS copy.
24. View EC for the period from 01.01.1975 to 01.01.1982 -online copy.


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25. EC No. 122654582 for the period from 01.12.1982 to 31.12.1986. - DS Copy
 26. EC No. 122640745 for the period from 01.01.1987 to 31.05.2003. - DS Copy
 27. EC No. 122642301 for the period from 01.06.2003 to 25.06.2024. - DS Copy
 28. View EC for the period from 01.01.2024 to 08.04.2025 - online view copy

TRACING OF TITLE

Upon perusal of the above said documents, it is observed that the land comprised in S. No. 82/2 measuring an extent of acres 3.88 cents was originally owned and possessed by Mr. Durairaj Reddiar and the same has been purchased from Mr. Venkata Subba Reddiar by a deed of sale dated 16.02.1966 and registered as document no. 691/1966 in the SRO Avarapakkam and "A" Register stands in the name of Mr. Durairaj Reddiar and as per "A" Register the new S. No. is 67/1.

Whereas Sale Deed dated 14.03.1981 executed by Mr. Durairaj Reddiar to and in favour of Mrs. B. Saroja Ammal and registered as document no. 489/1981 in the SRO Avarapakkam, for the land comprised in S. No. 82/2, and New S. No. 67/1, measuring acres 3.88 cents, situated at Molasur Village, Tindivanam Taluk, Villupuram District.

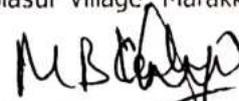
Whereas Decree copy of O.S. No. 86/2000 before the Hon'ble Subordinate Judge at Tindivanam and registered as document no. 1731/2024 in the SRO Avarapakkam filed by Mr. Thangaraj against Mr. Balasundara Mudaliar and his wife Mrs. Sarojammal and their family members. In the meantime, Mrs. Sarojammal died intestate on 25.12.2001, as evidenced from death certificate dated 27.12.2001, Reg. No. 94/2001/4, issued by Registrar of Birth and Death, Municipal office, Villupuram, leaving behind her husband, six sons and three daughters as her legal heirs as evidenced from Legal Heirship Certificate, dated 10.08.2002 issued by Tahsildar, Tindivanam and also Mr. Balasundaram died and registered on 08.01.2019, Reg. No. D-2019:33-15389-000002, issued by Registrar of Birth and Death, Tindivanam Municipality.

And thereafter the above said suit O.S. No. 86/2000 was compromised and order has been passed as per order one of the legal heirs of Mrs. Sarojammal (i. e) her son one Mr. Venkatesan allotted to Para -V, Item No.6, S. No. 82/2, measuring acres 3.88, situated at Molasur Village, Tindivanam Taluk, within the limits of Molasur Panchayath and Marakkanam panchayath Union and obtained Patta No.661, lands in the name of Mr. Venkatesan with S. No. 67/1.

Proceedings dated 11.06.2009, na. ka. no. 446/2007/N.H.66/Tindi, issued by Special Tahsildar (L.A), National Highways -66, Tindivanam Unit -II stating that for land acquisition of S. No. 67/1B measuring 00540 sq. mtr., Molasur Village, in the name of Mr. Venkatesan along with various other owners of various survey numbers.

Gift Settlement deed dated 13.05.2024 executed by Mr. Venkatesan to and in favour of his wife Mrs. Premalakshmi and daughter Mrs. Keerthika out of natural love and affection, and registered as document no. 1741/2024 in the SRO Avarapakkam, for settled the property Ayan Punja S. No. 67/1 measuring 1 hectare 1.51.10 Ares (acres 3.74 cents) (Old S. No. 82/2) situated at Molasur Village, Marakkanam Taluk, within the limits of Molasur village panchayath and obtained Patta No. 3498 stands in the name of Mrs. Premalakshmi and Mrs. Keerthika and as per patta New S. No. 67/1A.

Whereas GPOA dated 19.09.2024 and registered as document no. 379/2024 in the SRO Avarapakkam executed by Mrs. Premalakshmi and Mrs. Keerthika to and in favour of Mr. B. Venkatesan empowered him to sell their property comprised in S. No. 67/1 covered Patta No.661 and Patta No.3498 new S. No. 67/1A, measuring acres 3.74 cents (Hectare 1.51.10 Ares) situated at Molasur Village, Marakkanam Taluk, Villupuram District. FMB sketch for S. No. 67 enclosed.



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