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1st Floor, New No. 315, (Old No. 152/1), Thambu Chetty Street, Chennai - 600 001.

To

Col K.S. Muthu Krishnan

Dear Sir,

19.8.2005

Sub: Legal Opinion on title of Central Government  
Employees Welfare Housing Organisation

My Opinion is as follows:

I. List of documents perused:-

Sl. No.	Date and No. of Document	Parties to Document	Nature of Document
1.	22.6.1976 No.1300/76 SRO, Poonamalle	By 1) M. Subramanain 2) M. Ramamurthy  To and infavour of 1) E. Jayavei 2) E. Arumugam	Original Sale Deed
2.	20.8.1976 951/1976 SRO, Poonamallee	By 1) M.V. Veeraraghachari 2) V. Rajagopalachari 3) M.V. Duraiswamy iyengar 4) M.V. Padmanabhan 5) M.V. Parthasarathy 6) Lakshmi Narasimhan 7) M.V. Soundarrajan 8) M.V. Krishnasamy 9) Kannan (minor) rep. by his father and Veeraraghavan 10) M.V. Rangachari 11) Mukundan (minor) rep. by his father and guardian M.V. Rajagopala chari 12) Revathy (minor) rep. by her father and guardian Mr. Duraisamy 13) M.V Vijaya raghavan 14) Venkat Raghavan (minor) 15) Vijay Anand (minor) rep. by their father and guardian Vijayaraghavan 16) Ramadurai (minor) 17) Kala (minor) 18) Rama (minor) 19) Ravi (minor) rep. by their father and guardian	Original Sale Deed

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Mr. Padmanabhan  
20) Ramesh (minor)  
21) Rajesh (minor)  
22) Radhika (minor)  
through their father and  
guardian Mr. Parthasarathy  
23) Rajathi (minor)  
through her father and  
guardian Lakshmi Narasimhan  
24) Ramya (minor)  
through her father and guardian  
Soundarrajan

To and infavour of

- 1) E. Jayaveiu Naicker
- 2) E. Arumuga Naicker

3. 17.10.1976  
2786/78  
SRO, Poonamalle

By

Original Sale  
Deed

- 1) P.S Duraiammal
- 2) V.T. Indira

To and infavour of

- 1) E. Jayavei
- 2) E. Arumugam

4. 4.7.1983  
No.3492/83  
SRO, Poonamalle

By

Original Sale  
Deed

A. Govindasamy

To and infavour of

Mr. Mannar

5. 5.12.1988  
No.9607/88  
SRO Poonamalle

By

Original Sale  
Deed

Mannar

To and infavour of

- 1) E. Jayavel
- 2) E. Arumugam

6. 5.7.1989  
No. 5367/89  
SRO, Poonamalle

Between

Xerox copy of  
Partition Deed

- 1) E. Jayavei
- 2) E. Arumugam

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		From	Extract of Chitta
7.	6.7.1995	Village Administrative Officer Paruthi Pattu	
		To	
		1) E. Jayavel 2) E. Arumugam	
8.	7.1.2005	- do -	Extract of FMP of 472
9.	7.1.2005	- do -	- do of FMP of 474
10.	13.7.2005 No.4275 of 2005 SRO, Avadi	By E. Arumugam	Xerox copy of Sale Deed
		To and infavour of	
		Central Government Empioyees Welfare Housing Organisation Rep. by its Project Manager Col K.S. Muthu Krishnan	

**II. PROPERTY: -**

All that piece and parcel of Agricultural land, of an total extent of Acres 5.97  
½ cents comprised in different Survey Numbers in Paruthipattu Village,  
Poonamaalie Taiuk, Tiruvallur District.

Sl. No.	Survey No.	Extent Ac. Cents
1.	S. No.474/1 and 2	2.12 (out of 4.25)
2.	S. No.480/1	0.58 (out of 1.16)
3.	S. No.472	1.81 (out of 3.62)
4.	S. No.477/1	0.79
5.	S. No.479	0.67 ½ (out of 1.35)
		<u>5.97 ½</u>

**III. TRACING OF TITLE:**

The aforesaid property was originally part of a larger extents of lands  
measuring 11 acres 52.29 cents, which jointly belonged and owned by 1) Mr. E.  
Jayavel, 2) E. Arumugam. The aforesaid brothers jointly purchased lands from  
various vendors under different deeds on various dates as follows:

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Date	Vendors	Extent
1. 22.6.1976	1) M. Subrmanyam 2) M. Rama murthy	Ac cents 3.66 cents out of Ac 4.24 cents) in S.No.474
2. 20.9.1976	Veeraraghava chary, and others	1.16 cents in S.No.474 0.58 cents in S. No.474
3. 17.10.1976	1) P.S. Durai Ammai 2) V.T. Indira	3.62 cents S. No.472
4. 5.12.1988	Mannar	1.35 cents S. No.479/A

Thus, the aforesaid brothers merged all pieces of land they purchased as stated above in a single piece with different S. Nos of a total extent of acres 52.2 cents which they possessed. They had Patta No.1519 in their name in respect of the lands.

Subsequently they partitioned the properties between themselves under a Partition Deed dated 5.7.1989. By virtue of the Partition, they divided the total extent of land into A and B schedules containing Ac 26.07 cents and Ac 26.22 cents respectively. The A Schedule properties were allotted to E. Jayavei Naicker as his share and the Schedule B properties were allotted to E. Arumuga Naicker.

The aforesaid E. Arumuga Naicker sold an extent of Acres 5.97 ½ cents to M/s. Central Government Employees Welfare Housing Organization under a Deed dated 13.7.2005 and delivered possession thereof to it.

**IV. ENCUMBRANCE:**

The following Encumbrance Certificates have been perused:

i) E.C. No.896/84 for the period from 1.1.1972 to 9.4.1984,

ii) E.C. No.3213/95 for the period from 29.1.1983 to 1.12.1993,

This shows a mortgage dated 17.11.1984

iii) EC No.2098/95 for the period from 30.12.1993 to 18.7.1995,

iv) EC No.3374/96 for the period from 15.12.1995 to 26.9.1996 and

This shows 2 mortgages dated 28.12.1995

v) EC No.6503/05 for the period from 1.1.2005 to 12.7.2005

This shows 3 Receipt dated 2.3.2005 evidencing discharge of 3 mortgages.

They show no encumbrance.

(EC from 27.9.96 to 31.12.2004 is due)





**K.S.V. PRASAD**  
**Mrs. P. SUBHADRA DEVI**  
Advocates

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☎ : 25357819  
Resi : 24416347

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The Poonamallee Co - Operative Agricultural and Rural Development Bank issued a certificate on 114.11.2002 stating that the mortgage dated 28.12.95 was discharged.

V. OPINION:

Subject to the production of

- I) Patta in the name of E. Arumugam in respect of his share
- II) Encumbrance Certificate for the period from 27.9.1996 to 31.12.2004
- III) Copies of 3 Receipts dated 2.3.2005.

i am of the opinion that the above the m/s Central Government Employees Welfare Housing Organization has a Clear, Valid, Absolute and Marketable Title to the property.

Yours faithfully,

*K.S.V. Prasad*