

**J.PAUL RAJ, B.A., B.L.,**  
 Addl. City Government Pleader-I  
 City Civil Court Buildings,  
 Chennai - 600 104.  
 Phone : 2534 2574



No.8, Sastri Nagar Extension,  
 kodungaiyur, Chennai. 600118  
 E-Mail : paulrajlawyer@gmail.com  
 Mob : 9841284075

Date : 03-12-2019

## ANNEXURE C


### LEGAL OPINION

Legal Opinion on the ownership for issuing School Approval from Education Department:

I certify that after verifying the relevant records, registered documents and revenue Records, the following person as owner have the right over lands covered in the list to develop the land and to apply and obtain School Approval from Education Department for the lands covered in the Survey Nos. listed below. The following persons have the perfect and valid title for the lands listed below for obtaining School Approval from Education Department.

I am also attaching the ownership transfer details for each of the sub-division covered in the list above, since 1975.

| Sl. No | Doc. No. & Date   | Vendor                           | Buyer                     | Extent in cents | Survey No | Village Name  |
|--------|---|----------------------------------|---------------------------|-----------------|-----------|---|
| 1.     | Sale Deed<br>Doc.No.<br>2412/1956,<br>dated<br>10.08.1956 | Mr. V.D.<br>Ramaswami<br>Iyengar | M/s. Ranga<br>Brick Works | 60              | 19/3      | Noombal Village<br>(along with other<br>properties) |
|        |   |                                  |                           | 118             | 19/9      |   |
|        |   |                                  |                           | 107             | 19/13     |   |
|        |   |                                  |                           | 35              | 19/14     |   |
| 2.     | Sale Deed<br>Doc.No.<br>433/1959,<br>dated<br>23.02.1959  | Dr.T.N.<br>Krishnaswamy          | M/s. Ranga<br>Brick Works | 75              | 17/2      | Noombal (along<br>with other<br>properties)         |
|        |   |                                  |                           | 186             | 17/3      |   |
|        |   |                                  |                           | 158             | 17/8      |   |
|        |   |                                  |                           | 56              | 18/12     |   |
|        |   |                                  |                           | 62              | 18/13B    |   |
|        |   |                                  |                           | 101             | 18/14     |   |
|        |   |                                  |                           | 97              | 18/15     |   |
|        |   |                                  |                           | 149             | 17/6      |   |
|        |   |                                  |                           | 87              | 17/7      |   |
|        |   |                                  |                           | 55              | 19/4      |   |
|        |   |                                  |                           | 110             | 19/5      |   |
|        |   |                                  |                           | 19              | 19/6      |   |
|        |   |                                  |                           | 89              | 19/7      |   |
|        |   |                                  |                           | 110             | 19/8      |   |
|        |   |                                  |                           | 66              | 19/15     |   |
|        |   |                                  |                           | 33              | 19/16     |   |
|        |   |                                  |                           | 20              | 20/16     |   |
|        |   |                                  |                           | 44              | 20/17     |   |

  
 Addl. City Government Pleader  
 City Civil Court Buildings  
 Chennai-600 104

| Sl. No | Doc. No. & Date                                     | Vendor  | Buyer  | Extent in cents | Survey No | Village Name                                  |
|--------|---|---|--|-----------------|-----------|---|
| 3      | Sale Deed<br>Doc.No. 447/1959,<br>dated 23.02.1959  | Mrs. Vasantha thro' POA Doc. No: 135/1958<br>Mr. S. Balasubramanian                         | M/s. Ranga Bricks Works  | 68              | 18/5      | Noombal Village (along with other properties) |
| 4      | Sale Deed<br>Doc.No. 517/1959,<br>dated 02.03.1959  | Mr. Kali Naicker<br>Mrs. PappathiAmmal  | M/s. Ranga Brick Works   | 127             | 19/10     | Noombal Puliyambedu                           |
| 5      | Sale Deed<br>Doc.No. 654/1959,<br>dated 13.03.1959  | Mr. Shanmuga Naicker  | M/s. Ranga Brick Works   | 28              | 18/11B    | Noombal Mathiravedu                           |
| 6      | Sale Deed<br>Doc.No. 1705/1969,<br>dated 21.05.1969 | Mr. Poonusamy Naicker & Others  | M/s. Ranga Brick Works   | 83              | 19/2      | Noombal Mathiravedu                           |
| 7      | Deed of Dissolution dated 02.05.1985                | Mr. Ch.Achi Reddy<br>Mrs. Balamoney<br>Mrs. Shyamala<br>Mrs. Ch.Premalatha<br>Mrs. R.Sarala | Mr. Ch.Achi Reddy<br>Mrs. Balamoney<br>Mrs. Shyamala<br>Mrs. Ch.Premalatha<br>Mrs. R.Sarala<br>(Each Allotted 1/5 <sup>th</sup> Undivided Share in the property measuring an extent of 21 Acre 43 cents) | 75              | 17/2      | Noombal                                       |
|        |   |   |  | 186             | 17/3      |   |
|        |   |   |  | 149             | 17/6      |   |
|        |   |   |  | 87              | 17/7      |   |
|        |   |   |  | 158             | 17/8      |   |
|        |   |   |  | 68              | 18/5      |   |
|        |   |   |  | 28              | 18/11B    |   |
|        |   |   |  | 56              | 18/12     |   |
|        |   |   |  | 62              | 18/13B    |   |
|        |   |   |  | 101             | 18/14     |   |
|        |   |   |  | 97              | 18/15     |   |
|        |   |   |  | 83              | 19/2      |   |
|        |   |   |  | 60              | 19/3      |   |
|        |   |   |  | 55              | 19/4      |   |
|        |   |   |  | 110             | 19/5      |   |
|        |   |   |  | 19              | 19/6      |   |
|        |   |   |  | 89              | 19/7      |   |
|        |   |   |  | 110             | 19/8      |   |
|        |   |   |  | 118             | 19/9      |   |
|        |   |   |  | 127             | 19/10     |   |
|        |   |   |  | 107             | 19/13     |   |
|        |   |   |  | 35              | 19/14     |   |
|        |   |   |  | 66              | 19/15     |   |
|        |   |   |  | 33              | 19/16     |   |
|        |   |   |  | 20              | 20/16     |   |
|        |   |   |  | 44              | 20/17     |   |

  
 Addl. City Government Pleader  
 City Civil Court Buildings  
 Chennai-600 104



**J.PAUL RAJ, B.A., B.L.,**  
**Addl. City Government Pleader-I**  
City Civil Court Buildings,  
Chennai - 600 104.  
Phone : 2534 2574



No.8, Sastri Nagar Extension,  
kodungaiyur, Chennai. 600118  
E-Mail : paulrajlawyer@gmail.com  
Mob : 9841284075

| Sl. No | Doc. No. & Date   | Vendor                                   | Buyer                                    | Extent in cents  | Survey No        | Village Name |
|--------|---|--|--|--|------------------|--------------|
| 8.     | Sale Deed<br>Doc.No.<br>2476/1990,<br>dated<br>09.08.1990   | Mrs. R. Sarala                           | M/s. Sindhi Educational Society (Madras) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents  |                  | Noombal      |
| 9.     | Sale Deed<br>Doc.No.<br>2477/1990,<br>dated<br>09.08.1990   | Mrs. Ch. Balamoney                       | M/s. Sindhi Educational Society (Madras) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents. |                  | Noombal      |
| 10.    | Sale Deed<br>Doc.No.<br>2478/1990,<br>dated<br>09.08.1990   | Mrs. K. Shyamala                         | M/s. Sindhi Educational Society (Madras) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents. |                  | Noombal      |
| 11.    | Sale Deed<br>Doc.No.<br>2479/1990,<br>dated<br>09.08.1990   | Mr. Ch.Achi Reddy                        | M/s. Sindhi Educational Society (Madras) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents. |                  | Noombal      |
| 12.    | Sale Deed<br>Doc.No.<br>2480/1990,<br>dated<br>09.08.1990   | Mrs. Ch.Premalatha                       | M/s. Sindhi Educational Society (Madras) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents. |                  | Noombal      |
| 13.    | Patta bearing No. 638, Chitta & Adangal                     | -  | M/s. Sindhi Educational Society          | 633 Ares<br>204.5 Ares   | 64/1B1<br>64/2B1 | Noombal      |
| 14.    | Lease Deed<br>Doc.No.<br>15600/2019,<br>dated<br>24.09.2019 | M/s. Sindhi Educational Society (Madras) | M/s. Sindhi Model School of Excellence   | 4 Acre 73 cents  | 64/1B1 & 64/2B1  | Noombal      |

  
**Addl. City Government Pleader**  
**City Civil Court Buildings**  
**Chennai-600 104**

| Sl. No | Doc. No. & Date         | Vendor     | Buyer            | Extent in cents   | Survey No       | Village Name |
|--------|-------------------------|------------|------------------|-------------------|-----------------|--------------|
| 15.    | Encumbrance Certificate | 01.09.1989 | 20.11.2019       | 21 Acres 43 cents | 64/1B1 & 64/2B1 | Noombal      |
| 14.    | FMB Sketch              |            | Survey Number-64 |                   |                 |              |

**Present Ownership Details:**

| S.No | Name of the Present Owner                | Extent           | Survey No       | Village |
|------|--|------------------|-----------------|---------|
| 1    | M/s. Sindhi Educational Society (Madras) | 21 Acre 43 cents | 64/1B1 & 64/2B1 | Noombal |

**TRACING OF TITLE:**

It is seen from the documents produced that one M/s. Ranga Brick Works are the absolute owner of the property measuring an extent of 21 Acre 43 cents along with other properties comprised in following survey numbers situated at Noombal Village, Madhuravoyal Taluk now Poonamallee Taluk, Thiruvallur District, and they acquired the same in the following manner:

| Sale Deed date & Doc. No  | Survey Number | Extent in Cents | Sold by   |
|---------------------------|---------------|-----------------|---|
| 10.08.1956<br>(2412/1956) | 19/3          | 60              | Mr. V.D. Ramaswami Iyengar<br>(along with other properties) |
|                           | 19/9          | 118             |   |
|                           | 19/13         | 107             |   |
|                           | 19/14         | 35              |   |
| 23.02.1959<br>(433/1959)  | 17/2          | 75              | Dr.T.N. Krishnaswamy (along with other properties)          |
|                           | 17/3          | 186             |   |
|                           | 17/8          | 158             |   |
|                           | 18/12         | 56              |   |
|                           | 18/13         | 62              |   |
|                           | 18/14         | 101             |   |
|                           | 18/15         | 97              |   |
|                           | 17/6          | 149             |   |
|                           | 17/7          | 87              |   |
|                           | 19/4          | 55              |   |
|                           | 19/5          | 110             |   |
|                           | 19/6          | 19              |   |
|                           | 19/7          | 89              |   |
|                           | 19/8          | 110             |   |
|                           | 19/15         | 66              |   |
|                           | 19/16         | 33              |   |
|                           | 20/16         | 20              |   |
|                           | 20/17         | 44              |   |
|                           | 18/5          | 68              |   |



**J. PAUL RAJ, B.A., B.L.,**  
**Addl. City Government Pleader-I**  
**City Civil Court Buildings,**  
**Chennai - 600 104.**  
**Phone : 2534 2574**



No.8, Sastri Nagar Extension,  
 kodungaiyur, Chennai. 600118  
 E-Mail : paulrajlawyer@gmail.com  
 Mob : 9841284075

|                           |       |      |  |
|---------------------------|-------|------|--|
| 02.03.1959<br>(447/1959)  | 68    | 18/5 | Mrs. Vasantha thro' POA Doc. No:<br>135/1958<br>Mr. S. Balasubramanian |
| 02.03.1959<br>(517/1959)  | 19/10 | 127  | Mr. Kali Naicker & Mrs.<br>PappathiAmmal                               |
| 13.03.1959<br>(654/1959)  | 18/11 | 28   | Mr. Shanmuga Naicker   |
| 21.05.1969<br>(1705/1969) | 19/2  | 83   | Mr. Poonusamy Naicker & Others   |

By a Deed of Dissolution dated 02.05.1985, the said M/s. Ranga Brick Works(Firm) is not functioning good and its Partners namely Mr. Ch. Achi Reddy, Mrs. Ch. Balamoney, Mrs. K. Shyamala, Mrs. Ch. Premalatha, and Mrs. R. Sarala have jointly decided to dissolve the Firm. The properties owned by the Firm has been divided into 5 undivided shares and each partners have been allotted to 1/5<sup>th</sup> Undivided Share in the property measuring an extent of 21 Acre 43 cents comprising 20 cents in S.No. 20/16, 44 cents in S.No. 20/17, 87 cents in S.No. 17/7, 158 cents in S.No. 17/8, 33 cents in S.No. 19/16, 66 cents in S.No. 19/15, 35 cents in S.No. 19/14, 107 cents in S.No. 19/13, 127 cents in S.No. 19/10, 118 cents in S.No. 19/9, 110 cents in S.No. 19/8, 89 cents in S.No. 19/7, 149 cents in S.No. 17/6, 19 cents in S.No. 19/6, 110 cents in S.No. 19/5, 55 cents in S.No. 19/4, 60 cents in S.No. 19/3, 83 cents in S.No. 19/2, 68 cents in S.No. 18/5, 101 cents in S.No. 18/14, 97 cents in S.No. 18/15, 62 cents in S.No. 18/13B, 56 cents in S.No. 18/12, 186 cents in S.No. 17/3, 75 cents in S.No. 17/2, 28 cents in S.No. 18/11B situated at Noombal Village, Madhuravoyal Taluk now Poonamallee Taluk, Thiruvallur District.

The said Mr. Ch. Achi Reddy, Mrs. Ch. Balamoney, Mrs. K. Shyamala, Mrs. Ch. Premalatha, and Mrs. R. Sarala have sold the said property to M/s. Sindhi Educational Society (Madras) in the following manner:

| Sale Deed date & Doc.No   | Survey Number   | Extent in Cents | Sold by            |
|---------------------------|---|-----------------|--------------------|
| 09.08.1990<br>(2476/1990) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents |                 | Mrs. R. Sarala     |
| 09.08.1990<br>(2477/1990) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents |                 | Mrs. Ch. Balamoney |

  
**Addl. City Government Pleader**  
**City Civil Court Buildings**  
**Chennai-600 104**



|                           |   |                    |
|---------------------------|---|--------------------|
| 09.08.1990<br>(2478/1990) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents | Mrs. K. Shyamala   |
| 09.08.1990<br>(2479/1990) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents | Mr. Ch.Achi Reddy  |
| 09.08.1990<br>(2480/1990) | 1/5 <sup>th</sup> undivided share in the property measuring an extent of 21 Acre 43 cents | Mrs. Ch.Premalatha |

Thus M/s. Sindhi Educational Society (Madras) become absolute owner of the property measuring an extent of 21 Acres 43 cents and obtained Patta bearing No. 638, and Chitta, Adangal in their name have been in absolute possession and enjoyment of the said property.

By a Lease Deed dated 24.09.2019, Doc.No. 15600/2019, M/s. Sindhi Educational Society (Madras) have leased an extent of 4 Acre 73 cents out of 21 Acre 43 cents situated at Noombal Village, Madhuravoyal Taluk now Poonamallee Taluk, Thiruvallur District to M/s. Sindhi Model School of Excellence (a unit of Sindhi Educational Society (Madras) for a period of thirty years from 24.09.2019 to 24.09.2049.

Encumbrance Certificate from 01.09.1989 to 20.11.2019 is produced which reflects that Nil encumbrance.

#### **OPINION:**

I have verified and perused that the above listed documents and Encumbrance Certificate issued by registering authority, now stands on the name of M/s. Sindhi Educational Society (Madras) are the owner of the property measuring an extent of 21 Acre 43 cents comprising of 75 cents in S.No. 17/2, 186 cents in S.No. 17/3, 149 cents in S.No. 17/6, 87 cents in S.No. 17/7, 158 cents in S.No. 17/8, 68 cents in S.No. 18/5, 28 cents in S.No. 18/11B, 56 cents in S.No. 18/12, 62 cents in S.No. 18/13B, 101 cents in S.No. 18/14, 97 cents in S.No. 18/15, 83 cents in S.No. 19/2, 60 cents in S.No. 19/3, 55 cents in S.No. 19/4, 110 cents in S.No. 19/5, 19 cents in S.No. 19/6, 89 cents in S.No. 19/7, 110 cents in S.No. 19/8, 118 cents in S.No. 19/9, 127 cents in S.No. 19/10, 107 cents in S.No. 19/13, 35 cents in S.No. 19/14, 66 cents in S.No. 19/15, 33 cents in S.No. 19/16, 20 cents in S.No. 20/16, 44 cents in S.No. 20/17 situated at Noombal Village, Madhuravoyal Taluk now Poonamallee Taluk, Thiruvallur District and have a clear and marketable title at present.



  
**J. PAUL RAJ**  
 Addl. City Government Pleader - I  
 Addl. City Government Pleader  
 City Civil Court Buildings  
 Chennai-600 104