

Know Your Property

Preliminary Title Scrutiny Report

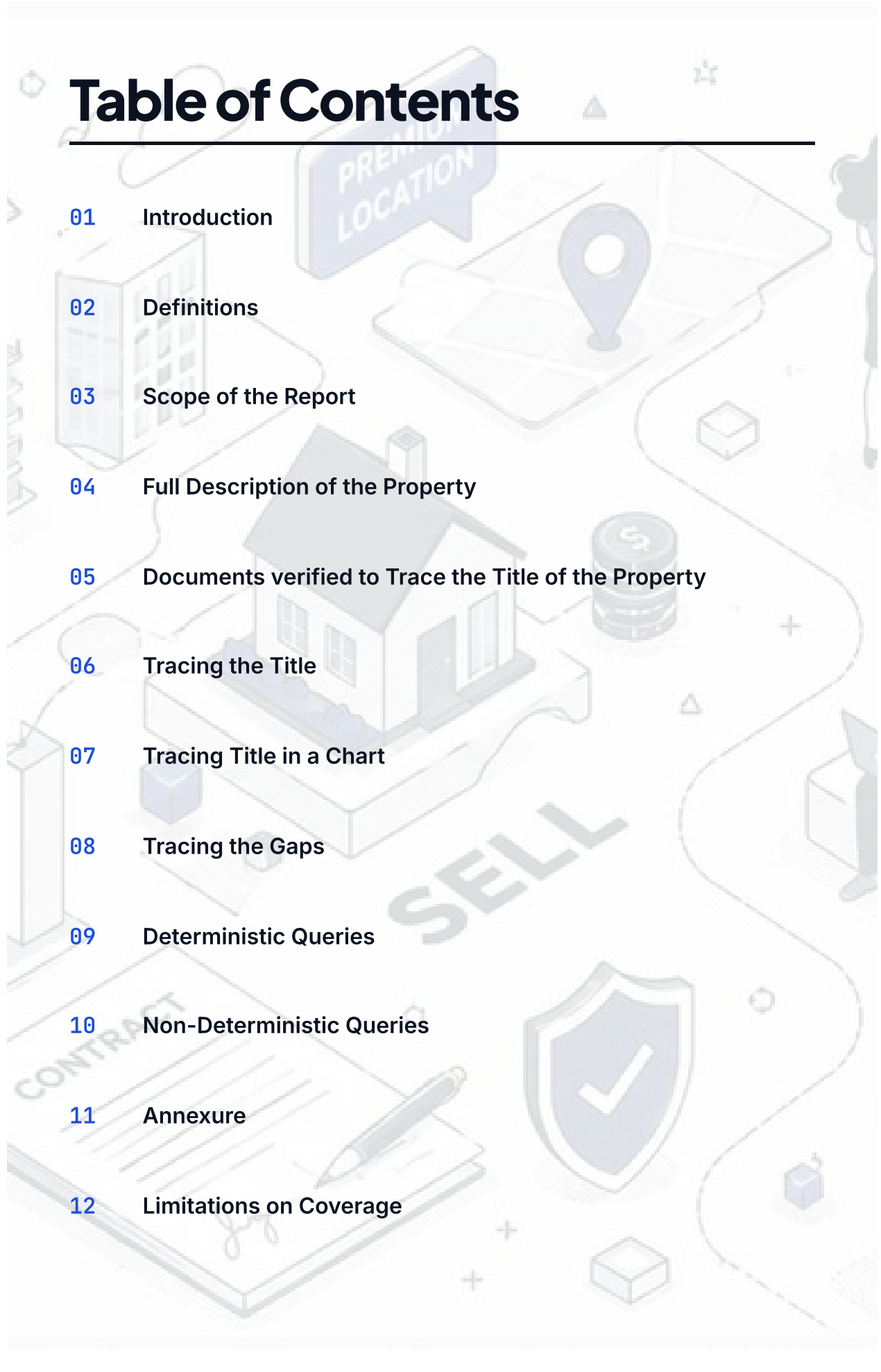
Prepared for

Mrs. P. Meena

Plot No. 24, S.No. 88/2C, Korattur, Chennai

1 Ground and 1,800 sq.ft. (4,200 sq.ft.)

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01

Introduction

This "Know Your Property" Report is a Preliminary Title Scrutiny Report. It has been generated by Artificial Intelligence (AI), based on the documents and information provided by the User, and in accordance with the laws applicable at the relevant time. This Report presents an analytical summary of the Property's marketability, and identifies queries that require the User's clarification and response in order to determine whether the subject Property's title is clear or otherwise.

The Report is prepared for Mrs. P. Meena, generated on 18.09.2026, in respect of the property held by Mrs. P. Meena, situated at Korattur, Chennai, Tamil Nadu.

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Definitions

"Tracing the Gaps" means the process by which the Report identifies gaps in the chain of title. These gaps represent essential links required to complete the chain of title, and identifying them enables the User to be aware of the Property's predecessors-in-title.

"Deterministic Query" means a query raised on account of a gap, discrepancy, or missing link identified in the chain of title based on the documents provided by the User. A Deterministic Query is material to establishing a clear, unencumbered, and marketable title to the subject Property, and must be satisfactorily resolved by the User, as its resolution is a non-negotiable precondition to confirming clear title.

"Non-Deterministic Query" means a query raised on account of a minor discrepancy, inconsistency, or procedural gap identified in the documents provided by the User. A Non-Deterministic Query does not, by itself, affect the establishment of a clear, unencumbered, and marketable title to the subject Property, though the User is encouraged to address it for completeness and abundant caution.

"Independent Query" means a query raised by the AI independent of, and irrespective of, the documents provided by the User, concerning aspects that may have a bearing on the title, marketability, or usability of the subject Property. Independent Queries do not form part of the scope of this Report and are set out separately in the Annexure hereto. The User is required to address such queries independently, in consultation with a qualified Legal Professional.

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Scope of the Report

This Report is prepared purely on the basis of the documents uploaded and provided by the User at the time of process. The accuracy of this Report depends entirely on the correctness of the documents so provided. The AI reviews and interprets the documents uploaded by the User.

The analytical summary covers the following:

- The AI peruses the documents provided at the time of process, segregates them by document type, identifies the subject property and traces the title of the Property.
- The title is traced through a flow chart, for ease of understanding, tracing the chain of title from the oldest available title holder to the present title holder.
- Gaps identified in the title are flagged as Deterministic Queries, requiring the User's response, as they are essential to establishing a clear, unencumbered, and marketable title to the subject Property, and are non-negotiable.
- Minor discrepancies in the documents are flagged as Non-Deterministic Queries, which the User may address, though their resolution is not a precondition for establishing a clear, unencumbered, and marketable title to the subject Property.
- Independent Queries raised in the Report's Annexure do not form part of the scope of this Report. Such queries are set out separately in the Annexure to this Report. The User is required to address the Independent Queries independently, in consultation with a qualified Legal Professional, and any decision to proceed without satisfactorily addressing the same shall be at the sole risk and responsibility of the User.
- The Report requires the User to respond to the queries raised herein, on the basis of which the final Report including the Deterministic Findings, Non-Deterministic Findings will be generated in the subsequent process.

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Full Description of the Property

This Preliminary Title Scrutiny Report is pertaining to the property of the Mrs. P. Meena with the description as follows:

SCHEDULE

All that piece and parcel of the land bearing Plot No.24, 2nd Avenue, Korattur West, comprised in Survey No.88/2C, Patta New Survey No.88/2C, as per E-Khatha No.62-4417 and EPID No.EPID-2024-114402, measuring with an extent of 1 Ground and 1,800 sq.ft. (4,200 sq.ft.), situated at Korattur Village, Tiruvottiyur Taluk, Chennai District.

Survey No.	88/2C
Plot No.	24
Extent	1 Ground and 1,800 sq.ft. (4,200 sq.ft.)
Village	Korattur
Taluk	Tiruvottiyur
District	Chennai
State	Tamil Nadu
Registration District	Chennai
Sub Registration District	Madhavaram

BOUNDARIES

North by — Plot No. 23	East by — 2nd Avenue 25' wide road
South by — Plot No. 25	West by — Plot No. 30

LINEAR MEASUREMENTS

East to West on the northern side	70 feet
East to West on the southern side	70 feet
North to South on the eastern side	60 feet
North to South on the western side	60 feet

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Documents verified to Trace the Title of the Property

The following are the documents uploaded and verified by the user for the subject property to Trace the Title of the Property:

SL. NO.	DATE OF DOCUMENT	FROM → TO	DOCUMENT DESCRIPTION	SURVEY NO., PLOT NO. & EXTENT
1	12.06.1998	Government of Tamil Nadu → Mr. R. Sundaram	Assignment Deed executed by the Government of Tamil Nadu to and in favour of Mr. R. Sundaram (G.O.(D) No.187/1998)	88/2C
2	19.02.2023	Mr. R. Sundaram → Mrs. P. Meena	Sale Deed executed by Mr. R. Sundaram to and in favour of Mrs. P. Meena (Doc.No.731/2023)	88/2C · 24 · 1 Ground and 1,800 sq.ft. (4,200 sq.ft.)
3	—	Government of Tamil Nadu, Revenue Department → Mrs. P. Meena	Patta No.E-Khatha 62-4417 in the name of Mrs. P. Meena	88/2C · 4200 sq.ft
4	30.09.2026	Greater Chennai Corporation → Mrs. P. Meena	Property Tax Receipt in the name of Mrs. P. Meena from the I half of 2026-27 (Receipt No.GC/PT/017744)	24
5	06.10.2026	Tamil Nadu Power Generation and Distribution Corporation Ltd. (TANGEDCO) → Mrs. P. Meena	Electricity Bill in the name of Mrs. P. Meena (Receipt No.PGIBP7738204951)	24
6	10.10.2026	01.01.1998 → 10.10.2026	EC No.EC/336750 for the period from 01.01.1998 to 10.10.2026	88/2C

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Tracing the Title

From the perusal of the above furnished documents and from the recitals, it is seen that the land situated at Chennai District, Tiruvottiyur Taluk, Korattur Village, bearing Plot No.24, 2nd Avenue, Korattur West, comprised in S.No.88/2C, Patta New S.No.88/2C, as per E-Khatha No.62-4417, measuring an extent of 1 Ground and 1,800 sq.ft. (4,200 sq.ft.), and more fully described in Item No.1 of this report, that belonged to one Mr. R. Sundaram, who having acquired the same from the Government of Tamil Nadu by way of an Assignment Deed dated 12.06.1998 and registered as G.O.(D) No.187 of 1998 at the office of the Sub-Registrar of Madhavaram.

Subsequently, the above said Mr. R. Sundaram had conveyed the above said property comprised in S.No.88/2C, measuring an extent of 1 Ground and 1,800 sq.ft. (4,200 sq.ft.), to and in favour of Mrs. P. Meena by way of a registered Sale Deed dated 19.02.2023 and registered as Doc.No.731 of 2023 in Book I at the office of the Sub-Registrar of Madhavaram.

Later on, the above said Mrs. P. Meena is in peaceful possession and enjoyment of the above said property comprised in S.No.88/2C, measuring an extent of 4,200 sq.ft. by obtaining the Patta bearing E-Khatha No.62-4417, issued by the Revenue Department, Tiruvottiyur Taluk, in her favour.

From the perusal of the Property Tax Receipt bearing No.GC/PT/017744 dated 30.09.2026, issued by the Greater Chennai Corporation, it is seen that the property tax for the subject property has been paid by Mrs. P. Meena upto the I half of 2026-27.

From the perusal of the Encumbrance Certificate, it is seen that there is no subsisting encumbrance pertaining to the property other than the above said transactions.

Thus the said Mrs. P. Meena is in peaceful possession and enjoyment of the said property as described in the property description of this report, which is evident from the perusal of the Documents, Online Patta and Encumbrance Certificate produced and listed above.

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Tracing Title in a Chart

THE PROPERTY

Plot No.24, S.No.88/2C, Korattur West, Chennai

1 Ground and 1,800 sq.ft. (4,200 sq.ft.) · Tiruvottiyur · Chennai

OWNERSHIP STARTS HERE

Government of Tamil Nadu

Until 1998

Government land, assigned by G.O.(D) No.187 dated 12.06.1998.

?

1998 assignment deed not produced

The government assigned this land to Mr. R. Sundaram in 1998, but the assignment document itself was not supplied.

Needed: The Assignment Deed / G.O.(D) No.187 dated 12.06.1998 in favour of Mr. R. Sundaram.

Mr. R. Sundaram

1998 – 2023

Acquired the land under the Government assignment of 12.06.1998.

Sale Deed · 731/2023 · 19.02.2023

Mr. R. Sundaram sold the plot to Mrs. P. Meena in February 2023.

OWNER TODAY

Mrs. P. Meena

Since 2023

Name also stands in the patta, E-Khatha No.62-4417.

STILL MISSING

- EC does not cover 1987 to 1998

Every arrow is checked against the list of documents examined before it is drawn. A question mark marks something a document would settle — it is a request, not a verdict.

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Tracing the Gaps

1998 assignment deed not produced

The 1998 government assignment to Mr. R. Sundaram is only mentioned in the 2023 sale deed and in the encumbrance certificate. The assignment document itself was not given to us.

Why it matters: No one can check what the government actually granted, or whether any condition attached to that grant still applies to the land.

Needed: The Assignment Deed / G.O.(D) No.187 dated 12.06.1998 in favour of Mr. R. Sundaram.

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Deterministic Queries

Based on the documents provided, the following queries are raised. Addressing these queries is essential for establishing a Clear, Unencumbered And Marketable Title to the subject property and is non-negotiable.

SL. NO	DETERMINISTIC QUERIES	BASIS OF THE QUERY	SOURCE OF THE QUERIES
1	Originals of the documents provided to be verified	The uploads are copies of the deeds, receipts and certificates, and no original has been produced for verification.	All documents provided
2	Assignment Deed / G.O.(D) No.187 dated 12.06.1998 not produced	The 1998 assignment from the Government of Tamil Nadu to Mr. R. Sundaram is recited in the 2023 sale deed and appears in the encumbrance certificate, but the assignment document itself was not produced.	Sale Deed Doc.No.731/2023; EC No.EC/336750
3	EC does not cover 1987 to 1998	The encumbrance certificate produced covers only the period from 01.01.1998 to 10.10.2026, leaving the earlier period unverified.	EC No.EC/336750 dated 10.10.2026

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Non-Deterministic Queries

Based on the documents provided, the following queries are raised. Addressing these queries is not a pre-condition for establishing a clear, unencumbered and marketable title to the subject property.

SL. NO	NON-DETERMINISTIC QUERIES	BASIS OF THE QUERY	SOURCE OF THE QUERIES
1	Approved building plan for any construction on the property	A domestic electricity connection stands in the name of Mrs. P. Meena at the property, but no building plan or approval is among the documents produced.	Electricity Receipt No.PGIBP77382049 51

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Annexure

Independent Queries

Irrespective of the documents provided, the following queries are raised and may warrant due consideration and appropriate clarification as the same may have a bearing on the title, marketability, or usability of the property. The user is advised to seek Legal Expertise from a qualified counsel if the answers to any of the queries are positive:

A. Title-Related Queries

1. Whether minor interest involved? If so, whether necessary court permission is required
2. Whether the Property involves any Will? If so, whether Probate is required and has been obtained?
3. Whether any HUF (Hindu Undivided Family) interest is involved in the Property? If so, whether the devolution is perfect?
4. Whether the Property involves the interest of a WAQF Board, Church, or Temple? If so, whether the necessary permission from court has been obtained?
5. Whether the Property involves a Trust/Society/Association? If so, whether the necessary court permission and/or Board Resolution has been obtained?
6. Whether the Property involves the interest of any company (Private Limited/Public Limited/LLP)? If so, whether the necessary Board Resolution has been obtained?
7. Whether the Property belongs to a Partnership Firm, or belongs to a partner but has been thrown into the common hotchpot? If so, whether evidence for the same is available?
8. Whether the interest of a person of unsound mind is involved? If so, whether the necessary court permission has been obtained?
9. Whether the Property involves any Land Acquisition proceedings? If so, whether it affects the title of the Property?
10. Whether the Property involves Assignment of Land by the Government for a particular purpose? If so, whether that condition has been fulfilled?

B. Marketability-Related Queries

11. Whether any portion or all of the subject Property is classified as Government/Poramboke land, or land reserved for any public/common purpose?

- 12.** Whether the subject Property is situated in proximity to any airport, railway line/station, or highway?

C. Usability-Related Queries

- 13.** Whether the Property's access is through a shared/common pathway or roadway, and whether that right of way is legally documented?
- 14.** Whether the land is situated in proximity to marshland, swamps, or any RAMSAR site?

15. Application of:

- 15.1** SEZ regulations
- 15.2** Coastal Zone Regulations
- 15.3** Environmental Clearance

16. Physical site inspection

- 16.1** To confirm the boundaries on the ground.

17. Litigation and other proceedings:

17.1 RERA-Notified Litigations / Other Litigations

- 17.1.1** Case No. & Court / Forum:
- 17.1.2** Case Background & Reliefs Sought:
- 17.1.3** Present Status:
- 17.1.4** Impact on the Property / Bank's Mortgage, if any; Details thereof:

17.2 Auction Proceedings:

- 17.2.1** Auction Reference No. & Authority:
- 17.2.2** Background of Auction
- 17.2.3** Present Status:
- 17.2.4** Impact on the Property, if any; Details thereof:

18. Application of:

- 18.1** Urban land (Ceiling & Regulation) Act
- 18.2** Tenancy Laws (both agricultural & City tenants)
- 18.3** Agricultural Laws
- 18.4** Minorities Laws

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Limitations on Coverage

Independent Queries fall outside the scope of this Report

Independent Queries raised in relation to the Property are not covered within the scope of this Report and are set out separately in the Annexure to this Report and must be addressed by the User independently, in consultation with a qualified Legal Professional, before relying on them for any transactional, financial, or legal decision.

No litigation search or verification conducted

This Report does not include any litigation search. The AI does not check case filings, or legal databases for pending, past, or unreported disputes. Any reference to litigation, if at all, is based solely on information voluntarily provided by the user and has not been independently verified.

Not a legal opinion or certificate of title

This Report is an AI analytical summary and does not constitute a legal opinion. This Report is intended to assist users in their decision-making process and does not constitute investment, financial, or legal advice. We shall not be liable for any loss, damage, or liability arising from decisions made based on this Report.

Not a substitute for legal professional

This Report should not be treated as final or absolute and does not replace the indemnities, representations, warranties, and other legal protections that should ideally be obtained directly from the property owner and advisory from the legal professional.

Subject to change

The findings are based on information available as of the report date. If new information comes to light later, conclusions may change; This Report has not been updated beyond its preparation date.

Recommend independent legal review

Given the inherent limitations of AI analysis, users are strongly advised to have this Report reviewed by a qualified legal professional before relying on it for any financial or legal decision.

Confidentiality

Documents and information submitted by the user will be used solely for the purpose of generating the Report. The Report is prepared exclusively for the User and remains confidential.

AI Disclosure

The report has been generated by the AI on the basis of the uploaded documents by the User. While all efforts have been made to identify the elements forming part of the scope of these services, the AI-generated Findings may not always be accurate.

No independent verification on authenticity

The AI has not independently verified the authenticity of the documents provided, and cannot detect forged, manipulated, or fraudulently altered documents. It is assumed that all photocopies furnished are true copies of the originals, and that certified copies are genuine extracts from government or revenue records.

No comment on approvals, licenses, or stamp duty

The AI has not assessed the adequacy of approvals, licenses, or registrations for construction or development, nor whether correct stamp duty was paid on any document.

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