

To

Date: 02.12.2020

The Member Secretary,  
Puducherry Planning Authority,  
Jawaharlal Nagar,  
Puducherry.

With your reference letter dated 23.11.2020, No.5134/PPA/Z (VCP)/2020 for legal opinion in respect of application submitted by **Ellappan** seeking approval for Residential Layout in the name and style of **Vengateswara Nagar** at **R.S.No.215/2**, Odianpet Revenue Village, Villianur Commune Puducherry.

List of Documents

1. 27.07.64 Photocopy of Partition deed, R.V.No.322, No.91
2. 22.06.90 Photocopy of Decree in O.S.No.249/90
3. 30.11.20 Photocopy of Death Certificate of Rajamanickam
4. 30.11.20 Photocopy of Death Certificate of Rajaklakshmi
5. 05.09.20 Photocopy of Settlement Extract
6. 27.08.20 Photocopy of Encumbrance certificate

Schedule of property

Puducherry R.D, Villianur Sub R.D, Odianpet Revenue Village, Village No.46 as per the document Cad.No.472/9/9, to an extent as per the document **69 Ares 80 Centiare** and as per the Revenue records **R.S.No.215/2** to an extent **64 Ares** only. Boundaries: To the west of Road, to the north of Canal, to the east of Canal and Krishnasamy land.

ORIGIN OF THE TITLE

1. I have perused photocopy of French Notarial Partition deed dated 27.07.1964, R.V.No.322, No.91 with Tamil translation copy. The Partition deed made between 1. Soupurayan, 2. Patchayiappan @ Rajamanickam, Sons of Krishnasamy, 3. Kalidass, 4. Parasuraman Sons of Palani. The above mentioned schedule of property covered the Partition deed in Sl.No.14



which was allotted to **Patchaiyappan @ Rajamanickam**, S/o Krishnasammy in Schedule-II, item No.2.

2. I have perused photocopy of Declaratory Decree dated 22.06.1990, passed by II Additional District Munsif at Puducherry and photocopy of death certificates. As per the Decree the above said Rajamanickam died on 02.12.1977 and his wife Rajalachoumy died on 09.11.1989 leaving behind Ellappan is the legal heirs. Hence he having right of inherit the estate of the deceased Patchaiyappan @ Rajamanickam.

3. I have perused photocopy of Settlement Extract dated 05.09.2020 issued by Tahsildar, Puducherry. As per the records Odiapet Revenue Village, Village No.46, **R.S.No.215/2**, Patta No.327 to an extent **00-64-00** HAC stands in the names of Patchaiyappan @ Rajamanickam, S/o Krishnasamy.

4. I have perused photocopy of encumbrance certificates dated 27.08.2020 issued by Sub Registrar, Villianur, Puducherry. The certificate covered the above mentioned schedule of properties for period of 53 years from 09.01.1969 to 23.08.2020. The certificates I have not found any entries, the property is free from encumbrances.

OPINION: On perusals of the above said documents I am of the opinion **Ellappan**, S/o Patchaiyappan @ Rajamanickam having inherited and valid title of the above mentioned schedule of property as per the Notarial Partition deed dated 27.07.1964, R.V.No.322 in "B" schedule, item No.2, Sl.No.14 to an extent as per the document **69 Ares 80 Centiare** and as per the Revenue records **64 Ares** only in **R.S.No.215/2**.

PLACE: PUDUCHERRY

ADVOCATE

DATE : 02.12.2020

