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No.20, 1<sup>st</sup> Cross St,  
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Date: 10.06.2021

To

1. Selvakumaran,
2. Selvavinayagamoorthi,
3. Senthamaraikannan sons of Seenuvasan

LEGAL OPINION

RESIDENTIAL LAYOUT BY 1. Selvakumaran, 2. Selvavinayagamoorthi, and 3. Senthamaraikannan, sons of Seenuvasan, in the name and style of "Thirumurugan Nagar" at R.S.No.58/1pt, 60/3, Uruvaiyaru Revenue Village, Villianur Commune, Puducherry.

List of Documents

1. 21.03.70 Photocopy of Partition deed, Doc.No.761/1970
2. 30.03.02 Certified copy of Settlement deed, Doc.No.762/02
3. 30.03.02 Certified copy of Settlement deed, Doc.No.769/02
4. 28.03.13 Photocopy of Partition deed, Doc.No.4186/13
5. 28.07.16 Photocopy of Decree in O.S.No.822/16
6. 02.02.21 Photocopy of Death certificate of Shanmugasundari
7. 07.05.21 Photocopy of Release deed, Doc.No.9799/21
6. 11.12.20 Photocopy of Settlement Extract
7. 14.02.20 Photocopy of Encumbrance certificates Nos.2

Schedule of property

Puducherry R.D, Villianur Sub R.D, Uruvaiyaru Revenue Village, Village No.48:

1. Cad.No.282, 283,/1/3/A/pt, 283/1/3/3, 269pt, Patta No.224, R.S.No.60/3, Cad.No.268pt, 270/1, 271pt, Patta No.372, R.S.No.58/1 to an extent 51 Ares 24 Centiare only.

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Boundaries: South by common pathway, North by R.S.No.60/2A, east by R.S.No.60/3, 58/1, west by R.S.No.60/3.

2. Cad.No.282, 283,/1/3/A/pt, 283/1/3/3, 269pt, Patta No.224, **R.S.No.60/3**, Cad.No.268pt, 270/1, 271pt, Patta No.372, **R.S.No.58/1** to an extent **07 Ares 70 Centiare** only.

Boundaries: North by common pathway, south by R.S.No.60/4, east by R.S.No.58/1, west by R.S.No.60/3.

#### ORIGIN OF THE TITLE

1. I have perused photocopy of registered Partition deed dated 21.03.1970, and it was registered on 02.04.1970, Doc.No.761/1970. The Partition deed made between **1. Sellamuthu Mudaliar, 2. Veerappa Mudaliar, 3. Jayaram Mudaliar** sons of Rajangam, **4. Seenvasa Mudaliar**, S/o Thirumalai, and **5. Selvaraj**, S/o Vadivelu. The above mentioned schedule of property item No.1 & 2 covered the Partition deed in "B" schedule which was allotted to **Seenvasa Mudaliar**, S/o Thirumalai.

2. I have perused two certified copy of registered Settlement deeds dated 30.03.2002, Doc.No.762/2002 and Doc.No.769/2002. As per the Settlement deeds the above said **Seenvasa Mudaliar**, S/o Thirumalai has settled a portion of property in R.S.No.58/1 to an extent 78 Ares to and infavour of his son **Selvavinayagamoorthis** and a portion of property in R.S.No.58/1 to an extent 78 Ares to and infavour of Sendamaraikannan. The Settlement deeds has been duly executed and registered.

3. I have perused photocopy of registered Partition deed dated 28.03.2013, Doc.No.4186/2013. The Partition deed made between the above said **1. Seenvasa Mudaliar**, S/o Thirumalai, and his wife, sons & daughters **2. Shanmugasundari, 3. Selvakumaran, 4.**

*R. R. S.*

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**Selvavinayagamoorthis, 5. Selvabharathi, 6. Sendamaraikannan.** The above mentioned schedule of property item No.1 & 2 covered the Partition deed in "A" schedule item No.1 and 2 which was allotted to **Seenuvasa Mudaliar**, S/o Thirumalai.

4. I have perused photocopy of Decree dated 28.07.2016 passed by the Principal District Munsif at Puducherry. As per the Decree the above said Sinouvassane, S/o Thirumalai died on 28.01.2014 leaving behind 1. Shanmugasundari, 2. Selvakumaran, 3. Selvavinayagamoorthis, 4. Selvabarady, 5. Senthamaraikannan are the legal heirs. Subsequently the said the said Shanmugasundari died on 18.01.2021.

5. I have perused photocopy of registered Release deed dated 07.05.2021, Doc.No.9799/2021. As per the Release deed the said Selvabharathi @ Jothi, D/o Seenuvasa Mudaliar has duly relinquished her undivided 1/4<sup>th</sup> share of the avbove mentioned schedule of property to and infavour of **Sendamarikannan**, S/o Seenuvasa Mudaliar. Hence he becomes entitled 2/4th shares of the above mentioned schedule of property.

5. I have perused photocopy of Settlement Extract Nos.2 dated 11.12.2020 and 17.12.2020 issued by Tahsildar, Puducherry. As per the records Uruvaiyaru Revenue Village, Village No.48, **R.S.No.60/3**, Patta No.484 to an extent **01-64-00** and **R.S.No.58/1/A/1**, Patta No.372 to an extent **00-57-71** HAC stands in the name of Seenuvasan @ Ganapathy, S/o Thirumali Mudalair.

6. I have perused photocopy of two encumbrance certificates Nos.3 dated 16.02.2015, No.628/2015, 14.02.2020, No.6369/2020 and 09.06.2021 No.2021330416 issued by Sub Registrar, Villianur, Puducherry. The certificates covered the above mentioned schedule of

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properties for period of 52 years from 01.01.1969 to 08.06.2021. The certificates totally I have found eight entries the above discussed documents and one sale deed Doc.No.6002/2013, as per entry of the sale deed the said Ganapathy @ Seenuvasan has sold 100 Sq. feet in R.S.No.58/1. For that periods the property is free from encumbrances.

OPINION: On perusals of the above said documents I am of the opinion **1. Selvakumaran, 2. Selvavinayagamoorthi**, sons of Sennuvasan each of them having right to inherit 1/4<sup>th</sup> shares and **3. Senthamaraikannan**, S/o Seenuvasan having right to inherited 2/4<sup>th</sup> shares of the above mentioned schedule of properties item No.1 and 2 as per the registered Partition deed dated 28.03.2013, Doc.No.4186/2013 in "A" schedule in item No.1 and 2 to an extent 1<sup>st</sup> item property **51 Ares 24 Centiare** in **R.S.No.60/3**, and **R.S.No.58/1**, and the 2<sup>nd</sup> item property to an extent **07 Ares 70 Centiare** in **R.S.No.60/3** and **R.S.No.58/1**.

PLACE: PUDUCHERRY

DATE : 10.06.2021

  
10/06/2021  
ADVOCATE

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ADVOCATE & NOTARY  
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