

R.SOUNDRARAJAN, B.A, B.L,
Advocate & Notary.
Cell: 9751111697
soundaradvo@gmail.com

No.20, 1st Cross St,
Sivagami Nagar,
Reddiarpalayam,
Puducherry-10.

Date: 25.06.2021

To

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

Puducherry Planning Authority	
RECEIPT No.....	4047
Date.....	21 JUN

↓
21/6/21
JTP (PS)

With your reference letter dated 20.01.2021, No.1110/PPA/Z
(SB/VCP/2020 for legal opinion in respect of application submitted by **1. Maithily, 2. Sathiavathy, 3. Ramani** seeking approval for proposed residential layout under the name and style of "**M.R.S Nagar**" at **R.S.No.22/1**, at Kurumbapet Revenue Village, Villianur Commune, Puducherry.

↓
21/6/21

List of Documents

1. 01.07.52 Photocopy of Sale deed, R.V.No.469, No.26
2. 10.01.68 Photocopy of Sale deed, R.V.No.799, No.14
3. 17.06.70 Photocopy of Settlement deed Doc.No.1611/70
4. 25.09.17 Photocopy of Settlement deed Doc.No.13081/17
5. 30.09.19 Photocopy of Patta Nagal
6. 05.11.20 Photocopy of Encumbrance certificate

Schedule of properties

Puducherry R.D, Villianur Sub R.D, Kurumbapet Revenue Village, Village No.33 Cad.No.139, 140, Patta No.247, **R.S.No.22/1**, to an extent **02 Hectare 15 Ares** only. Boundaries: To the east of Perambai Village boundaries limit, to the west of R.S.No.22/2, to the south of R.S.No.21/2, 21/3C, and R.S.No.23, to the north of R.S.No.61.

ORIGIN OF THE TITLE

1. I have perused photocopy of French Notarial Sale deed dated 01.07.1952, R.V.No.469, No.26 with Tamil translation copy. As per the Sale deed the above mentioned schedule of property was purchased by

R. Soundarajan

Natesan, S/o Suburayan from **Arulmarinathan**, S/o Kozhandasamy. The Sale deed has been duly executed and registered.

2. I have perused photocopy of French Notarial Sale deed dated 10.01.1968, R.V.No.799, No.14 with Tamil translation copy. As per the Sale deed the above said **Natesan**, S/o Suburayan has sold the above mentioned schedule of property to and infavour of **Janagamammal**, W/o Sinnarajalu. The Sale deed has been duly executed and registered.

3. I have perused photocopy of registered Sale deed dated 17.06.1970, Doc.No.1611/1970. As per the Sale deed the above said **Janagamammal**, W/o Sinnarajalu has sold the above mentioned schedule of property to and infavour of **Latchumykantham**, W/o Ragunathan. The Sale deed has been duly executed and registered.

4. I have perused photocopy of registered Settlement deed dated 25.09.2017, Doc.No.13081/2017. As per the Sale deed the above said **Latchumykantham**, W/o Ragunathan has duly Settled the above mentioned schedule of property to and infavour of **1. Maithili**, W/o Singaravelu, **2. Ramani**, W/o Nagarajan, and **3. Sathiyavathi**, W/o Panneerselvam. The Settlement deed has been duly executed and registered.

5. I have perused photocopy of Patta Nagal dated 30.09.2019 issued by Tahsildar, Puducherry. As per the records, Kurumbapet Revenue Village, Village No.33, **R.S.No.22/1**, Patta No.247, to an extent **02-15-00** HAC stands in the names of the applicant's **1. Maithili**, W/o Singaravelu, **2. Ramani**, W/o Nagarajan, and **3. Sathiyavathi**, W/o Panneerselvam.

R. Sathiyavathi

R.SOUNDRARAJAN, B.A, B.L,
Advocate & Notary.
Cell: 9751111697
soundaradvo@gmail.com

No.20, 1st Cross St,
Sivagami Nagar,
Reddiarpalayam,
Puducherry-10.

6. I have perused the photocopy of the Encumbrance certificate dated 05.11.2020 issued by Sub-Registrar, Villianur, Puducherry. The certificates covered above mentioned schedule of property for period of 52 years from 01.01.1969 to 04.11.2020. The certificate I have found two entries the above discussed documents. For that periods the property is free from encumbrances.

OPINION: On perusals of the above said documents I am of the opinion the applicants **1. Maithili**, W/o Singaravelu, **2. Ramani**, W/o Nagarajan, and **3. Sathiyavathi**, W/o Panneerselvam all are having equal rights and valid title of the above mentioned schedule of property as per the registered Settlement deed dated 25.09.2017, Doc.No.13081/2017 to an extent **02 Hectare 15 Ares** only in **R.S.No.22/1**.

PLACE: PUDUCHERRY

DATE : 21.06.2021

R. Soundarajan
21/06/2021
ADVOCATE

R. SOUNDRARAJAN, B.A., B.L.
ADVOCATE & NOTARY
No. 20, 1st Cross Street,
Sivagamy Nagar, Reddiarpalayam
Pondicherry -605 010