

**R.SOUNDARAJAN, B.A, B.L,**  
Advocate & Notary.  
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No.20, 1<sup>st</sup> Cross St,  
Sivagami Nagar,  
Reddiarpalayam,  
Puducherry-10.

Date: 14.12.2020

To

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

Puducherry Planning Authority  
RECEIPT NO. 7743  
DATE 14 DEC 2020

JTR(PS)

14-12-20  
JTR(PS)

With your reference letter dated 12.10.2020, No.6249/PPA/Z (VCP)Layout/Rul/2019 for legal opinion in respect of application submitted by **Thangavel** seeking approval for regularization of residential unapproved Layout in the name and style of **Kogilambal Nagar** at **R.S.No.202/5, R.S.No.202/7, Ramanathapuram Revenue Village, Villianur Commune, Puducherry.**

List of Documents

Part-I

1. 14.03.70 Photocopy of Settlement deed, Doc.No.825/70
2. 20.11.12 Photocopy of Legal heirs certificate
3. 28.03.13 Photocopy of Sale deed, Doc.No.2009/13
4. 16.05.13 Power of attorney deed, Doc.No.298/13
5. 09.12.20 Photocopy of Settlement Extract

Part-II

1. 26.09.73 Photocopy of Partition deed, Doc.No.972/73
2. 30.03.95 Photocopy of Sale deed, Doc.No.1309/95
3. 16.05.07 Photocopy of Settlement deed, Doc.No.4542/07
4. 12.08.13 Photocopy of Sale deed, Doc.No.4609/13
5. 13.08.13 Photocopy of Power of attorney deed, Doc.No.484/13
6. 06.12.11 Photocopy of Patta Nagal
7. 10.12.20 Photocopy of Encumbrance certificates Nos.2

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Schedule of properties

Part-I

Puducherry R.D, Villianur Sub R.D, Ramanathapuram Revenue Village, Village No.28, Pillaiyarkuppam Village, as per the document Cad.No.353 to an extent 33 Kuzhi, and Cad.No.382/2, 82 Kuzhi 10 Veesam and as per the Revenue records, Cad.No.353/2, 382/2, Patta No.643, **R.S.No.202/6** to an extent **65 Ares** only.

R. S. Soundarajan  
N. S. S. S. S. S.

Handwritten notes: "Vandana" and "Legal" with a signature.

Boundaries: To the east of Canal, to the west of Temple land, to the north of R.S.No.2020/7, to the south of Road.

Part-II

Puducherry R.D, Villianur Sub R.D, Ramanathapuram Revenue Village, Village No.28, Pillaiyarkuppam Village, Cad.No.382/1, 353/1, **R.S.No.202/7**, Patta No.361 to an extent **61 Ares** only.

ORIGIN OF THE TITLE

Part-I

1. I have perused photocopy of registered Settlement deed dated 14.03.1970, Doc.No.825/1970. The Settlement deed executed by **Suburaya Reddiar**, S/o Narayanasamy to and infavour of his daughters **1. Padmavathy**, W/o Suburayalu, and **2. Dhanalakshmi**, W/o Venkataraman with condition they are only for enjoyment rights of the property and after death their legal heirs entitle with absolute rights of the property schedule mentioned properties. The Settlement deed covered the above mentioned Part-I schedule of property in Schedule-II, item No.2 and 5 which was allotted to **Dhanalakshmi**, W/o Venkataraman Reddiar.

2. I have perused photocopy of legal heirs certificate dated 20.11.2012 issued by Tahsildar, Cuddalore. As per the legal heirs certificate that the above said Dhanalakshmi husband Venkataraman Reddiar died on 13.09.2012 leaving behind 1. Dhanalakshmi, 2. Vijayasamundeeswari, 3. Hema, and 4. Amirthavarshni are the legal heirs.

3. I have perused photocopy of registered Sale deed dated 28.03.2013, Doc.No.2009/13. As per the Sale deed the above said **1. Dhanalakshmi**, W/o Venkataraman Reddiar, **2. Vijayasamundeeswari**, **3. Hemambujam @ Hema Rajagopal**, and **4. Amirthavarshni** daughters of Venkataraman Reddiar were jointly sold the above mentioned Part-I Schedule of property to and infavour of **1. Thangavelu**, S/o Natesan and **2. Sinnasamy**, S/o Kaliyappan.

Handwritten signature: "R. D. ..."

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4. I have perused photocopy of registered General Power of attorney deed dated 16.05.2013, Doc.No.298/2013. The Power of attorney deed executed by the above said **Sinnasamy**, S/o Kaliyappan has appointed **Thangavelu**, S/o Natesan as his power agent to act on behalf of him. As per the Power of attorney deed the power agents are having power to seeking permission of the above mentioned Part-I schedule of property on behalf of the Principal.

5. I have perused photocopy of Settlement Extract dated 09.12.2020 issued by Tahsildar, Puducherry. As per the records Ramanathapuram Revenue Village, Village No.28, **R.S.No.202/6**, Patta No.643 to an extent **00-65-00** HAC stands in the names of Dhanalakshmi, W/o Venkataraman Reddiar.

Part-II

1. I have perused photocopy of registered Partition deed dated 26.09.1973, Doc.No.972/1973. The Partition deed executed by **Ramasamy**, S/o Purusothamsn to and infavour of his sons **1. Srinivasalu**, and **2. Purusothaman**. The above mentioned Part-II schedule of property is covered the Partition deed in "A & B" schedule was allotted to Srinivasalu and Purusothaman.

2. I have perused photocopy of registered Sale deed dated 30.03.1995, Doc.No.1309/1995. As per the Sale deed the above said by **Purusothaman**, S/o Ramasamy has his sold the above mentioned Part-II schedule of property his share to an extent 76 Kuzhi 03 Veeram to and infavour of **Appaji**, S/o Srinivasalu.

3. I have perused photocopy of registered Settlement deed dated 16.05.2007, Doc.No.4542/2007. As per the Settlement deed the said **Srinivasalu**, S/o Ramasamy has duly Settled the above mentioned Part-II schedule of property to an extent 21 Ares 40 Centiare to and infavour of his son **Appaji**, S/o Srinivasalu.

R.S.

N. Srinivasalu

Wanted  
Legal  
copy

4. I have perused photocopy of registered Sale deed dated 12.08.2013, Doc.No.4609/2013. As per the Sale deed the said **Appaji**, S/o Srinivasalu has sold the above mentioned Part-II schedule of property to and infavour of **1. Thangavelu**, S/o Natesan and **2. Sinnasamy**, S/o Kaliyappan.

5. I have perused photocopy of registered General Power of attorney deed dated 13.08.2013, Doc.No.484/2013. The Power of attorney deed executed by the above said **Sinnasamy**, S/o Kaliyappan has appointed **Thangavelu**, S/o Natesan as his power agent to act on behalf of him. As per the Power of attorney deed the power agents are having power to seeking permission of the above mentioned Part-II schedule of property on behalf of the Principal.

6. I have perused photocopy of Patta Nagal dated 23.02.2011 issued by Tahsildar, Villianur, Puducherry. As per the records Ramanathapuram Revenue Village, Village No.28, **R.S.No.202/7**, Patta No.361 to an extent **00-61-00** HAC stands in the names of 1. Srinivasan, 2. Purusothaman and 3. Appaji.

7. I have perused photocopy of encumbrance certificate dated 10.12.2020 issued by Sub Registrar, Villianur, Puducherry. The certificate covered the above mentioned Part-I & II schedule of property for period of 08 years from 01.01.1983 to 08.12.2020. The certificates I have found totally 61 entries the above discussed documents and the applicant has sold several plots in the above mentioned schedule of properties to various persons.

OPINION: On perusals of the above said documents I am of the opinion:

- Part-I
1. **1. Thangavelu**, S/o Natesan and **2. Sinnasamy**, S/o Kaliyappan having valid title of the above mentioned Part-I schedule of property as per the registered Sale deed dated 28.03.2013, Doc.No.3475 to an extent **65 Ares** in **R.S.No.202/6**.

R. R. R.

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2. As per the registered Power of attorney deed dated 16.05.2013, Doc.No.298/2013. The power agent **Thangavelu**, S/o Natesan having power to seeking permission of the above mentioned Part-I schedule of property on behalf of Sinnasamy, S/o Kaliyappan.

Part-II

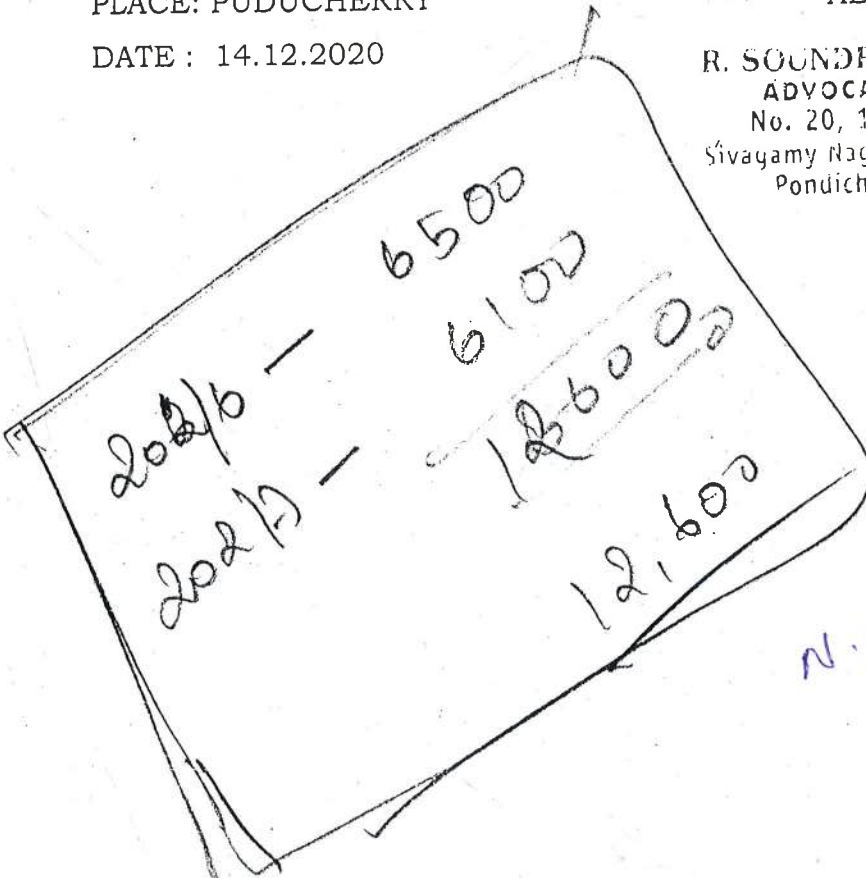
1. **1. Thangavelu**, S/o Natesan and **2. Sinnasamy**, S/o Kaliyappan having valid title of the above mentioned Part-II schedule of property as per the registered Sale deed dated 12.08.2013, Doc.No.4609/2013 to an extent **61 Ares** in **R.S.No.202/7**.
2. As per the registered Power of attorney deed dated 13.08.2013, Doc.No.484/2013. The power agent **Thangavelu**, S/o Natesan having power to seeking permission of the above mentioned Part-II schedule of property on behalf of Sinnasamy, S/o Kaliyappan.

PLACE: PUDUCHERRY

DATE : 14.12.2020

*R. Soundarajan*  
 14/12/2020  
 ADVOCATE

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*N. Srinivasan*