

M.VINAYAGAMORTHY B.A., B.LADVOCATE
NOTARY PUBLIC

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Date: 16.04.2021

To Whomsoever It May Concern

The applicant 1. Thiru. Covidaradjlou 2. Thiru Radakichinan 3. Thiru. Jawaharlal Nehru 4. Thiru. Gopalakrishnan residing at No:31- A East Sannathi Street, Villianur, Puducherry, have produced the document listed in the list of documents for my opinion in respect of the property situated at R.S No: 227/8, 227/9, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry, The applicants formed a layout in the name and style of "Murugan Nagar" at the above said resurvey numbers, i.e the property fully described in the schedule hereunder. After careful perusal of the documents, revenue records I hereby delivered my opinion as follows.

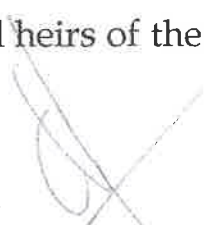
The total extent of Murugan Nagar layout situated at R.S No: 227/8 is 00.27.00 H.A.C and R.S No: 227/9 is 00.11.50 H.A.C, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry. The extent mentioned in the above said re survey numbers, originally owned and possessed by 1.Subramanya Chettiar Son of Somasundara Chettiar, and 2.Andalle wife of Subramanya Chettiar. The property measuring an extent of 21 Kuzies 13 Veesam in Cadastre No:658/2/2, and 28 Kuzies 03



Veesam in Cadastre No:661/1/2/ , was brought to Court action and the said Subramanya Chettiar Son of Somasundara Chettiar, had been declared as the successful bidder in the action, and consequently the Honourable Court had issued a certificate on 19. 04. 1963, in favour of Subramanya Chettiar, as the title holder of the property. I have perused the photocopy of the action certificate dated 19. 04.1963, along with its Tamil translation.

Further, the above said Andalle wife of Subramanya Chettiar, claimed title for an extent of 25 Kuzies in Cadastre No: 658/2/2 through a registered Notarial sale deed bearing R.V: 719 No: 32, dated 15.04.1965 ,I have perused the photocopy of the Notarial sale deed along with Tamil translation copy of the same.

Further, I have perused a photocopy of the Decree and Judgment passed by the Honorable Principal District Munsif Court at Pondicherry, in O.S No: 454/2002. On 22.08.2002.The Decree and Judgment reveals that, after the death of above said Subramanya Chettiar his legal heirs namely 1.Comarassamy 2.Covidaradjlou have filed the above said suit for declaration to declare that 1.Comarassamy, 2.Covidaradjlou, 3.Poumidevi, 4.Radakichinan, are the legal heirs of deceased Subramanya Chettiar. The suit has been decreed in favour of them, and they have been declared by the Honorable Court as the legal heirs of deceased Subramanya Chettiar. Further the applicant also filed an affidavit declaring that their mother Andalle predeceased his father Subramanya Chettiar. Therefore, in view of death of Subramanya Chettiar, and Andalle wife of Subramanya Chettiar, the legal heirs of the



said spouses namely 1.Comarassamy, 2.Covidaradjlou, 3.Poumidevi, 4.Radakichinan, are got the absolute right and title over the property which stands in the name of their parents by succession. That is the property measuring an extent of 1) 21 Kuzies 13 Veeram in Cadastre No:658/2/2, 2) 28 Kuzies 03 Veeram in Cadastre No:661/1/2/, and 3) 25 Kuzies in Cadastre No: 658/2/2. The total extent of said three item is 75 Kuzies equivalent to 00.40.12 H.A.C i.e the property mentioned in the schedule hereunder.


Further, the applicant also produced a photocopy of the partition deed bearing No: 2039/2000, executed on 12. 08.2000, and registered on 09.10.2000, before the Sub-Registrar Villianur. On perusal of the partition deed No: 2039/2000, I come to understand that, the legal heirs of Subramanya Chettiar, namely 1.Comarasamy, 2.Covidaradjlou, 3.Radakichinan, were partitioned their family property among themselves into three shares. It is worth to mention here in this deed of partition No: 2039/2000, the property mentioned in the schedule hereunder had not found a place in it, as such they have left the property mentioned in the schedule in the partition deed and enjoyed the same jointly. In addition to the documents mentioned above I have also perused a duly registered release deed which bearing No: 558/2001, executed on 10.12.2000, and registered on 01.03.2001. Through this deed of release the only daughter of Subramanya Chettiar, and the sister of about side 1.Comarasamy, 2.Covidaradjlou, 3.Radakichinan, namely Poumidevi, released her right over the property owned by Subramanya Chettiar, and Andalle, which found in the partition deed bearing No: 2039/2000, the deed further reveals that, she had not only released the

property found in the partition deed bearing No: 2039/2000, but also release the property which has been left by her brothers in the partition deed and enjoyed by them, as such she had released her right over the property mentioned in the schedule hereunder also.

Therefore in view of that the above said three brothers namely.1.Comarasamy, 2.Covidaradjlou, 3.Radakichinan have got absolute right over the property mentioned in the schedule till then.

Further, I have perused another photocopy of the Decree passed by the Honorable Principal District Munsif Court at Puducherry in O.S No: 2048/ 2016 dated 14. 12. 2016. The Decree reveals that after the death of about said Comarasamy son of Subramanya Chettiar his legal heirs namely 1.Castouribay,(wife) 2.Vassantha Coquilam,(daughter) 3. Sougounadevy, (daughter) 4. Jawaharlal Nehru, (son) 5. Gopalakrishnan, (son) 6.Vizealatchumy, (daughter), have filed the above said suit for declaration of legal heir and got a Degree in their favour and as such. 1.Castouribay,(wife) 2.Vassantha Coquilam,(daughter) 3. Sougounadevy, (daughter) 4. Jawaharlal Nehru, (son) 5. Gopalakrishnan, (son) 6.Vizealatchumy, (daughter), are declared as the legal heirs of deceased Comarasamy son of Subramanya Chettiar. In view of the Decree passed in favour of the above said person they are entitled for the share belonging to deceased Comarasamy son of Subramanya Chettiar, by succession.

As stated in the above paragraph, the property mentioned in the schedule hereunder has been left without partitioned among the legal



heirs of Subramanya Chettiar, and Andalle, in partition deed bearing No: 2039/2000 and in view of the release deed executed by Poumidevi bearing No: 558/ 2001, the present title holder of property is 1.Covidaradjlou, 2.Radakichinan, and the legal heirs of Comarasamy namely 3.Castouribay,(wife) 4.Vassantha Coquilam,(daughter) 5. Sougounadevy, (daughter) 6. Jawaharlal Nehru, (son) 7. Gopalakrishnan, (son) 8.Vizealatchumy, (daughter).

Further, the applicant produced a photocopy of two release deeds for my perusal, I have perused the same, 1. As per release deed bearing No: 141/1998 register on 25. 08.1998, the above said Vassantha Coquilam daughter of Comarasamy released her entire right over the property of Comarasamy in his favour on receiving consideration. Likewise, another two daughters of Comarasamy namely 1.Sougounadevy, 2.Vizealatchumy, released their entire right over the property of Comarasamy in his favour on receiving consideration, vide a registered release deed bearing No: 60/2001, registered on 12.04.2001. Therefore the said three daughters of Comarasamy namely 1.Vassantha Coquilam, 2. Sougounadevy, 3.Vizealatchumy, had no right over the property belonged to Comarasamy.(this deeds were executed by them while Comarasamy was alive).

Further, I have perused another photocopy of the deed of partition which bearing No: 5461/ 2017 registered on 28. 04. 2017, through the said deed of partition the above said existing legal heirs of Subramanya



Chettiar, and Andalle, namely 1. Covidaradjlou, 2. Radakichinan and the remaining successor over the property of Comarasamy namely 3. Castouribay, 4. Jawaharlal Nehru, 5. Gopalakrishnan, (No 3 to 5 jointly got one share) partitioned the property mentioned in the above paragraph i.e belonged to Subramanya Chettiar, and Andalle, among themselves into three equal share, as such each shareholder got 25 Kuzies as their share.

Further, I have also perused another release deed which bearing No: 5473 /2017 registered on 28. 04. 2017 before the Sub Registrar Villianur, through the said release deed the wife of Comarasamy namely Castouribay, released her right and title over 25 Kuzies in R.S No: 227/8pt to and in favour of her sons namely 1. Jawaharlal Nehru, 2. Gopalakrishnan. Therefore, now the present title holder of the property is 1. Covidaradjlou, 2. Radakichinan, sons of Subramanya Chettiar, and Andalle 3. Jawaharlal Nehru, 4. Gopalakrishnan. Son of Comarasamy son of Subramanya Chettiar, and Andalle.

Further, the applicant produced two photocopies of the Extract of Settlement Register for the lands in Villages of Puducherry Union Territory dated 24.07.2017, The detail is as follows, 1. Patta No: 315, R.S No: 227/8, cadastre No: 658/2/2, 658/1/2/2/2, 658/1/2/1 having and extent of 00.27.00 H.A.C. 2. Patta No: 281, R.S No: 227/9, cadastre No: 661/1/2, having and extent of 00.11.00 H.A.C. I have perused both the Settlement Register, according to the Revenue Record the property stands register in the name of 1. Subramanya Chettiar, 2. Covidaradjlou, 3. Jawaharlal Nehru, 4. Gopalakrishnan, 5. Radakichinan. As such the property stands registered in the revenue record, in the name of the



proper person. In addition to the said Settlement Extract the applicant also produced a copy of the patta issued by the concerned Tahsildar on 03. 11. 2017, the patta also reflect the same fact mentioned above. Further, the applicant also produced a photocopy of *Adangal* dated 26. 11. 2017, issued by the Deputy Tahsildar Taluk office Villianur for the property, for the *fazali* year 2-1426, this record also reflects the name of Subramanya Chettiar.

The applicant also produce the photocopy of the below detailed encumbrance certificate for my perusal the detail is as follows

Sl.No	EC Date	EC NO.	Period	Entries	Remark
1.	14.12.2020	2020320617/2020	01.01.1986-06.012.2020	1	Relevant
2.	17.03.2021	2021327334/2021	01.01.1987 -15.03.2021	1	Relevant
3.	17.03.2021	2021327337/2021	01.01.1987 -15.03.2021	1	Relevant
4.	17.03.2021	2021327339/2021	01.01.1987 -15.03.2021	2	Relevant

On perusal of the encumbrance certificate mentioned above, I come to understand that the certificate contains only relevant entries in respect of the document discussed above, except that I do not find any encumbrance in the certificate.

On scrutiny of all the documents listed in the list of documents, the applicants namely 1. Thiru. Covidaradjlou 2. Thiru Radakichinan 3. Thiru. Jawaharlal Nehru 4. Thiru. Gopalakrishnan residing at No:31- A



East Sannathi Street, Villianur, Puducherry, have got perfect, valid and marketable title over the property mentioned in the schedule hereunder.


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ADVOCATE/ NOTARY PUBLIC

SCHEDULE OF PROPERTY

Covidaradjlow's Share:

1.Puducherry R.D, Villianur Sub R.D, Villianur Commune Panchayat limits, Village Number 32, Villianur Revenue Village, R.S No: 227/8pt, Cadaster No:658/2/2,658/1/2/2/2,658/1/2/1,Patta No:315, having an extent of 25 Kuzies.

BOUNDARIES: East and South to R.S No: 227/7 land - West to Odiampet limit land in R.S No: 246 - North to Radhakrishnan land.

Radakichinan's Share:

2.Puducherry R.D, Villianur Sub R.D, Villianur Commune Panchayat limits, Village Number 32, Villianur Revenue Village,R.S No: 227/8pt,, Cadaster No:658/2/2,658/1/2/2/2,658/1/2/1,Patta No:315, and R.S

No:227/9pt Cadaster No:661/1/2PattaNo:281 having an extent of 25 Kuzies.

BOUNDARIES: East to R.S No: 227/7 & 227/5B land - West to R.S No: 246 land - South to govindarajulu land - North to Castouribay, Jawaharlal Nehru, Gopalakrishnan land.


Castouribay, Gopalakrishnan, Jawaharlal Nehru's Share

(In which Castouribay released her right)

3.Puducherry R.D, Villianur Sub R.D, Villianur Commune Panchayat limits, Village Number 32, Villianur Revenue Village,R.S No: 227/8pt,, Cadaster No:658/2/2,658/1/2/2/2,658/1/2/1,Patta No:315, and R.S No:227/9pt Cadaster No:661/1/2 PattaNo:281 having an extent of 25 Kuzies.

BOUNDARIES: East to R.S No: 227/5B land - West & North to Vaikal - South to Covindarajulu land - South Radhakrishnan land.

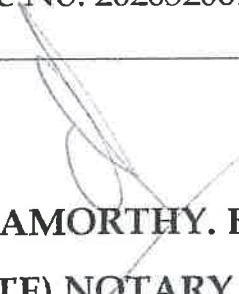
(Total extent of the property is 75 Kuzies equivalent to 00.40.12.H.A.C. total layout covered area as per sketch is 00.38.50 H.A.C.)


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LIST OF DOCUMENTS

Sl.No	Date	Description of the Document
1	19.04.1965	Court action Certificate
2	-	Tamil Translation copy of Doc 1
3	16.04.1965	Notarial Sale Deed RV 719.NO 32
4	-	Tamil Translation copy of Doc 3
5	22.08.2003	Decree in OS 454/2002
6	12.08.2000	Partition deed No.20392000
7	10.12.2000	Release deed No.558/2001
8	25.08.1998	Release deed No.141/1998
9	05.04.2001	Release deed No.60/2001
10	14.12.2016	Decree in OS 2048/2016
11	28.04.2017	Partition deed No. 54612017
12	28.04.2017	Release deed No.54732017
13	24.07.2017	Settlement extract Patta No. 315
14	24.07.2017	Settlement extract Patta No. 281
15	24.07.2017	Patta No. 315
16	24.07.2017	Patta No. 281
17	26.04.2017	Adangal
18	17.03.2021	Encumbrance Certificate No. 2021327334/2021

19	17.03.2021	Encumbrance Certificate No. 2021327337/2021
20	17.03.2021	Encumbrance Certificate No. 2021327339/2021
21	14.12.2020	Encumbrance Certificate No. 2020320617/2020


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