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Date : 26.8.2015

LEGAL OPINION

Sub: Scrutiny of title deeds of 1. Smt. R. Rukkumani, wife of Rajendra Counder and residing at No.3, Angalamman Koil Street, Vinayaganipet, Mannadipet Commune, Puducherry and 2. Smt. M. Sumithra, wife of Mahendiran and residing at Thiruchendurmurugan Nagar, Vinayagampet, Mannadipet Commune, Pondicherry.

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I have perused the title deeds of 1. Smt. R. Rukkumani, wife of Rajendra Counder and residing at No.3, Angalamman Koil Street, Vinayagampet, Mannadipet Commune, Puducherry and 2. Smt. M. Sumithra, wife of Mahendiran and residing at Thiruchendur Murugan Nagar, Vinayagampet, Mannadipet Commune, Pondicherry and offered my opinion as below.

I have perused the xerox copy of Settlement Deed dated 04.11.2011 registered as document No. 3107/2011 executed by Mahendiran, son of Rajendra Counder to and in favour of Smt. R.

(Signature)

17/8/2015 A. Loganathan

Rukkumaniammal, wife of late Rajendira Counder, registered before SRO, Thirukkanur, Pondicherry.

I have also perused the another xerox copy of Settlement Deed dated 13.05.2013 registered as document No. 1079/2013 executed by Mahendiran, son of Rajendira Counder to and in favour of Smt. Sumithra, wife of Mahendiran registered before, SRO, Thirukkanur, Puducherry.

I have perused the xerox copy of partition deed dated 29.04.1999 registered as document No. 451/00 executed among Smt. Rukkumani Ammal, wife of late Rajendiran and her children namely Mahendiran, Samundeeswari, Maheswari registered before, SRO, Thirukkanur, Puducherry.

I have perused the xerox copy of Judgment and decree in O.S. 448/1998 dated 28.08.1998 on the file of III Additional District Munsif, Pondicherry in favour of Smt. Rukkumani Ammal and three others.

I have perused the xerox copy of Partition Deed dated 23.02.1996 registered as document No. 209/96 executed among

MF 02/07/06 *A. S. S. S. S. S.*

1. Jayaraman, 2. Rajendiran, 3. Ramamoorthy, sons of Ramasamy Counder registered before, SRO, Thirukkanur, Puducherry.

I have perused xerox copy of sale deed dated 17.03.1986 registered as document No. 208/1986 executed by 1. Venkatesan, 2. Gunasegaran, 3. Saravanakumar and 4. Ravikumar to and in favour of R. Jayaraman, son of Ramasamy Counder registered before, SRO, Thirukkanur, Puducherry.

I have perused xerox copy of Notaire Partition Deed dated 31.07.1964 executed between Ramasamy Counder and Singaravel Counder, sons of Lakshmana Counder.

I have perused original General Power of Attorney Deed dated 4.12.2014 registered as document No. 124/2014 executed by 1. Rukkumaniammal, wife of Rajendira Counder, 2. Smt. M. Sumithra, wife of Mahendiran to and in favour of 1. Mrs. Sivagami, wife of Munusamy, 2. Mrs. A. Sugumari, wife of Anbalagan registered before, SRO, Thirukkanur, Puducherry.

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*MAFOODOR
A-Sugumari*

I have perused the xerox copy of Settlement Register dated 28.11.2011 issued by Deputy Tahsildar, Settlement, Survey and Settlement Office, Pondicherry regarding R.S. No. 184/2A.

I have perused the xerox copy of Settlement Register dated 28.11.2011 issued by Deputy Tahsildar, Settlement, Survey and Settlement Office, Pondicherry regarding R.S. No. 184/2B.

I have perused the Encumbrance Certificate bearing No. 1920/2015 dated 19.08.2015 issued by SRO, Thirukkknur covering a period from 9.1.1969 till 17.08,2015. I find no existing encumbrance or charge over the property.

HISTORY OF TITLE:

The below mentioned property and other adjacent properties originally belonged to 1. Lakshmana Counder and 2. Manivanna Counder. Subsequently, the sons of Lakshmana Counder namely Ramasamy Counder and Singaravelu Counder had divided their property by way of Notaire Partion Deed dated 31.07.1964. As far as Manivanna Counder property is concerned, he died leaving behind four sons namely 1. Venkatesan, 2. Gunasekaran,

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M. S. S. S. S. S.

A. S. S. S. S.

3. Saravanakumar and 4. Ravikumar as per recital in the sale deed.

All of them have jointly sold the property to R. Jayaraman, son of Ramasamy Counder being the eldest son of Ramasamy Counder.

Subsequent to the death of Ramasamy Counder, the eldest son Jayaraman along with his two brothers had divided their properties by

way of registered partition deed dated 23.02.1996 wherein, 'B' Schedule property was allotted to Rajendiran. The said Rajendiran

died leaving behind his wife Smt. Rukkumani and three children namely 1. Mahendiran, 2. Samundeeswari and 3. Maheswari, they are

declared as Legal heirs of deceased Rajendiran by the Hon'ble III Additional District Munsif, Pondicherry in O.S. 448/1998 dated

28.08.1998. Subsequently, all of them have divided their properties

by way of registered Partition Deed dated 29.04.1999 wherein, the


below mentioned item was allotted to Mahendiran. In turn, the said

Mahendiran had executed a registered Settlement Deed dated

4.11.2011 a portion of property to and in favour of his mother Smt.

Rukkumaniammal and another portion to his wife namely Sumithra,

wife of Mahendiran on 13.5.1913. The said R. Rukkumaniammal and


M. S. Sugumar A. Sugumar

Smt. Sumithra are also executed a registered General Power of Attorney to and in favour of 1. Smt. Sivagami, wife of Munu[✓]samy and 2. A. Sugumari, wife of Anbalagan. The mutation entries are also stands in the name of Mahendiran and Rukkumaniammal.

Hence, I am of opinion that Smt. R. Rukkumani, wife of Rajendra Counder and Smt. M. Sumithra, wife of Mahendiran are having good, valid, encumbered right and title over the property situated at Sorapet Revenue village, Vinayagampet village Pondicherry morefully described in the schedule below.

The party had only produced the xerox copies of the above mentioned documents except the General Power of Attorney Deed and subject to the verification of originals, I am giving this opinion.

SCHEDULE OF PROPERTY

Pondicherry RD., Thirukkanuar Sub R.D., within Mannadipet Commune Panchayat, village No.11, Sorapet Revenue village, Vinayagampet village bearing

Ala

A. Sugumari

1. Cad. No. 353/2/4/1 Pt, 353/2/4/2 pt., 353/2/4/3 pt, 353/2/4/4 pt, 353/2/4/5 pt. R.S. No. 184/2B out of an extent of 77 Ares 50 Ca. or 1 kani 44 kulies 13 Veesams, only 49 kulies or 21 Ares 41 Ca. of Punja land.

2. Cad. No. 353/2/4/1 Pt, 353/2/4/2 pt., 353/2/4/3 pt, 353/2/4/4 pt, 353/2/4/5 pt. R.S. No. 184/2A out of an extent of 80 Ares or 1 kani 49 kulies 8 veesam in which 60 kulies of Punja land divided into two part, the first part is 50 kulies or 26 Are 76 ½ Ca. of punja land only.

The total extent of both items are 90 kulies or 48 Ares 17-1/2 Ca. of punja land

Boundaries:

East of the house of Mahendiran House and the land and the land of Gnanasoundari

West of the lands of Mahendiran and Ramamoorthy

North of the land of Mahendiran and

South of the Angalamman Koil Street.

A. Loganathan

(A. LOGANATHAN)
ADVOCATE

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MF 01/07/01
A. Sureshmani