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Puducherry-10.

Date: 14.12.2020

To

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

**Puducherry Planning Authority**  
RECEIPT No. 7744  
Date: 14 DEC 2020

JTP (PS)

14.12.20  
JTP (PS)

With your reference letter dated 23.11.2020, No.4015/PPA/Z (SB/VCP)2020 for legal opinion in respect of application submitted by **Selvambal** seeking approval for residential Layout in the name and style of **Selva Manavala Siva Nagar Extension** at **R.S.No.65/6pt**, Uruvaiyaru Revenue Village, Villianur Commune, Puducherry.

15-12-2020

List of Documents

1. 22.07.68 Photocopy of Partition deed, R.V.No.407, No.3
2. 13.03.19 Photocopy of Settlement deed, Doc.No.5989/19
3. 14.12.20 Photocopy of Settlement Extract
4. 06.08.20 Photocopy of Encumbrance certificate

Schedule of properties

Part-I

Puducherry R.D, Villianur Sub R.D, Uruvaiyaru Revenue Village, Village No.48, Cad.No.296, 306, 301/2/2, **R.S.No.65/6** total extent 01 Hectare 77 Ares in out of which **01 Kani 09 Kuzhi 10 veesam** only.  
Boundaries: To the east of Selava Manavala Siva Nagar layout, to the west and north of Selvanathan land, to the south of Palaninathan land.

ORIGIN OF THE TITLE

Part-I

1. I have perused photocopy of Partition deed dated 22.07.1968, R.V.No.407, No.3. The Partition deed made between **1. Sivasamy Mudaliar, 2. Gurusamy Mudaliar, 3. Selvaganapathy @ Selvaranga Mudaliar, S/o Selvamuthu @ Kannappan**. The above mentioned schedule of property entirety is covered the Partition deed in serial No.3, 4, 5 which was allotted

R. Soundarajan

to **Selvaganapathy @ Selvaranga Mudaliar**, S/o Selvamuthu @ Kannappan in schedule-III. The Partition deed has been duly executed and registered.

2. I have perused photocopy of registered Settlement deed dated 13.03.2019, Doc.No.5989/2019. As per the Settlement deed the above said **Selvaganapathy @ Selvaranga Mudaliar**, S/o Selvamuthu @ Kannappan has duly Settled the above mentioned schedule of property to and infavour of his wife **Selvambal**, W/o Selvaganapathy @ Selvaranga Mudaliar to an extent 01 Kani 09 Kuzhi 10 Veesam only. The Settlement deed has been duly executed and registered.

3. I have perused photocopy of Settlement Extract dated 14.12.2020 issued by Tahsildar, Puducherry. As per the records Uruvaiyaru Revenue Village, Village No.48, **R.S.No.65/6**, Patta No.63 to an extent **01-77-00** HAC stands in the name of Selvaganapathy, S/o Selvamuthu @ Kannappan.

4. I have perused photocopy of encumbrance certificates dated 31.07.2020 and 30.11.2020 and issued by Sub Registrar, Villianur, Puducherry. The certificate covered the above mentioned schedule of property for period of 32 years from 01.01.1990 to 29.11.2020. The certificates I have found three entries the above discussed Settlement deed, Doc.No.5989/2019 and other two entry is Redemption of mortgage. For that periods the property is free from encumbrances.

OPINION: On perusals of the above said documents I am of the opinion the applicant **Selvambal**, W/o Selvaganapathy @ Selvaranga Mudaliar having valid title of the above mentioned schedule of property as per the registered Settlement deed dated 13.03.2018, Doc.No.5989/2019 to an extent **01 Kani 09 Kuzhi 10 Veesam** only in **R.S.No.65/6**.

PLACE: PUDUCHERRY

DATE : 14.12.2020

*R. Soundarajan*  
14/12/2020  
ADVOCATE

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ADVOCATE & NOTARY  
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