

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

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

Date: 01.10.2021

To

Mohanapriya, W/o Rajasekar,
No.3, Muthiyalpet,
Puducherry.

LEGAL OPINION

Residential layout BY **1. Amudha, 2. Mohana Priya, 3. Muthukaruppan & 4. Thayanayagi** in the name and style of "**Sri Jayankonda Vinayagar Nagar**" at **R.S.No.30/2pt**, Abizhegapakkam Revenue Village, Puducherry. Documents listed below for my scrutiny and they are as follows:-

List of Documents

1. 09.04.62 Photocopy of Donation deed R.V.No.286, No.61
2. 13.03.65 Photocopy of Deed of declaration of Legal heirs
3. 07.03.08 Photocopy of Partition deed, Doc.No.1214/08
4. 08.09.18 Photocopy of Lok Adalat Award
5. 08.11.19 Photocopy of Settlement Extract
6. 30.10.13 Photocopy of Encumbrance certificates No.3

Schedule of property

Puducherry R.D, Puducherry Sub R.D, Abishegapakkam Revenue Village, as per document Cad.No.176, to an extent 05 Hector 68 Ares 30 Centiare and as per the revenue records Cad.No.176, **R.S.No.30/2**, Patta No.113 to an extent 05 Hector 61 Ares in out of which **03 Kani 67 Kuzhi** only.

Boundaries: To the east of the land of R.S.No.29 & 30/1, to the west of the land of Palani, to the south of the land of R.S.No.29 & 26, to the north of Road.

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ORIGIN OF THE TITLE

1. I have perused photocopy of French Notarial Donation deed dated 09.04.1962 with Tamil translation copy. As per the Donation deed the above mentioned schedule of property entirety was donated by **Muthukaruppa Mudaliar**, S/o Palni to and infavour of his son **Veerappan**. The Donation deed has been duly executed and registered.

2. I have perused photocopy of French Notarial deed of declaration of legal heirs dated 13.03.1965 with Tamil translation copy. As per the declaration deed the above said **Veerappan**, S/o Muthukaruppan died on 16.01.1965 intestate leaving behind his sons **1. Egambaram** and **2. Palani** are the legal heirs.

3. I have perused photocopy of registered Partition deed dated 07.03.2008, Doc.No.1214/2008. The Partition deed made between the above said **1. Segar @ Egambaram, 2. Palani**, Sons of Veerappan. The above mentioned schedule of property covered the Partition deed in "A" schedule 1st item which was allotted to **Segar @ Egambaram**. The Partition deed has been duly executed and registered.

4. I have perused photocopy of Lokadalat award dated 08.09.2018 passed by the Member Secretary, Legal Service Authority, Puducherry. As per the Award the above said Segar @ Egamabram, S/o Veerappan died on 24.06.2018 leaving behind **1. Amudha, 2. Mohanapriya, 3. Muthukaruppan** and **4. Thiayanayagi** are the legal heirs. They become inherit the above mentioned schedule of property.

R. S. S.

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5. I have perused photocopy of Settlement Extract dated 08.11.2013 issued by Tahsildar, Puducherry. As per the records Abishegapakkam Revenue Village, **R.S.No.30/2**, Patta No.113 to an extent **05-61-00** HAC stands in the name of the previous owners Segar @ Egambaram and others.

6. I have perused photocopy of encumbrance certificates Nos.3 dated 30.10.13, 13.04.15 & 25.06.19 issued by Sub Registrar, Puducherry. The certificate covered the above mentioned schedule of properties for totally 41 years. The certificates I have found totally ten entries the above discussed documents and the applicant has sold some plots to some other persons.

OPINION: 1. On perusals of the above said documents I am of the opinion **1. Amudha**, W/o Egambaram, **2. Mohanapriya**, D/o Egambaram, **3. Muthukaruppan**, S/o Egambaram, **4. Thaiyanayagi**, W/o Veerappan all are having inherited and valid title of the above mentioned schedule property as per the registered Partition deed dated 07.03.2008, Doc.No.1214/2008 to an extent **03 Kanies 67 Kuzhi** only in **R.S.No.30/2**.

PLACE: PUDUCHERRY

DATE : 01.10.2021

R. Soundarajan
 01/10/2021

ADVOCATE

R. SOUNDRARAJAN, B.A., B.L.,
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 Pondicherry - 605 010