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01.11.2021

Date-----

To whom it may concern,

LEGAL OPINION ON TITLE OF MR. C. ADITTANE AND C. KOUNA

I have scrutinised the documents handed over to me and my opinion.

SCHEDULE OF PROPERTY

All that piece and parcel of lands situated in

01) RS No. 184/1/A/2, 02) RS No. 184/6/D/1, 03) RS No. 184/6/D/2 and
04) RS No. 184/8, bearing plot No. 2,23,24,25,26,27,28 and 31, at Kottucherry
revenue village No. 13, Karaikal Taluk, and Sub-Registration Office.

LIST OF DOCUMENTS PERUSED

| S. No. | DATE OF DOC. & REGN. NO. | PARTIES | NATURE |
|--------|---------------------------------|--|-------------|
| 1 | 07.12.2010 No. 186. | Patta copy for RS No. 184/1/A/2 Extent 73 Ar 90Ca | Xerox copy. |
| 2. | 14.09.2007 No. 860 | Patta copy for RS No. 184/6/D/1 extent 12 Ar 60Ca and 184/8 Extent 7Ar | Xerox copy. |
| 3. | 07.12.2010. No. 184/6/D/2 | Patta copy for RS No. 184/6/D/2 | Xerox copy. |
| 4. | 02.08.1989. Doc No. 781/1989 | Sale deed in favour of Kouna. | Xerox copy. |
| 5. | 02.08.1989. Doc No. 782/1989 | Sale deed in favour of Adittane. | Xerox copy. |
| 6. | 07.08.1989. Doc No. 802/1989 | Sale deed in favour of Cannousamy. | Xerox copy. |

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|-----|----------------------------------|---|-------------|
| 7. | 01.03.1991. Doc No. 216/1991 | Sale deed in favour of Cannousamy. | Xerox copy. |
| 8. | 21.06.1995. Doc No. 833/1995. | Sale deed in favour of Cannousamy. | Xerox copy. |
| 9. | 11.02.1991. Doc No. 132/1991. | Sale deed in favour of Cannousamy. | Xerox copy. |
| 10. | 29.10.2021. No. 4809/2021. | Encumbrance Certificate, RS No.184/1,184/1A, 184/8. | Original |
| 11. | 29.03.2007. | Decree passed in OS No. 294/2006 by Hon'ble PDM, Karaikal. | Xerox copy. |
| 12. | 21.01.2009. Doc No. 17/2009. | Power of attorney deed in favour of Kouna. | Xerox copy. |
| 13. | 21.01.2009. Doc No. 118/2009. | Release deed in favour of Kouna. | Xerox copy. |
| 14. | 17.12.2018 EC No. 4234/2018 | Encumbrance certificate for RS No. 184/6/D/1 and 184/6/D/2. | Original. |
| 15. | 29.08.2019. EC No. 3279/2019. | Encumbrance certificate for RS No. 184/1/A and 184/8 | Original. |

TRACING OF TITLE

(After perusing the documents we should carefully trace out the title flow from who to whom it is transacted and it is resembled in the Ec or not)

1. From the recital of sale deed dated 07.08.1989 document No. 802/1989, sale deed dated 01.03.1991 document No. 216/1991, and sale deed dated 21.06.1995 document No. 833/1995, one Cannousamy, S/o Singaravel pillai purchased property in RS No. 184/1/A to an extent of 3Ar 70 Ca, 05 Ar and 01 Ar 39 Ca respectively, similarly under sale deed dated 11.02.1991 document No. 132/91 in RS No.184/6/D1 to an extent of 12Ar 60 Ca, and RS No. 184/8 to an extent of 7 Ar 52 Ca Purchased by the said Cannousamy. The property covered in RS No. 184/6/D/2 to an extent of 05 Ar 40 Ca is also purchased by Cannousamy under document No. 216/1991. Besides under two different sale deeds the property covered in RS No. 184/1/A under Document No. 781 and 782 of 1989 before the SRO at Karaikal, were purchased in the name of

Adittane and Kouna equally. Thus in total under RS No. 184/1/A to an extent of 63 Ar 59 Ca purchased.

2. After demise of Cannousamy, S/o Singaravel pillai his sons namely Adittane and Kouna were inherited the same equally, which is evidenced by a decree passed in OS No. 294/2006 by the Hon'ble Principal District Munsiff at Karaikal. Subsequent to the inheritance the sons namely Adittane and Kouna were made arrangements by executing a general power deed (No. 17/2009) on 21.01.2009 Mr. Adittane had appointed his brother Mr. Kouna as his agent including for saleable right. On the very same day a release deed executed in favour of Kouna by his brother Adittane. Thos documents are duly registered and sited in the list supra. Thus the said Kouna for himself and as power agent formed a house sites in the name and style of Balaiya Pillai Nagar and sold 27 plots so far. The said sale deeds are duly registered before the SRO at Karaikal.

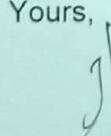
3. Now cumulatively Mr. C. Adittane and C. Kouna become owner and title holder of the property scheduled herein above. Therefore being an owner sold the house sites, except Plot No.2,23,24,25,26,27,28 and 31. Under the encumbrance certificate the sale is reflected.

On perusal of the above said documents it seems that Mr. C. Adittane and C. Kouna are law full owner of land they formed layout in the name and style of Balaiya Pillai Nagar and sold various plots without any approval, now the unsold area entitle for approval, after leaving the road space and other amenities.

OPINION:

I, hereby of the opinion that, Mr. C. Adittane and C. Kouna, are law full owner of land and they are having a clear and marketable title of the schedule mentioned property to an extent of unsold plots.

Yours,


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