

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

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

Date: 07.05.2020

To

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

Puducherry Planning Authority
RECEIPT No..... 3625
Date..... 7 MAY 2021

21/5/2021

JTP (AS)

With your reference letter dated 11.03.2021, No.1063/PPA/Z-SB(NCP)(Layout-JTP(AS)/2021 legal opinion in respect of application submitted by **Mangal Prasad** rep.by Power agent Nizar Ahamed seeking approval for the proposed residential layout name and style of "**Sri Vishnu Mithiran Nagar Ext.**" at **R.S.No.66/2**, at Karikkalampakkam Revenue Village, Puducherry.

JTP (CM)

List of Documents

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15/6/21
JTP (AS)

1. 02.02.45 Photocopy of Partition deed R.V.No.119, No.92
2. 12.09.55 Photocopy of Sale deed R.V.No.399, No.40
3. 14.08.74 Photocopy of Sale deed Doc.No.2293/74
4. 19.02.76 Photocopy of Will Doc.No.19/76
5. 30.08.90 Photocopy of Will Doc.No.211/90
6. 11.01.21 Photocopy of Death certificate
7. 30.12.09 Photocopy of Death certificate
8. 05.07.10 Photocopy of Judgment in O.S.No.459/10
9. 29.09.20 Photocopy of Partition deed, Doc.No.17953/20
10. 29.09.20 Photocopy of Special Power of attorney deed
Doc.No.824/20
11. 16.09.20 Photocopy of Settlement extract
12. 16.09.20 Photocopy of Encumbrance certificate

Schedule of properties

1. Puducherry R.D, Bahour Sub R.D, Karikkalampakkam Revenue Village, Village No.65, Cad.No.519, 515, 519bis, 512/1, 516, **R.S.No.66/2** measuring to an extent **01-14-00** only. Boundaries East by R.S.No.66/9 & 65/2, West by R.S.No.66/1, North by Karikkampakkam to Embalam main Road, South by R.S.No.66/4, 66/5, 66/9.

R. Soundarajan

[Signature]

ORIGIN OF THE TITLE

1. I have pursued photocopy of French Notarial Partition deed dated 02.02.1945, R.V.No.119, No.92 with Tamil translation copy. The Partition executed by **Durasamy Reddiar**, S/o Latchumana Reddiar to and infavour of his sons **1. Ramachandiran** and **2. Latchumy @ Lakshmanan**. The above mentioned schedule of property is covered the Partition deed in item No.2, 3, 4,7, and 8 which was allotted to **Ramachandiran**, S/o Duraisamy.

2. I have pursued photocopy of French Notarial Partition deed dated 12.09.1955, R.V.No.399, No.40 with Tamil translation copy. As per the sale deed the above said **Ramachandiran**, S/o Duraisamy has sold the above mentioned schedule of property and some other items to and infavour of **Kothandaraman**, S/o Athivaragapillai.

3. I have perused photocopy of registered Will dated 19.02.1976, Doc.No.19/1976. The will executed by the aforesaid **Athivaraga Kothandaraman**, S/o Athivaragan to and infavour of his wife **Susila**. As per the Will the said **Susila**, W/o Kothandaraman having absolute rights of the aforementioned schedule of property.

4. I have perused photocopy of registered Will dated 30.08.1990, Doc.No.211/1990. The will executed by the aforesaid **Susila**, W/o Kothandaraman to and infavour of his daughter **1. Leelabai** and her grandchildren's **2. Muraliprasad**, **3. Magal Prasad**. The aforementioned schedule of property is covered the Will in "C" schedule item No.13, 14, 15, 16 and 17 which was allotted to **Leelabai**, D/o Athivaraga Kothandaraman. She becomes absolute owner of the above mentioned schedule of property. The Testator of the Will Susila died on 04.09.1990 for proof I have perused photocopy of death certificate dated 11.01.2021.

R. Reddiar

J. M. Prasad

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5. judgement dated 05.07.2010 passed by the Principal District Munsif at Puducherry. As per the judgement the above said Leela died leaving behind her husband 1. Anandan, and her children's 2. Murali Prasad, 3. Mangal Prasad are the legal heirs. Hence they are inherited above mentioned schedule of property.

6. I have perused photocopy of registered Partition deed dated 29.09.2020, Doc.No.17953/2020. The Partition deed made between the above said **1. Anandan**, S/o Soundrarajan and his sons **2. Murali Prasad**, **3. Mangal Prasad** were duly Partitioned. The aforementioned schedule 1st item property is covered this partition deed in "C" schedule, item No.2 which was allotted to **Murali Prasad**, S/o Anandan. The partition deed has been duly executed and registered.

7. I have perused photocopy of register Special Power of attorney deed dated 29.09.2020, Doc.No.824/1990. As per the power of attorney deed the above said **1. Murali Prasad**, **2. Mangal Prasad** sons of Ananda were duly appointed **Nizar Ahamed**, S/o Shaik Ibrahim as their Power agent. As per the power of attorney deed the power agent having power to seeking permission of the aforementioned schedule of property on behalf of their Principals. The power of attorney is duly executed and registered.

8. I have perused photocopy of settlement extract dated 16.09.2020 issued by Tahsildar, Puducherry. As per the records Karikkalampakkam Revenue Village, Village No.65, **R.S.No.66/2**, Patta No.55, to an extent **01-14-00** HAC stands in the name of previous owner Leela Anandan, W/o Anandan.

R. Soundrarajan

J. M. S.

9. I have perused the photocopy of the Encumbrance certificates nos.5 dated 16.09.2020 issued by Sub-Registrar, Bahour, Puducherry. The certificate covered above mentioned schedule of property for period of 51 years from 01.01.1970 to 15.09.2020. The certificates I have not found any entries. For that periods the properties are free from encumbrances.

OPINION: On perusals of the above said documents I am of the opinion:

1. **Mangal Prasad**, S/o Anandan having valid title of the above mentioned schedule of property as per the registered Partition deed dated 29.09.2020, Doc.No.17953/2020 in "C" schedule item No.2 to an extent **01 Hectare 14 Ares** only in **R.S.No.66/2**.
2. As per the Special Power of attorney deed dated 29.09.2020, Doc.No.824/2020 the Power agent **Nizar Ahamed**, S/o Shaik Ibrahim having power to seeking permission of the aforementioned schedule of property on behalf of his Principal **Mangal Prasad**, S/o Anandan.

PALACE: PUDUCHERRY

DATE : 07.05.2021

R. Soundarajan
07/05/2021
ADVOCATE

R. SOUNDARAJAN, B.A., B.L.
ADVOCATE & NOTARY
No. 20, 1st Cross Street,
Sivagamy Nagar, Reddiyarpatayam
Pondicherry -605 010

J. M. P.