

**R.SOUNDARAJAN, B.A, B.L,**  
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No.20, 1<sup>st</sup> Cross St,  
Sivagami Nagar,  
Reddiarpalayam,  
Puducherry-10.

Date: 04.08.2021

To

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

With your reference letter dated 30.07.2021, No.7192/PPA/Z-SB(NCP)(Layout-/JTP(AS)2020 for Revised legal opinion offered to an extent **589 Sq. meter** in respect of application submitted by **Vasantha** seeking approval for approval for proposed residential layout name and style of "**Vijaya Nagar**" at **R.S.No.60/8/A/pt** Karikalampakkam Revenue Village, Nettapakkam Commune, Puducherry.

List of Documents

1. 13.12.55 Photocopy of Donation deed R.V.No.211, No.71
2. 16.04.80 Photocopy of Sale deed Doc.No.674/80
3. 12.12.15 Photocopy of Lok Adalat Award in LAC249451/15
4. 16.04.80 Photocopy of Sale deed, Doc.No.675/80
5. 20.08.01 Photocopy of Judgment in O.S.No.346/01
6. 19.07.21 Photocopy of Power deed, Doc.No.631/21
7. 29.03.21 Photocopy of Settlement Extract Nos.2
5. 29.03.21 Photocopy of Encumbrance certificate

Respected Sir,

The applicant has now only produced registered Sale deed dated 16.04.80, Doc.No.675/80, Judgment dated 20.08.01 and registered Power of Attorney deed dated 19.07.2021, Doc.No.631/2021 for claiming ownership of property to an extent **05 Are 89 Centiare (6338 Sq. feet)** only in **R.S.No.60/8/A**. Hence this Revised legal opinion is part and parcel of my previous legal opinion dated 30.07.2021.

RECEIPT RECEIVED  
BY  
PUDUCHERRY PLANNING AUTHORITY  
PUDUCHERRY.  
- 4 AUG 2021

## REVISED LEGAL OPINION

### Schedule of properties

1. Puducherry R.D, Bahour Sub R.D, Karikalampakkam Revenue Village, Village No.65 Cad.No.466, 463bis, **R.S.No.60/8** to an extent 02 Hectare 14 Ares 50 Centiare in out of which on northern side **01 Hectare 07 Ares** only. Boundaries To the north of Natarajan Land, to the south of Thirumal, Thiruvengadam land, to the east of Krishnaveni and others land, to the west of Vijayaragavapillai lands and others.
2. Puducherry R.D, Bahour Sub R.D, Karikalampakkam Revenue Village, Village No.65 as per the document Cad.No.466, 463bis, **R.S.No.60/8** and as per the Revenue records Cad.No.463bis/pt, 466pt, Patta No.501, **R.S.No.60/8/A** total extent 02 Hectare 14 Ares 50 Centiare in that extent on southern side 01 Hectare 07 Ares in out of which **05 Ares 89 Centiare** or **6,338 Sq. feet** only. Boundaries To the east of Natarajan land, to the west of R.S.No.60/7, to the north of Balaji Nagar Layout, to the south of remaining extent of R.S.No.60/8,

### ORIGIN OF THE TITLE

1. I have pursued photocopy of French Notarial Donation deed dated 13.12.1955, R.V.No.211, No.71 with Tamil translation copy. The Donation deed executed by **Mangammal**, W/o Ragurama Reddiar to and infavour of **1. Ramamoorthi, 2. Gnanasekaran, 3. Revathiammal**, and **4. Premala**. The above mentioned schedule of properties entirety is covered the Donation deed in Schedule-III, item No.10, 11, and 12 which was allotted **Revathy Ammal**, D/o Lakshminarayana Reddiar. The Donation deed has been duly executed and registered.

*R. R. R.*

2/8/97

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- 
2. I have pursued photocopy of registered Sale deed dated 16.04.1980, Doc.No.674/1980. As per the Sale deed the above said **Revathy Ammal**, D/o Lakshminarayana Reddiar has sold the above mentioned schedule of property 1<sup>st</sup> item to an extent 01 Hectare 07 Centiare to and infavour of **Venu Udayar**, S/o Ramasamy. The Sale deed has been duly executed and registered.
3. I have pursued photocopy of Lok Adalat Award dated 12.12.2015 passed by the Members Secretary, Legal Service Authority, Puducherry. As per the Award the above said **Venu Udayar**, S/o Ramasamy died on 28.02.2014 leaving behind 1. Vassantha, 2. Balamurugan, 3. Latchoumy, 4. Kasthuri, 5. Jayanthi, 6. Kandasamy are the legal heirs. They are all having rights to inherits the estate of deceased Venu Udayar.
4. I have pursued photocopy of registered Sale deed dated 16.04.1980, and it was registered on 14.05.1980 Doc.No.675/1980. As per the Sale deed the above said **Revathy Ammal**, D/o Lakshminarayana Reddiar has sold the above mentioned schedule of property 2<sup>nd</sup> item to an extent 01 Hectare 07 Centiare to and infavour of **Natarajan**, S/o Ramasamy. The Sale deed has been duly executed and registered.
5. I have pursued photocopy of Judgment dated 20.08.2001 passed by II Additional District Munsif at Puducherry. As per the Judgment above said **Natarajan**, S/o Ramasamy died on 30.06.2000 leaving behind 1.Radjaveni, 2. Ramasamy, 3. Hemalada, 4. Kalpana, 5. Sathiya are the legal heirs. They are all having rights to inherits the estate of deceased Natarajan, S/o Ramasamy.

20/07/19

R. Soundarajan

6. I have perused photocopy of registered General Power of attorney deed dated 19.07.2021, Doc.No.631/2021. The Power of Attorney deed executed by the above said **1.Radjaveni**, W/o Natarajan **2. Ramasamy**, **3. Hemalada**, **4. Kalpana**, **5. Sathiya** sons and daughters of Natarajan were jointly appointed **Vasantha**, W/o Venu as their power agent. As per the power of Attorney deed the power agent having power to seeking permission of the above mentioned schedule 2<sup>nd</sup> item property only to an extent **05 Ares 89 Centiare**.

5. I have perused photocopy of settlement extract dated 29.03.2021 issued by Tahsildar, Puducherry. As per the records, Karikalampakkam Revenue Village, Village No.65, **R.S.No.60/8**, Patta No.501, to an extent **02-14-50** HAC stands in the names of 1. Natarajan and Venu sons of Ramasamy.

6. I have perused the photocopy of the Encumbrance certificate No.1230/2021, dated 26.03.2021, issued by Sub-Registrar, Bahour, Puducherry. The certificate covered above mentioned schedule 1<sup>st</sup> item property for period of 33 years from 01.01.1989 to 24.03.2021. The certificate I have found thirteen entries. As per the certificate the Venu Udayar has sold 25,039 Sq. feet to several persons.

7. I have perused photocopy of Encumbrance certificate No.2668/2021, dated 30.07.2021, issued by Sub-Registrar, Bahour, Puducherry. The certificate covered above mentioned schedule 2<sup>nd</sup> item property for period of 42 years from 01.01.1980 to 29.07.2021. The certificate I have found one entry the above discussed Document No.675/1980.

R. S. Senthil

21/8/21

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

1. **1. Vassantha, W/o Late. Venu, 2. Balamurugan, 3. Latchoumy, 4. Kasthuri, 5. Jayanthi, 6. Kandasamy** sons and daughters of Late. Venu all are inherited and having valid title of the above mentioned schedule 1<sup>st</sup> item property as per the registered Sale deed dated 16.04.1980, Doc.No.674/1980 to an extent **01 Hectare 07 Ares** in out of which as per the encumbrance certificate No.1220/2021 entry No.1 to 13 prior to death Venu Udayar has sold 25,039 sq feet. Hence the remaining extent only having to inherit and valid title in **R.S.No.60/8**.
2. **1. Radjaveni, W/o Natarajan 2. Ramasamy, 3. Hemalada, 4. Kalpana, 5. Sathiya** sons and daughters of Natarajan all are inherited and having valid title of the above mentioned schedule 2<sup>nd</sup> item property as per the registered Sale deed dated 16.04.1980, Doc.No.675/1980 to an extent **01 Hectare 07 Ares**.
3. As per the registered General Power of attorney deed dated 19.07.2021, Doc.No.631/2021 the power agent **Vasanth**, W/o Venu having power to seeking permission of the above mentioned schedule 2<sup>nd</sup> item property only to an extent **05 Ares 89 Centiare** in **R.S.No.60/8/A** on behalf of his Principals **1. Radjaveni, W/o Natarajan 2. Ramasamy, 3. Hemalada, 4. Kalpana, 5. Sathiya** sons and daughters of Natarajan.

PALACE: PUDUCHERRY

DATE : 04.08.2021

*R. Soundarajan*  
 04/08/2021  
 ADVOCATE

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