

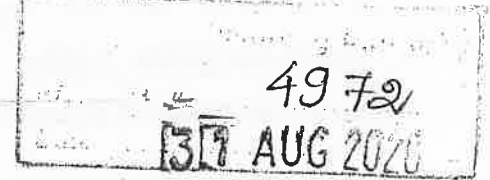
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No.20, 1st Cross St,
Sivagami Nagar,
Reddiarpalayam,
Puducherry-10.

Date: 31.08.2020

To

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



With your reference letter dated 27.07.2020, No.445/PPA/Z
(SB/VCP/20 for legal opinion in respect of application submitted by **Mathi**
@ **Vengatesan** seeking approval for Residential Layout situated at
R.S.No.163/3, Villanur Revenue Village, Puducherry.

List of Documents

1. 19.01.32 Photocopy of French Government Gazette Notification
2. 27.09.61 Photocopy of Notarial Will
3. 27.08.20 Death certificate of Govindarajalou
4. 10.08.20 Death certificate of Sandhalakshmi
5. 22.10.03 Photocopy of Sale deed, Doc.No.2804/03
6. 08.08.20 Photocopy of Settlement Extract
7. 27.07.20 Photocopy of Encumbrance certificate

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with

Schedule of property

Puducherry R.D, Villanur Sub R.D, Villianur Revenue Village, Village
No.35, Cad.No.32 Patta No.211 **R.S.No.163/3**, total extent 22 Ares 50
Centiare in out which **6,6670 Sq. feet** only. Boundaries: To the east of
R.S.No.163/1, to the west of R.S.No.163/5A, to the north of 100 feet Road,
to the south of R.S.No.163/2.

R. Soundarajan

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ORIGIN OF THE TITLE

1. I have perused photocopy of French Government notification dated 19.01.1932. As per the notification the French Government declared **Govindarajalou Naidu**, S/o Sechachalam Naidu is absolute owner of the above mentioned schedule of property.

2. I have perused photocopy of French Notarial Will dated 27.09.1961 with Tamil translation copy. The Will executed by **Govindarajalou Naidu**, S/o Seshasalam to and infavour of his Wife **1. Santhammal @ Santhalakshmi** and his daughters **2. Krishnaveniammal, 3. Sarojini** with conditions his wife and daughter are having only for life enjoyment right of the property after their deaths their male legal heirs having absolute rights of the above mentioned schedule of property. The above mentioned schedule of property covered the Will in "III" schedule item No.1 which was allotted to **Sarojini**. The Testator of the Will Govindarajalou died on 10.10.1989 and his wife Santhalakshmi died on 23.07.1984 for proof I have perused the death certificates. Hence the Will become duly acted upon.

2. I have perused photocopy of registered Sale deed dated 22.10.2003, Doc.No.2804/2003. As per the Will the above said **1. Sarojini**, W/o Gobikannan and her sons **2. Lakshminarasimman, 3. Rangamannar** were sold the above mentioned schedule of property to and infavour of **Mathi @ Vengatesan**, S/o Gopalsamy the applicant herein. The sale deed has been duly executed and registered.

3. I have perused photocopy of Settlement Extract dated 08.08.2020 issued by Tahsildar, Puducherry. As per the records Villianur Revenue Village, **R.S.No.163/3/A**, Patta No.211 to an extent **00-06-50** HAC stands in the previous owners **1. Laksminarasimman**, S/o Gobikannan, **2.**

A.M.D.

R. S. J.

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Sarojini, W/o Gobikannan, and 3. Rangamannar, S/o Gobikannan. The Patta has not been changed the applicant name.

4. I have perused photocopy of encumbrance certificates dated 27.07.2020 issued by Sub Registrar, Villianur, Puducherry. The certificates covered the above mentioned schedule of property for period of 34 years from 01.01.1988 to 21.07.2020. The certificates I have found one entry the above discussed applicant sale deed. For that periods the property is free from encumbrances.

OPINION: 1. On perusals of the above said documents I am of the opinion the applicant **Mathi @ Vengatesan**, S/o Gopalsamy having valid title of the above mentioned schedule property as per the registered Sale deed dated 22.10.2003, Doc.No.2804/2003 to an extent **6,670 Sq. feet** only in **R.S.No.163/3/A**.

PLACE: PUDUCHERRY

DATE : 31.08.2020

R. Soundararajan
31/08/2020
ADVOCATE

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ADVOCATE & NOTARY
No. 20, 1st Cross Street,
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