

**R.SOUNDRARAJAN, B.A, B.L,**  
Advocate & Notary.  
Cell: 9751111697  
sundaradvo@gmail.com

No.20, 1<sup>st</sup> Cross St,  
Sivagami Nagar,  
Reddiarpalayam,  
Puducherry-10.

Date: 03.03.2020

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

Puducherry Planning Authority  
RECEIPT No. 1738  
Date: 3 MAR 2021

With your reference letter dated 08.02.2021, No.1529/PPA/Z-SB(NCP)(Layout-/2020 legal opinion in respect of application submitted by **Radjaveni & others** seeking approval for approval for the proposed residential layout name and style of "**Sri Balaji Nagar**" at **R.S.No.60/8/A & 74/1/A**, Karikalampakkam Revenue Village, Nettapakkam Commune, Puducherry.

List of Documents

1. 12.12.53 Photocopy of Donation deed R.V.No.211, No.71
2. 16.04.80 Photocopy of Sale deed Doc.No.675/80
3. 20.08.01 Photocopy of Judgment in O.S.No.346/01
4. 12.07.19 Birth certificate Nos.2
5. 20.02.19 Photocopy of Sale deed, Doc.No.3822/19
6. 10.02.20 Photocopy of Power of Attorney deed, Doc.206/20
7. 07.01.21 Photocopy of Settlement Extract Nos.2
8. 16.12.20 Photocopy of Encumbrance certificates Nos.3

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**, as per the revenue record **R.S.No.60/8/A** to an extent as per the document **01 Hectare 07 Ares 05 Centiare** only. Boundaries To the east of the applicants remaining land, to the west of R.S.No.59 & 60/7, to the north of R.S.No.73/12, 73/13, 74/1/A, to the south of temple land.

2. Puducherry R.D, Bahour Sub R.D, Karikalampakkam Revenue Village, Village No.65 Cad.No.463 462, 461pt, 460pt, **R.S.No.74/1/A**, to an extent as per the document **1234 Sq.feet** only.

Boundaries To the east of Plot No.3, to the west of plot no.1, to the north of 20 feet Road, to the south of R.S.No.60.

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 the executed by the **Mangammal**, W/o Raguram to and infavour of 1. **Ramamoorthi**, 2. **Ganasekaran**, 3. **Revathiammal**, 4. **Peramala** sons and daughters of Lakshminarayanan Reddiar. The aforementioned schedule of property 1<sup>st</sup> item is covered the donation deed in schedule No.3, Sl.No.11 & 12 which was allotted to **Ravathiammal**, D/o Lakshminarayanan Reddiar.

2. I have pursued photocopy of registered sale dated 16.04.1980, Doc.No.675/1980. As per the sale deed the aforesaid **Ravathiammal**, D/o Lakshminarayanan Reddiar has sold the aforementioned schedule of property to and infavour of **Natarajan** S/o Ramasamy. The Sale deed has been duly executed and registered.

3. I have pursued photocopy of judgement dated 20.08.2001, in O.S.No.346/2001 passed by the II additional District Munsif at Puducherry. As per the judgement the aforesaid Natarajan, S/o Ramasamy died leaving behind 1. Rajaveny, 2. Ramasamy, 3. Hemalada, 4. Kalpana, and 5. Sathiya are the legal heirs. They having the rights to inherit the estate of deceased Natarajan.

4. I have pursued photocopy of registered sale deed dated 06.02.2013, document number 448/2013. As per the sale deed the aforementioned schedule of property 2<sup>nd</sup> item was purchased by **Lakshmi**, W/o Shanmugam from 1. Tahngarasu and 2. Vijayakumar. The sale deed has been duly registered.

*R. Lakshmi*

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

No.20, 1<sup>st</sup> Cross St,  
Sivagami Nagar,  
Reddiarpalayam,  
Puducherry-10.

5. I have pursued photocopy of registered sale deed dated 20.02.2019, document number 3822/2019. As per the sale deed the above said **Lakshmi**, W/o Shanmugam has sold the aforementioned schedule of property 2<sup>nd</sup> item to and in favour of **Ramasamy**, S/o Natarajan.

6. I have pursued photocopy of registered general power of attorney deed dated 10.02.2020, Doc.No.206/2020. The general power of attorney deed executed by the aforesaid 1. Radjaveni, W/o Natarajan, 2. Ramasamy, S/o Natarajan, 3. Hemalada, D/o Natarajan, 4. Kalpana, D/o Natarajan, 5. Sathya, D/o Natarajan, were jointly appointed 1. Shankar, S/o Natarajan, 2. Sampathkumar, S/o Karunakaran as their agents. As per the power of attorney deed the power agents having right to seeking permission of the aforementioned schedule of property on behalf of their Principals the 1<sup>st</sup> item property to an extent **01 Kani 03 kuzhi** and the 2<sup>nd</sup> item.

7. I have perused photocopy of settlement extracts Nos.2 dated 07.01.2021 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 name of previous owners 1. Natarajan, S/o Ramasamy, and 2. Venu, S/o Ramasamy and **R.S.No.74/1/A**, Patta No.348, to an extent **00-68-10** HAC stands in the name of 1. Pathamatchi and 2. Muthusinnasamy.

7. I have perused the photocopy of the Encumbrance certificate dated 07.06.1991, 14.05.1991, 10.09.1991, and 14.12.2020, issued by Sub-Registrar, Bahour, Puducherry. The certificate covered above mentioned schedule of properties item No.1 for period of 65 years from 01.01.1955 to 09.12.2020. The certificate I have found two entries. The 2<sup>nd</sup> item property covered the encumbrance certificate dated 16.12.2020 for period

*R. Soundarajan*

of 31 years from 01.01.1990 to 14.12.2020. The certificate I have found five entries. For that periods the above mentioned schedule of properties free from encumbrance.

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

1. **1. Radjaveni**, W/o Natarajan, **2. Ramasamy**, S/o Natarajan, **3. Hemalada**, D/o Natarajan, **4. Kalpana**, D/o Natarajan, and **5. Sathya**, D/o Natarajan 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.675/1980 to an extent **01 Hectare 07 Ares 05 Centiare** in **R.S.No.60/8**.
2. **Ramasamy**, S/o Natarajan having valid title of the above mentioned schedule 2<sup>nd</sup> item property as per the registered Sale deed dated 20.02.2019, Doc.No.3822/2019 to an extent **1234 Sq. feet** in **R.S.No.74/1/A**.
3. As per the registered general power of attorney deed dated 10.02.2020, Doc.No.206/2020 the power agents **1. Shankar**, S/o Natarajan, **2. Sampathkumar**, S/o Karunakaran having power to seeking permission of the aforementioned schedule 1<sup>st</sup> item property to an extent **01 Kani 03 kuzhi** only in **R.S.No.60/8** and the 2<sup>nd</sup> item property to an extent **1234 Sq. feet** in **R.S.No.74/1/A** on behalf of their Principals **1. Radjaveni**, W/o Natarajan, **2. Ramasamy**, S/o Natarajan, **3. Hemalada**, D/o Natarajan, **4. Kalpana**, D/o Natarajan, and **5. Sathya**, D/o Natarajan.

PALACE: PUDUCHERRY

DATE : 03.03.2021

*R. S. Srinivasan*  
03/03/2021  
ADVOCATE

R. S. SRINIVASAN, S.A. B.  
ADVOCATE & NOTARY  
No. 20, 1st Cross Street,  
Chennai Nagar, Pudukkottai, District  
Pudukkottai - 605 011

59328  
1234  
60912 → 5678.03