

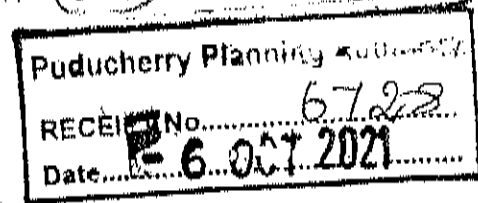
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No.20, 1st Cross St.,
Sivagami Nagar,
Reddiarpalayam,
Puducherry-10.

Date: 06.10.2021

To

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



With your reference letter dated 06.01.2021, No.6394/PPA/JTP(SG) /Z-SB-Layout(Pillai)/2020 for legal opinion in respect of application submitted by **Vijayaraman** seeking approval for proposed residential layout under the name and style of "**Sakthi Murugan Nagar**" at **R.S.No.104pt**, at Pillaichavadi Revenue Village, Puducherry.

List of Documents

1. 20.12.56 Photocopy of Sale deed, R.V.No.220, No.38
2. 23.05.86 Photocopy of Sale deed, Doc.No.1141/86
3. 10.10.02 Photocopy of Sale deed, Doc.No.3686/02
4. 18.07.05 Photocopy of Sale deed, Doc.No.3968/05
5. 19.07.07 Photocopy of Sale deed, Doc.No.4182/07
6. 20.01.11 Photocopy of Sale deed, Doc.No.232/11
7. 02.02.11 Photocopy of Sale deed, Doc.No.432/11
8. 26.10.12 Photocopy of Rectification deed, Doc.No.4815/12
9. 28.09.21 Photocopy of Settlement Extract
10. 26.04.21 Photocopy of Encumbrance certificate

Schedule of properties

Part-I

Puducherry R.D, Oulgaret Sub R.D, Pillaichavadi Revenue Village, Village No.21, Cad.no.1098/2pt, 1100, 1098/1/7, 1093, 1096, 1098/3/7, 1095, 1096bis, Patta No.90, **R.S.No.104**, having to an extent 17 Ares (18264 Sq. feet) in out of which **18,133 Sq. feet** only. Boundaries: East by Mettu Street, West by property belongs to Hydro Manage P.Ltd, North by Meetu Street and South Lands belonging to R.S.No.103.

R. Soundarajan

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ORIGIN OF THE TITLE

1. I have perused photocopy of French Donation deed dated 20.12.1956, R.V.No.220, No.38 with Tamil translation copy. The above mentioned schedule of property is covered the Donation deed in item No.1. As per the Donation deed **Rangasamy Chettiar**, S/o Gopalu has donated the above mentioned schedule of property to and infavour of his wife **Ponnammal @ Sengamalathammal** with condition she having only right for enjoying the property without any alienations for her lifetime. Thereafter her daughter **Baby @ Janaki**, having absolute rights of the property.

2. I have perused photocopy of registered Sale deed dated 23.05.1986, Doc.No.1141/1986. As per the Sale deed the above said **Baby @ Janaki**, W/o Sundaramoorthi, D/o Rangasamy has sold the above mentioned schedule of property to and infavour of **Kodaapuly Ramachandiran Kishorkumar**, S/o Kodaapuly Ramachandiran. The sale deed has been duly executed and registered.

3. I have perused photocopy of registered Sale deed dated 10.10.2002, Doc.No.3686/2002. As per the Sale deed the above said **Kodapuly Ramachandiran Kishorkumar**, S/o Kodappully Ramachandiran has sold the above mentioned schedule of property to and infavour of **Harsha**, S/o Narayanasamy. The sale deed has been duly executed and registered.

4. I have perused photocopy of registered Sale deed dated 18.07.2005 Doc.No.3968/2005. As per the Sale deed the above said **Harsha**, S/o Narayanasamy has sold the above mentioned schedule of property to and infavour of **Janarthanan**, S/o Ramakrishnan. The sale deed has been duly executed and registered.

R. S. S.

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5. I have perused photocopy of registered Sale deed dated 19.07.2007 Doc.No.4182/2007. As per the Sale deed the above said **Janarthanan**, S/o Ramakrishnan has sold the above mentioned schedule of property to and infavour of **Nehru @ Kuppusamy**, S/o Gopalsamy. The sale deed has been duly executed and registered.

6. I have perused photocopy of registered Sale deed dated 20.01.2011 Doc.No.232/2011 with Rectification deed dated 26.10.2012, Doc.No.4815/12. As per the Sale deed the above said **Nehru @ Kuppusamy**, S/o Gopalsamy has sold the above mentioned schedule of property to and infavour of **Vijayaraman**, S/o Chandirasekaran. As per the rectification the previous vendor name duly rectified as Janarthanan instead of Muthalammal. The sale deed and the Rectification deed were duly executed and registered.

7. I have perused photocopy of registered sale deed dated 02.02.2011, Doc.No.432/2011. As per the sale deed The above said Vijayaraman has sold a portion of property in the above mentioned schedule to an extent 131 Sq. feet to and infavour of Indirakumari, W/o Ilango. Hence the remaining extent **18133 Sq. feet** only having absolute rights of the above mentioned schedule of property.

8. I have perused photocopy of Settlement Extract dated 28.09.2021 issued by Tahsildar, Puducherry. As per the records Pillaichavadi Revenue Village, Village No.21, Patta No.90, **R.S.No.104/1**, to an extent **03-28-85** HAC stands in the previous owner name Sengamalthammal 2 Ponnammal and others.

R. Soundarajan

Chandirasekaran

9. I have perused photocopy of encumbrance certificate dated 09.08.2021, issued by Sub Registrar, Oulgaret, Puducherry. The certificate covered the above mentioned schedule of property for period of 36 years from 01.01.1986 to 22.07.2021. The certificate I have found seven entries the above discussed documents. For that period the property is free from encumbrances.

OPINION: On perusals of the above said documents I am of the opinion **Vijayaraman**, S/o Chandrasekaran having valid title of the above mentioned schedule of property as per the registered Sale deed dated 20.01.2011, Doc.No.232/2011 to an extent 17 Ares (18264 Sq. feet) in out of which **18,133 Sq. feet** only in **R.S.No.104/1**.

PLACE: PUDUCHERRY

DATE : 06.10.2021

R. Soundarajan
06/10/2021
ADVOCATE

R. SOUNDARAJAN, B.A., B.L.,
ADVOCATE & NOTARY
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