

R.SOUNDRARAJAN, B.A, B.L,
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No.20, 1st Cross St,
Sivagami Nagar,
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Puducherry-10.

To

Date: 20.06.2022 \

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

With your reference letter dated 07.12.2020, No.6138/PPA/Z(BCP) Layout/Rul/2020 legal opinion in respect of application submitted by **1. Kannaiyan, 2. Subramanian, 3. Krishnan** are seeking approval for Regularization of unapproved residential layout name and style of "**Sri Vasa Garden**" at **R.S.No.296/2/A** at Bahour Revenue Village and Puducherry.

List of Documents

1. 09.11.72 Photocopy of Sale deed, Doc.No.190/72
2. 22.12.08 Photocopy of Settlement deed, Doc.No.6002/08
3. 22.12.08 Photocopy of Settlement deed, Doc.No.6004/08
4. 22.12.08 Photocopy of Settlement deed, Doc.No.6003/08
5. 12.08.13 Photocopy of Settlement Extract
6. 17.03.14 Photocopy of Encumbrance certificate Nos.6

Schedule of properties

1. Puducherry R.D, Bahour Sub R.D, Bahour Commune, Bahour Revenue Village, Village No.76, as per the Revenue records Cad.No.107/1pt, 114/pt, **R.S.No.296/2/A** to an extent **27 Ares** only. Boundaries: To the east of Krishnan land, to the north and south of canal, to the west of Subramanian.
2. Puducherry R.D, Bahour Sub R.D, Bahour Commune, Bahour Revenue Village, Village No.76, as per the Revenue records Cad.No.107/1pt, 114/pt, **R.S.No.296/2/A** to an extent **27 Ares** only.

R.S.

Handwritten signatures and initials in blue ink.

Boundaries: To the east of Kannaiyan land, to the north and south of canal, to the west of Krishnan.

3. Puducherry R.D, Bahour Sub R.D, Bahour Commune, Bahour Revenue Village, Village No.76, as per the Revenue records Cad.No.107/1pt, 114/pt, **R.S.No.296/2/A** to an extent **27 Ares** only. Boundaries: To the east of Subramanian land, to the west of the Settlers land, north and south of canal,

ORIGIN OF THE TITLE

1. I have perused photocopy of registered Sale deed dated 09.11.1972, Doc.No.190/1972. As per the Sale deed the above mentioned schedule of properties item No.1, 2, and 3 was purchased by **Gopal**, S/o Nagamuthu from Andal, W/o Rajasundaram.
2. I have perused photocopy of registered Settlement deed dated 22.12.2008, Doc.No.6002/2008. As per the Settlement deed the above said **Gopal**, S/o Nagamuthu has duly settled the above mentioned schedule of properties item No.1 to and infavour of his son **Kannaiyan**, S/o Gopal.
3. I have perused photocopy of registered Settlement deed dated 22.12.2008, Doc.No.6004/2008. As per the Settlement deed the above said **Gopal**, S/o Nagamuthu has duly settled the above mentioned schedule of properties item No.2 to and infavour of his son **Subramanian**, S/o Gopal.
4. I have perused photocopy of registered Settlement deed dated 22.12.2008, Doc.No.6003/2008. As per the Settlement deed the above said **Gopal**, S/o Nagamuthu has duly settled the above mentioned schedule of properties item No.3 to and infavour of his son **Krishnan**, S/o Gopal.

R. S. O. M.

M. S. S. S. S.
Gopal
Andal

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5. I have perused photocopy of Settlement Extract dated 12.08.2013 issued by Tahsildar, Puducherry. As per the records, Bahour Revenue Village, Village No.76, **R.S.No.296/2/A**, Patta No.55, to an extent **01-38-50** HAC stands in the name of Gopal, S/o Nagamuthu.

6. I have perused encumbrance certificates Nos.6 dated 17.03.2014 issued by Sub Registrar, Bahour, Puducherry. The certificate covered above mentioned schedule of properties item No.1,2 and 3 for period of 50 years from 91.01.1972 to 12.03.2014. As per the certificate the applicant has sold several plots to various persons. Hence the applicant having right only for the remaining extent of unsold plots.

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

- 1 **Kannaiyan**, S/o Gopal having valid title of the above schedule of property item No.1 as per the registered Settlement deed dated 22.12.2008, Doc.No.6002/2008 to an extent of **27 Ares** only in **R.S.No.296/2/A**.
2. **Subramanian**, S/o Gopal having valid title of the above schedule of property item No.2 as per the registered Settlement deed dated 22.12.2008, Doc.No.6004/2008 to an extent of **27 Ares** only in **R.S.No.296/2/A**.
3. **Krishnan**, S/o Gopal having valid title of the above schedule of property item No.1 as per the registered Settlement deed dated 22.12.2008, Doc.No.6003/2008 to an extent of **27 Ares** only in **R.S.No.296/2/A**.

PLACE: PUDUCHERRY

DATE : 20.06.2022

R. Soundarajan
 20/06/2022
 ADVOCATE

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 ADVOCATE & NOTARY
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 Gopal
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