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03.01.2023


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

Sir,

Ref: Letter dated No.530/PPA/ Z (NCP/LAYOUT) /JTP(SG)/ 2022/5643
DATED 29.12.2022

SUB: R.S No.60/8A- , Karikalampakkam Revenue Village- "BALAJI
NAGAR EXTENSION"- Opinion/ Views Sought - **Reg.**

With reference to the above on the subject cited, herewith is
enclosed the opinion / views in respect of landed property in R.S
No.60/8A- , Karikalampakkam Revenue Village- "BALAJI NAGAR
EXTENSION" for your perusal please.



03/01/2023

S.Suresh, B.Com., B.L
Advocate


W. J. M. S. S. S.
N. Ramasamy
K. Hemath
N. S. S.
N. S. S.

OPINION

This opinion is sought for a part of **landed property** to an extent of **4456.41 Sq. metres (or) 47968.39 Sq.ft** comprised in **R.S No.60/8A- , Karikalampakkam Revenue Village**, said to be owned by **M/s (1) Tmt. Radjaveny (2) thiru. N.Ramassamy (3) Tmt. K. Hemalada (4) Tmt. N. Kalpana and Tmt. N. Sathiya**, all are the legal heirs of Thiru. R.Natarajan, for proposed formation of residential layout in the name of “ **BALAJI NAGAR EXTENSION**”

The following documents have been placed for perusal:


1. PHOTOCOPY of Document No.R.V No.211 No.71 (Donation Deed)
2. PHOTOCOPY of Tamil translation of Document No.R.V No.211 No.71 (Donation Deed)
3. PHOTOCOPY of General power Document No 206/2020 (Book IV) registered at the O/O the Sub-Registrar, Bahour.
4. PHOTOCOPY of General power Document No 631/2021 (Book IV) registered at the O/O the Sub-Registrar, Bahour.
5. PHOTOCOPY of Judgement in O.S. No.346/2001, In the court of the Hon'ble II Additional District Munsif at Puducherry
6. PHOTOCOPY of approved layout vide Ref No. PPA/900/1529/Z (LAYOUT/NCP)/2020-2022 (Balaji Nagar)


N. Ramassamy
K. Hemalada
N. Kalpana
N. Sathiya

7. PHOTOCOPY of approved layout vide Ref No. PPA/397/7192/Z (LAYOUT/NCP)/2020-2022 (Vijaya Nagar)
8. PHOTOCOPY of proposed layout in name of "Balaji Nagar Extension"
9. PHOTOCOPY of Settlement Extract
10. PHOTOCOPY of online Encumbrance Certificate No.2022278263 of 2022 for a period from 09.01.1961 to 15.09.2022


EVOLUTION OF TITLE

- (i) A landed property presently comprised in R.S No.60/8A- , Karikalampakkam Revenue Village, was said to be inherited by one Mrs. Revathy Ammal D/o Lakshminarayana Reddiar by virtue of Registered Donation deed dated 13.12.1955 in R.V No.211 No.71 executed by Mangammal W/o Ragurama Reddiar to an in favour of 1. Ramamoorthi 2. Gnanasekaran 3. Revathi Ammal and Premila, bequeathing the schedule mentioned property to Mrs. Revathy Ammal D/o Lakshminarayana Reddiar in Schedule No.III, Item No.10, 11, and 12.
- (ii) Subsequently Mrs. Revathy Ammal D/o Lakshminarayana Reddiar has executed a registered sale deed in favour of Natarajan (udaiyar) son of Ramasamy (udaiyar) in the O/o the



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N. Zemesamy.
K. Hemalath
N. Haf
N. Sarathi

Sub-Registrar, Bahour vide Document No.675/1980 to an extent of 2 Kani (1,15,200 Sq.Ft)

- (iii) The Said Natarajan (udaiyar) son of Ramasamy (udaiyar) died intestate on 30.08.2000, and as per the Judgement in O.S. No.346/2001, in the court of the Hon'ble II Additional District Munsif at Puducherry, 1.Radjaveny 2. Ramassamy 3. Hemalada 4. N. Kalpana and 5. N. Sathiya, were declared his legal heirs, and thereby inherited the schedule mentioned property thereon.
- (iv) Subsequently the legal heirs of Natarajan (udaiyar) son of Ramasamy (udaiyar) namely 1.Radjaveny 2. Ramassamy 3. Hemalada 4. N. Kalpana and 5. N. Sathiya has executed a registered power deed in favour of 1.Sankar and 2. Sambathkumar in the O/o the Sub-Registrar, Bahour vide Document No.206/2020 to an extent of 1 Kani 3 Kuzhis and 3 Veesams (59544 Sq.Ft), who have made a layout to an extent of 60535 Sq.ft as " Sri Balaji Nagar" Vide. Ref No. PPA/900/1529/Z (LAYOUT/NCP)/2020-2022 and has made several sale deeds to that extent.


N. Radjaveny
N. Ramassamy
K. Hemalada
N. Kalpana
N. Sathiya


- (v) Further the legal heirs of Natarajan (udaiyar) son of Ramasamy (udaiyar) namely 1.Radjaveny 2. Ramassamy 3. Hemalada 4. N. Kalpana and 5. N. Sathiya has executed a registered power deed in favour of Vasantha in the O/o the Sub-Registrar, Bahour vide Document No.631/2021 to an extent of 5 Ares 89 Cents (6338 Sq.Ft), who have made a layout as "Vijaya Nagar" vide Ref No. PPA/397/7192/Z (LAYOUT/NCP)/2020-2022 and has made several sale deeds to that extent.
- (vi) Now the legal heirs of Natarajan (udaiyar) son of Ramasamy (udaiyar) namely 1.Radjaveny 2. Ramassamy 3. Hemalada 4. N. Kalpana and 5. N. Sathiya has proposed to form a layout in the name of " Sri Balaji Nagar Extension" to an extent of 47968 Sq.ft out of the remaining available extent of 49318 Sq. Ft in Rs. No.60/8A .
- (vii) The Copy of encumbrance Certificate No.2022278263 of 2022 for a period from 09.01.1961 to 15.09.2022 is produced without any subsequent encumbrances and hence can be concluded to be free from any encumbrances.


N. Rajasekaran
N. Ramasamy
K. Hemalada
N. Kalpana
N. Sathiya

(viii) The Settlement extract pertains to joint extent, so the extent of present ownership could not be ascertained

(ix) And I am therefore of the opinion that the legal heirs of Natarajan (udaiyar) son of Ramasamy (udaiyar) namely 1. Radjaveny 2. Ramassamy 3. Hemalada 4. N. Kalpana and 5. N. Sathiya, has acquired a valid and clear marketable title over 49318 square feet and can be considered for formation of layout to an extent of 47968.39 Sq.Ft, and is free from any sort of Encumbrances till date.

Puducherry
03/01/2023


03/01/2023
S. Suresh, B.Com., B.L
Advocate

NB: THIS OPINION IS GIVEN SOLELY ON THE BASIS OF XEROX COPIES OF DOCUMENTS ENCLOSED HERewith AND HENCE THE GENUINENESS OF THE ORIGINAL DOCUMENTS/ COPIES COULD NOT BE ASCERTAINED.

N. Radjaveny
N. Ramassamy
K. Hemalada
N. Kalpana
N. Sathiya