

Date : .....06/01/2023.....

**LEGAL OPINION**

In the matter of immovable property owned and possessed by **M/S. SHRI GUHAN VENTURES LLP a limited liability partnership firm Rep.by partner and authorized signatory Mrs.G.Bhagya Sri** situated at RS no: 114/4, Cadaster No.178 situated at Reddiarpalayam Revenue Village Oulgaret Municipality, Pondicherry.

**DESCRIPTION OF PROPERTY**

In the Puducherry Registration District, In the Registration Sub District of Puducherry, within Oulgaret Municipal limit, Village No.36, In Reddiarpalaym Revenue Village, Vacant land situated at Reddiarpalayam, Comprised in R.S.No.114/4, Cadaster No.178, Patta No.344, ad measuring 83Ares or 89308Sq.ft only.


**Boundaries:**

West by Road property comprised in R.S.No.114/2 and 114/3, East by Canal, South by Property comprised in R.S.No.114/2 114/3 and canal, North by property comprised in R.S.No.113. A sketch depicting the land is appended herewith.

**2) DOCUMENTS FURNISHED AND SCRITINISED (ALL DOCUMENTS FURNISHED ARE PHOTOCOPIES)**

1. French Notarial partition deed in French dated 22/03/1927 transcribed as R.V.21 No.68 with Tamil translation.
2. Judgement and decree dated 24/04/2008 in O.S.35/2007 issued by II Additional District Judge at Puducherry.
3. Death certificate of Marie Therese Clementine Francois dated 08/05/2009.
4. Legal Heir award dated 18/12/2009 issued by The Lok Adalat at Puducherry in L.A.C. No.5647/2009.
5. Order in I.A.308/2015 in O.S. 35/2007 by II Additional District Judge Pondicherry dated 08/09/2017.
6. Partition deed in Tamil dated 27/06/2022 registered as document No.20132/2022 before Sub Registrar, Oulgaret.
7. Order in I.A.8/2020 in O.S.35/2007 by II Additional District Judge Pondicherry dated 24/11/2022.
8. Certificate of Encumbrance dated 26.12.2022.
9. Patta Extract dated 30.12.2022 issued by Thasildar, Puducherry.



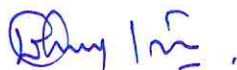
  
T.S. SURESH, B.Com., B.L.,  
ADVOCATE  
No.171, RANGAPILLAI STREET  
PONDICHERRY


### 3) SCRUTINY REPORT AND OPINION

The above mentioned landed property along with several other property was originally owned by 1. Tmt. Marie Andre Gnanouppou Ignace by virtue of a French Notarial Partition deed dated 27/03/1927 transcribed as R.V.21 No.68 by the then Notaire Mr. Puspanatha Muthusamy Mudaliar. The partition was affected between Tmt.Marie Andre Gnanouppou Ignace and her four sister and brother and the 8<sup>th</sup> item in the partition deed was allotted which is the above mentioned property. After the death of Tmt.Marie Andre Gnanouppou Ignace the legal heirs are namely Aliene Gnanou, Clementine Francois, Victor Ignace and Paul Ignace and the legal heirs of first daughter Tmt. Aliene Gnanou namely 1. Gnanou Georges Maire Rook Flavien, 2. Gnanou Joseph Marie Roger, 3. Gnanou Marie Jeannie charlotte, 4. Gnanou Jerome Simone Christain have instituted a partition deed as against Mme Ignace Anne Marie alias Judith and 6 others before II Additional District Judge at Puducherry in O.S. 35/2007 and same was decree on a Joint Compromise Memo allotting the above mentioned property along with another property mentioned as schedule - G property in favor of Tmt. Clementine Francois, Mr. Marie Joseph Philominathan and Mr. Marie John Amalore jointly. The first plaintiff Tmt.Clementine Francois died on 08/05/2009 and her death was duly registered on 06/06/2009 before Karaikal Municipality. Through Award passed in LAC 5647/2009 dated 18/12/2009 by the Lok Adalat at Puducherry the present owners 1. Mr. Marie Joseph Philomenadin Aristide Christophe and 2. Mr. Marie Jean Amalar were declared as legal heirs of the deceased Tmt. Marie Therese Clementine Francois. As per order dated 08/09/2017 in I.A.No.308/2015 in O.S. 35/2007 passed by the II Additional District Judge Pondicherry the plaint was amended and the correct Re Survey Number of the property was corrected as R.S.No.114/4 instead of wrongly mentioned as 144. Through an order dated 24.11.2022 passed in I.A.No. 8/2020 in O.S.35/2007 passed by the II Additional District Judge Pondicherry the decree was amended to the effect that the wrongly mentioned R.S.No. Of the above mentioned property was amended as rightly mentioned R.S.114/4. Having inherited the above property as legal heirs of the deceased Tmt.Marie Therese Clementine Francois the present owners namely 1. Mr. Marie Joseph Philomenadin Aristide Christophe and 2. Mr. Marie Jean Amalar have effected a partition on 27/06/2022 through a partition deed with document No.20132/2022 before Sub Registrar, Oulgaret, allotting the above mentioned property into two equal half's in their name respectively. Hence both are the absolute owners jointly of the above mentioned property. Both them jointly sold the above mentioned property in favour of the present owner **M/S. SHRI GUHAN VENTURES LLP a limited liability partnership firm Rep.by partner and authorized signatory Mrs.G.Bhagya Sri** for a sale consideration of Rs.4,46,60,000/- and registered the sale deed as Doc.No.21607/2022 on 11.07.2022 before SRO Oulgaret. The sale deed is valid and confers proper right in favour of the present owner.

The certificate of encumbrance on property dated 26.12.2022 issued by the sub-Registrar Oulgaret for the above mentioned property is for a period of 32 years from 01/01/1991 to 23/12/2022 which contains two entries and the last entry in the name of present owner and the property is free from Encumbrance.

The patta extract issued by the Thasildar Taluk Office Puducherry dated 30.12.2022 for the above mentioned property speaks in the name of the present owner the patta No.3687.



  
T.S. SURESH, B.Com., B.L.,  
ADVOCATE  
No.171, RANGAPILLAI STREET  
PONDICHERRY

**OPINION:**

Hence on carefully scrutinizing the documents furnished, I am of the opinion that **M/S. SHRI GUHAN VENTURES LLP a limited liability partnership firm Rep.by partner and authorized signatory Mrs.G.Bhagya Sri** possesses valid marketable title over the above mentioned landed property and the same is fit for creating equitable mortgage by the bank.



**T.S.SURESH - Advocate**

T.S. SURESH, B.Com., B.L.,  
ADVOCATE  
No.171, RANGAPILLAI STREET  
PONDICHERRY

