

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

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

Date: 07.12.2020

To

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

Puducherry Planning Authority
RECEIPT No. 7562
Date: 07 DEC 2020

JTP (KA)

7/12/20
JTP (KA)

With your reference letter dated 26.12.2019, No.6723/PPA/Z(NCP) Layout/2019 legal opinion in respect of application submitted by 1. **Sathiyarayani, & 2. Sumithra** seeking approval for Regularization of unapproved residential layout name and style of "**V.S. Nagar Ext.**" at **R.S.No.31/1, 31/2, & 31/3, Madukarai Revenue Village, Puducherry.**

7/12/20
JTP (KA)

List of Documents

Part-I

1. 19.07.79 Photocopy of Partition deed, Doc.No.1029/79
2. 25.06.03 Photocopy of Settlement deed, Doc.No.1189/03
3. 28.03.07 Photocopy of Sale deed, Doc.No.5820/08
4. 20.12.18 Photocopy of Settlement Extract
5. 28.09.18 Photocopy of Encumbrance certificate

Part-II

1. 20.07.78 Photocopy of Settlement deed, Doc.No.577/78
2. 01.11.06 Photocopy of Sale deed, Doc.No.4083/06
3. 20.12.18 Photocopy of Settlement Extract
4. 28.09.18 Photocopy of Encumbrance certificate

Part-III

1. 31.03.53 Photocopy of Notarial Sale deed, R.V.No.483, No.88
2. 08.12.08 Photocopy of Partition deed, Doc.No.5813/08
3. 08.12.08 Photocopy of Sale deed, Doc.No.5822/08
4. 20.12.18 Photocopy of Settlement Extract
5. 28.09.18 Photocopy of Encumbrance certificate

Part-IV

1. 15.04.83 Photocopy of Sale deed, Doc.No.332/83
2. 21.09.07 Photocopy of Lokadalat Award LAC.No.4782/07
3. 08.12.08 Photocopy of Sale deed, Doc.No.5816/2008
4. 20.12.18 Photocopy of Settlement Extract
5. 28.09.18 Photocopy of Encumbrance certificate

R.S.

D. Sathiyarayani
I. Sathiyarayani

Schedule of properties

Part-I

Puducherry R.D, Bahour Sub R.D, Nettapakkam Commune, Madukarai Revenue Village, Madukarai Cad.No.161, **R.S.No.31/1** to an extent **12 Ares 03 Centiare** only. Boundaries: To the south of Molapakkam Road, to the east of Thonthireddipalayam Road, to the west of Subramanian land, to the north of Govindasamy manai.

Part-II

Puducherry R.D, Bahour Sub R.D, Nettapakkam Commune, Madukarai Revenue Village, Madukarai Cad.No.162/1/5/1, 162/1/5/2, 162/2/5, **R.S.No.31/2** to an extent as per document **20 Ares** as per the Revenue records **19 Ares** only. Boundaries: To the east of Valavanur Road, to the west of Govindasaamy Land, to the north of Venkadasubba Reddiar Land, to the south of Bangaru Land.

Part-III

Puducherry R.D, Bahour Sub R.D, Nettapakkam Commune, Madukarai Revenue Village, Madukarai Cad.No.162/5/5, 162/1/5/1, Patta No.52, **R.S.No.31/3**, to an extent **02 Are 14 Centiare** only. Boundaries: To the west of Gajalakshmi, to the east and south of Sathianarayani and Sumithra, to the north of Ramachandiran.

Part-IV

Puducherry R.D, Bahour Sub R.D, Nettapakkam Commune, Madukarai Revenue Village, Village No.54:

1. Cad.No.162/1/5/1, 162/1/5/2, 162/2/5, **R.S.No.31/2**, to an extent **40 Centiare (432 Sq. feet)** only.
2. Cad.No.162/5/5, 162/1/5/1, Patta No.52 **R.S.No.31/3**, to an extent **1824 Sq. feet)** only.

Boundaries: To the north of Krishnamoorthi, to the east and south of Sathianayanai & Sumithra, to the west of Ramachandiran.

R. S. S.

D. Sathianayanai
இசுமீதிரா

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

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

ORIGIN OF THE TITLE

Part-I

1. I have perused photocopy of registered Partition deed dated 19.07.1979, Doc.No.1029/1979. The Partition deed made between 1. Susila, W/o Bangaru Reddiar, 2. Loganathan, 3. Gobi @ Vengadakrishnan, 4. Gunasekarn, 5. Rajalakshmi sons and daughters of Bangaru Reddiar. The above mentioned Part-I schedule of property is covered the Partition deed in "A" schedule item No.1 which was allotted to **Susila, W/o Bangaru Reddiar.**

2. I have perused photocopy of registered Settlement deed dated 25.06.2003, Doc.No.1189/2003. As per the sale deed the above said **Susila, W/o Bangaru Reddiar** has duly Settled the above mentioned Part-I schedule of property to and infavour of **Baby Lavanya, W/o Gunasekaran.**

3. I have perused photocopy of registered Sale deed dated 28.03.2007, Doc.No.1904/2007. As per the sale deed the above said **Baby Lavanya, W/o Gunasekaran** has sold the above mentioned Part-I schedule of property to and infavour of 1. **Sathiyarayani, W/o Dhanaboopathi** and 2. **Sumithra, W/o Irisappan** the applicants herein.

4. I have perused photocopy of Settlement Extracts dated 20.12.2018 issued by Tahsildar, Puducherry. As per the records Madukarai Revenue Village, Village No.54, **R.S.No.31/1**, Patta No.124 to an extent **00-12-00** HAC stands in the previous owner Bangaru Reddiar, S/o Ramalingam.

5. I have perused encumbrance certificates dated 28.09.2018 issued by Sub Registrar, Bahour, Puducherry. The certificate covered above mentioned Part-I schedule of property for period of 33 years from

R. Soundarajan

D. Sathiyarayani
I. Sumithra

01.01.1986 to 27.09.2018. The certificates I have found five entries the above discussed documents and the applicants sold some plots to several persons.

Part-II

1. I have perused photocopy of registered Settlement deed dated 20.07.1978, Doc.No.577/1978. The Settlement deed covered the above mentioned Part-II schedule of property which was executed by **Dhanapakkiam**, W/o Soora Counder to and infavour of **1. Ramasamy**, S/o Duraisamy, and his wife **2. Mangalatchumy** with condition they having only for life time enjoying the property and thereafter **Latchumy**, W/o Velu having absolute rights of the property. The said Latchumy has given affidavit executed before the Notary that the said Ramasamy and his wife Mangalatchumy were died.
2. I have perused photocopy of registered Sale deed dated 01.11.2006, Doc.No.4083/2006. As per the sale deed the above said **Latchumy**, W/o Velu has sold the above mentioned Part-II schedule of property to and infavour of **1. Sathiyandarayani**, W/o Dhanaboopathi and **2. Sumithra**, W/o Irisappan the applicants herein.
3. I have perused photocopy of Settlement Extracts dated 20.12.2018 issued by Tahsildar, Puducherry. As per the records Madukarai Revenue Village, Village No.54, **R.S.No.31/2**, Patta No.96 to an extent **00-19-00** HAC stands in the previous owners **1. Mangalatchumy W/o Ramasamy**, **2. Ramasamy, S/o Duraisamy**.
4. I have perused encumbrance certificates dated 28.09.2018 issued by Sub Registrar, Bahour, Puducherry. The certificate covered above mentioned Part-II schedule of property for period of 33 years from 01.01.1986 to 27.09.2018. The certificates I have found five entries the

R. Sathiyandarayani

D. Sathiyandarayani

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

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

above discussed documents and the applicants sold some plots to various persons.

Part-III

1. I have perused photocopy of French Notarial Sale deed dated 31.03.1953, R.V.No.483, No.88. As per the Sale deed the above mentioned Part-III schedule of property was purchased by **Govindasamy, S/o Vengadachalam.**

2. I have perused photocopy of registered Partition deed dated 08.12.2008, Doc.No.5813/2008. The Partition deed made between the above said Govindasamy legal heirs **1. Sarojini, W/o Sarangapani, 2. Krishnamoorthi, S/o Sarangapani, 3. Susila, D/o Sarangapani, 4. Mageswari, W/o Sivakumar, 5. Janaki, W/o Sakkarapani, 6. Ramachandiran, 7. Ramamoorthi,** sons of Sakkarapani. The above mentioned Part-III schedule of property entirety covered the Partition deed in 'A' schedule which was allotted to **2. Krishnamoorthi, S/o Sarangapani.**

3. I have perused photocopy of registered Sale deed dated 08.12.2008, Doc.No.5822/2008. As per the Sale deed the above said **Krishnamoorthi, S/o Sarangapani** has sold the part-III schedule of property to and infavour of **1. Sathiyannarayani, W/o Dhanaboopathi** and **2. Sumithra, W/o Iruşappan.**

4. I have perused photocopy of Settlement Extracts dated 20.12.2018 issued by Tahsildar, Puducherry. As per the records Madukarai Revenue Village, Village No.54, **R.S.No.31/3,** Patta No.52 to an extent **00-21-00** HAC stands in the previous owner Govindasamy, S/o Venkadachalam.

R. S. Soundararajan

D. Sathiyannarayani

இ. சி. சி. சி. சி. சி.

5. I have perused encumbrance certificates dated 28.09.2018 issued by Sub Registrar, Bahour, Puducherry. The certificate covered above mentioned Part-III schedule of property for period of 33 years from 01.01.1986 to 27.09.2018. The certificates I have found five entries the above discussed documents and the applicants sold some plots to several persons.

Part-IV

1. I have perused photocopy of registered Sale deed dated 15.04.1983, Doc.No.332/1983. As per the Sale deed the above mentioned schedule of property Part-IV item No.1 was purchased by **Govindasamy**, S/o Vengadachalam from 1. Varadammal, W/o Thiruvengadam, 2. Jaganathan, S/o Krishnamoorthi, 3. Kannan, S/o Krishnan.
2. I have perused photocopy of Lok Adalat Award dated 21.09.2007, passed by the Member Secretary, Puducherry Legal Service Authority. As per the Award Sakkarapani counder died on 03.08.1986 leaving behind 1. Janaki, 2. Ramachandiran, 3. Ramamoorthi are the legal heirs.
3. I have perused photocopy of registered Sale deed dated 08.12.2008, Doc.No.5816/2008. As per the sale deed the above said deceased Govindasamy legal heirs 1. **Sarojini**, W/o Sarangapani, 2. **Krishnamoorthi**, S/o Sarangapani, 3. **Susila**, D/o Sarangapani, 4. **Mageswari**, W/o Sivakumar, 5. **Janaki**, W/o Sakkarapani, 6. **Ramachandiran**, 7. **Ramamoorthi**, sons of Sakkarapani were jointly sold the Part-IV schedule of property to and infavour of 1. **Sathiyandarayani**, W/o Dhanaboopathi and 2. **Sumithra**, W/o Irusappan.

R. Sathiyandarayani

D. Sathiyandarayani

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

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

4. I have perused photocopy of Patta Nagal dated 20.12.2018 issued by Tahsildar, Puducherry. As per the records Madukarai Revenue Village, Village No.54, **R.S.No.31/2**, Patta No.96 to an extent **00-19-00** stands in the previous owner 1. Mangalatchumy, W/o Ramasamy, and 2. Ramasamy, S/o Duraisamy and **R.S.No.31/3** Patta No.52 to an extent **00-21-00** HAC stands in the previous owner Govindasamy, S/o Venkadachalam.

5. I have perused encumbrance certificates dated 03.10.2018 issued by Sub Registrar, Bahour, Puducherry. The certificate covered above mentioned Part-IV schedule of property for period of 33 years from 01.01.1986 to 27.09.2018. The certificates I have found five entries the above discussed documents and the applicants sold some plots to several persons.

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

Part-I

1. **Sathianarayani**, W/o Dhanaboopathy and 2. **Sumithra**, W/o Irisappan jointly having valid title of the above mentioned Part-I schedule of property as per the registered Sale deed dated 28.03.2007, Doc.No.1904/2007 to an extent **12 Ares 03 Centiare** in **R.S.No.31/1**.

Part-II

1. **Sathianarayani**, W/o Dhanaboopathy and 2. **Sumithra**, W/o Irisappan jointly having valid title of the above mentioned Part-II schedule of property as per the registered Sale deed dated 01.11.2006, Doc.No.4083/2006 to an extent as per the document **20 Ares** and as per the Revenue records to an extent **19 Ares** only in **R.S.No.31/2**.

R. Soundarajan

D. Sathianarayani

இ. சி. குத்திரா

Part-III

1. **Sathianarayani**, W/o Dhanaboopathy and 2. **Sumithra**, W/o Irisappan jointly having valid title of the above mentioned Part-III schedule of property as per the registered Sale deed dated 08.12.2008, Doc.No.5822/2008 to an extent **02 Ares 14 Centiare** in **R.S.No.31/3**.

Part-IV

1. **Sathianarayani**, W/o Dhanaboopathy and 2. **Sumithra**, W/o Irisappan jointly having valid title of the above mentioned Part-IV schedule of properties as per the registered Sale deed dated 08.12.2008, Doc.No.5816/2008 item No.1 to an extent **40 Centiare** in **R.S.No.31/2**, and the 2nd item property to an extent **1824 Sq. feet** only in **R.S.No.31/3**.

PLACE: PUDUCHERRY

DATE: 07.12.2020

R. Sundarajan
07/12/2020
ADVOCATE

R. SUNDARAJAN, B.A. &
ADVOCATE & NOTARY
No. 20, 1st Cross Street,
Sivagamy Nagar Madhavapaty
Pondicherry - 605 010

D. Sathyanarayana

இ. சி. மு. சி. சி. சி. சி.