

05.02.2023

LEGAL OPINION

To:-

THE MEMBER SECRETARY,
Puducherry Planning Authority,
Jawahar Nagar, Puducherry.

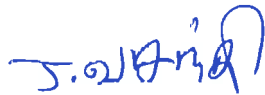
Sub:- Legal opinion in respect of application submitted by **Mrs.J.VASANTHI**, wife of Mr.V.Jayakandhan, Villianur, Puducherry seeking approval for residential layout in the name "Selva Nagar" at **Re-Survey No. 168/5Pt, Arlyur Revenue Village**, Villianur commune, Puducherry - Reg.

Ref:- Your letter No. 599/PPA/Z (SB/VCP/LAYOUT)/ 2022/88 dated 18.01.2023

I. LIST OF DOCUMENTS (PHOTOCOPIES) SCRUTINIZED:

1. Photocopy of the Partition deed dated 24.03.1970 and registered as document No.808/1970 of Book-1 in the Sub-Registrar's Office, Villianur among 1) Mr.Varadarajulu Cramini son of Mr. Govindasamy Cramini, 2) Mr. Sivapragasam 3) Mr. Paneerselvam (17 years, minor), 4) Mr. Manikarasu @ Bakthavatchalam (13 years, minor), 5) Mr. Jayakandhan (1 year, minor), all sons of the above said Mr.Varadarajulu Cramini **(D-1)**;

2. Photocopy of the Settlement deed dated 08.12.2021 and registered as document No.30795/2021 of Book-1 in the Sub-Registrar's Office, Villianur by Mr. Jayakandhan son of Mr.Varadarajulu Cramini in favour of Mrs.J.Vasanthi, wife of the said Mr. Jayakandhan **(D-2)**;



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2. Photocopy of the Settlement deed dated 08.12.2021 and registered as document No.30795/2021 of Book-1 in the Sub-Registrar's Office, Villianur by Mr. Jayakandhan son of Mr.Varadarajulu Cramini in favour of Mrs.J.Vasanthi, wife of the said Mr. Jayakandhan **(D-2)**;





3. Photocopy of the extract of the Settlement Register dated 31.01.2023, issued by the Settlement Tahsildar, Puducherry with respect to Patta No.60 **(D-3)**;

4. Photocopy of the FMB with respect to R.S.No.168 of Ariyur Revenue Village **(D-4)**; and

5. Photocopy of the Encumbrance certificate dated 01.02.2023 No. 660 of 2023, for the period 01.01.1969 to 24.01.2023, by the office of the Sub- Registrar, Villianur **(D-5)**.

II. DEVOLUTION OF TITLE:

D1 is a partition deed among 1) Mr.Varadarajulu Cramini son of Mr. Govindasamy Cramini, 2) Mr. Sivapragasam 3) Master. Paneerselvam (17 years, minor), 4) Master. Manikkarasu @ Bakthavatchalam (13 years, minor), 5) Master. Jayakandhan (1 year, minor), in which the schedule mentioned property comprising Cadastre No.178/1 (31 Kuzhis and 12 Veesams) and Cadastre No.183/1 (1 Kani 1 Kuzhi and 10 Veesam) were interalia allocated to Mr. Jayakandhan under E-Schedule of the said partition deed.

D2 is a Settlement deed by which the aforesaid Mr. Jayakandhan son of Mr.Varadarajulu Cramini settled the schedule mentioned property in favour of his wife Mrs.J.Vasanthi an area of 30 Ares and 66 Centiares which was given Re-survey No.168/5.

D3 is the extract of the Settlement Register with regard to Patta No.60 in respect to R.S.Nos.168/5A stands registered in the joint names of Mrs.J.Vasanthi, wife Mr. Jayakandhan the claimant under D2 and 3 others, the FMP produced is for the larger extent of R.S.No.168 and it is seen that the re-survey number has

J. Vasanthi

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been sub divided and the property as per the Settlement Register and Patta falls under R.S.No.168/5A.

The Encumbrance certificates at D5 issued for the period from 01.01.1969 to 24.01.2023, show no encumbrance over the schedule mentioned property.

III. In view of the above I am of the opinion that Mrs.J.Vasanthi, wife Mr. Jayakandhan has got absolute right and marketable title over the schedule mentioned property and the schedule mentioned property is free from encumbrances and attachments as on as on 24.01.2023, however an update nil encumbrance certificate may be produced and perused before any approval is given with respect to the schedule mentioned property.

IV. SCHEDULE OF PROPERTY:

புதுச்சேரி ரி.டி. வில்லியனூர் சப்.ரி.டி., வில்லியனூர் கொம்பூன் பஞ்சாயத்து எல்லைக்குட்பட்ட, கிராம எண்.52, அரியூர் வருவாய் கிராமம், பங்கூரில், R.S.No.168/5, Cadastre Nos.183/2/1, 183/2/2, 178/1, 185/2/4, 185/2/1, 181, 182, 183/1, Patta No.60-ல் அடங்கிய 2 ஹெக்டார் 30ஆர் அளவுள்ள நிலத்தில் 30 ஆர், 66 சாந்தியார் அல்லது 57குழி, 05வீசம் நிலம் மட்டும்.

இதற்கு சக்குபந்தி: ரீசர்வே எண்.167-க்கு கிழக்கு, திரு.ஜெயகாந்தன் ஆகிய நான் விற்பனை செய்த நிலத்திற்கு மேற்கு, ரீசர்வே எண்.170-க்கு வடக்கு, ரீசர்வே எண்.168/4-க்கும், இன்று தேதியில் திரு.அருண்ராஜ் அவர்கள் செட்டில்மெண்ட் பெறும் நிலத்திற்கும், அருண் நகர் மனைப்பிரிவிற்கும் தெற்கு இதற்குட்பட்டது.

ச.வசந்தி


(S.SIVAKUMAR)
ADVOCATE

**PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY**

No. 599/PPA/Z(SB/VCP/LAYOUT)/2022/88

Date:

To

Thiru.S.Sivakumar, Advocate,
No.63, Vallalar Salai,
Venkata Nagar,
Puducherry-605 011.
Cell:9894841506.

18 JAN 2023

Sir,

Sub: Puducherry Planning Authority – Proposed residential layout in the name and style of "**Selva Nagar**" situated at R.S. No.168/5pt, Pangur, Ariyur Revenue Village, Villianur Commune Panchayat, Puducherry – Legal opinion on the title of property – Reg.

This Authority has received an application from Tmt.J. Vasanthi, No.27, Mariyamman Koil Street, Pangur, Puducherry for seeking residential layout in the name and style of "Selva Nagar" situated at R.S. No.168/5pt, Pangur, Ariyur Revenue Village, Villianur Commune Panchayat, Puducherry. A copy of the documents submitted by the applicant(s) in respect of the title of the property are enclosed.

I request that the same may kindly be examined and legal opinion with respect to the title of the property may be offered for processing the application further.

Yours faithfully,


(M.KANDAR SELVAN)
MEMBER SECRETARY

Encl: As above.

Copy to:

Tmt.J. Vasanthi,
No.27, Mariyamman Koil Street,
Pangur, Puducherry – 605 102.



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