

Home (1918) Department.
(Education)

Ordinary SERIES.

G.O. No. 409.

DATED 25-3-1918.

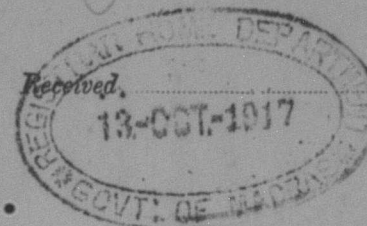
INDEXED

[Despatch Abstract.]

Acquisition of land.

Declining to sanction the compulsory ----- required for the
Madras Progressive Union secondary school, Georgetown.

Home (Education) DEPARTMENT.



191 . Registered 162 191.

Subject.

Recommending the acquisition of a house for the Madras
Progressive Union Secondary School, George Town.

ENCLOSURES.

No.

Spare copies

A.C. No. 6423 of 17

Station MADRAS, Dated the 12 OCTOBER 1917.

From (Name) The Hon'ble Mr. J.H. Stone, M.A., F.R.H.S., C.I.E.,

(Designation) Director of Public Instruction,

MADRAS,

To The Secretary to the Government of Madras,

Home (Education) Department.

Sir,

In submitting herewith copies of the letters No.26
dated 27th July 1917, and No.49, dated 25th September 1917, of
the Correspondent, Madras Progressive Union Secondary School,
George town, in connection with the acquisition of the house
bearing resurvey No.6965 in the enclosed plan, I have the
honour to state that the purchase of the property in question
by private negotiations is said to be impossible on account
of the exorbitant price demanded. I therefore recommend

that

Ref 5 Cf.
" 3 Cf.

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2.

the house in question may be acquired under the Land Acquisition Act and that a grant equal to one-half of the total cost of acquisition may also be sanctioned.

2. The copy of the sale deed referred to in one of the Correspondent's letters is also herewith submitted.

I have the honour to be,

S i r,

Your most obedient servant,

James

for Director of Public Instruction.

C.R

Letter from the Correspondent, Madras Progressive Union Secondary School, Georgetown, Madras, No.49 dated 25th September 1917, to the Inspector of Schools, IV Circle, M a d r a s.

I have the honour to acknowledge the receipt of your letter R.C.No.344 M/1917, and the reminder dated the 13th instant. I regret the delay in replying to your said communication. The reason was caused by reason of my Committee having had to apply for and obtain a registration copy of the sale deed alleged to have been executed in respect of the house and ground in question. I have also taken some time for consulting Mr.V.V. Srinivasa Ayyangar, High Court Vakil, President of the Union in the matter: because the question referred to me by you was more or less a legal one and I thought that Mr.V.V.Srinivasa Ayyangar who has had in his experience to come across hundreds of similar deeds in Madras would be in a position to give his definite opinion in the matter.

It will be seen that the sale deed is dated 21st May 1917. The adjacent property house and ground No. S.6966 door No.5 Palliappen street, Georgetown, acquired by the Government for school under the Land Acquisition Act was taken possession of by us on the 9th day of May 1917 and on the occasion of such possession being taken over some members of the Committee were present and it was then that they remarked that it would be necessary in the interests of the school to acquire the house and ground now in question. This remark must have been heard or overheard by the friends and relations of the owner and communicated to him. There is almost conclusive evidence to show that the present alleged sale deed must have been merely a fictitious one brought into existence for the purpose of falsely putting up the price of the property.

Apart from the date of the Deed there is the fact that the sale is to his own sister who is also his mother-in-law and who

who is living with the owner.

The recitals regarding the consideration in the Deed bear on their face all the marks of fictitious consideration usually found in such documents. Courts of law are familiar with such false recitals in all documents executed BENAMI. On enquiry I understand that it can also be proved that the alleged purchaser was not in a position to pay the alleged consideration.

Apart from these suspicious circumstances there is the fact that either the Land Acquisition Collector or the Court deciding the amount of compensation is not bound by any price that might have been paid by the purchaser because the criterion is not the price paid by the owner, but the actual value of the property. Having regard to the extent of the ground which is less than the extent of the house and premises recently acquired for the School and the condition of the building there can be very little doubt that the amount claimed by the present owner is out of all proportion to the real market value of the property.

I have the honour also to enclose and forward herewith to you a registered copy of the alleged sale deed in order that you may satisfy yourself about the reasons on which it is submitted that the said sale deed was not a Bona Fide one but was either BENAMI or fictitious.

(True Copy)

Thanks
For Director of Public Instruction

6/6
12/60

Letter from the Correspondent, Madras Progressive Union Secondary School, Madras, No.26 dated 27th July 1917, to the Director of Public Instruction, Madras, through the Inspector of Schools, IV Circle, Madras.

With reference to your proceedings Dis.No.3356, dated 6th June 1917, granting us permission to purchase the property covered by Resurvey No.6965 of Georgetown, Madras, without prejudice to the question of grant, I have the honour to state that I had an interview with one Mr.Kothandarama Pillay on the subject. He told me that he had so recently as 21st May 1917 sold the house for Rs.4,800 to one Alamelammall his sister and Mother-in-Law living with him and that he would induce the purchaser and settle the sale for Rs.5,000 if I agreed to it. The price demanded is exorbitant and the property is not worth that amount.

Further the situation raises the irresistible presumption that knowing the needs of our school an unduly heavy price is put upon it.

I therefore request that the property in question may be acquired for the Madras Progressive Union under the Land Acquisition Act for a fair and reasonable price and an indefeasible title secured for the Union as the present owner is a female. I enclose a sketch showing the position of the property to be acquired as also its measurements and other particulars.

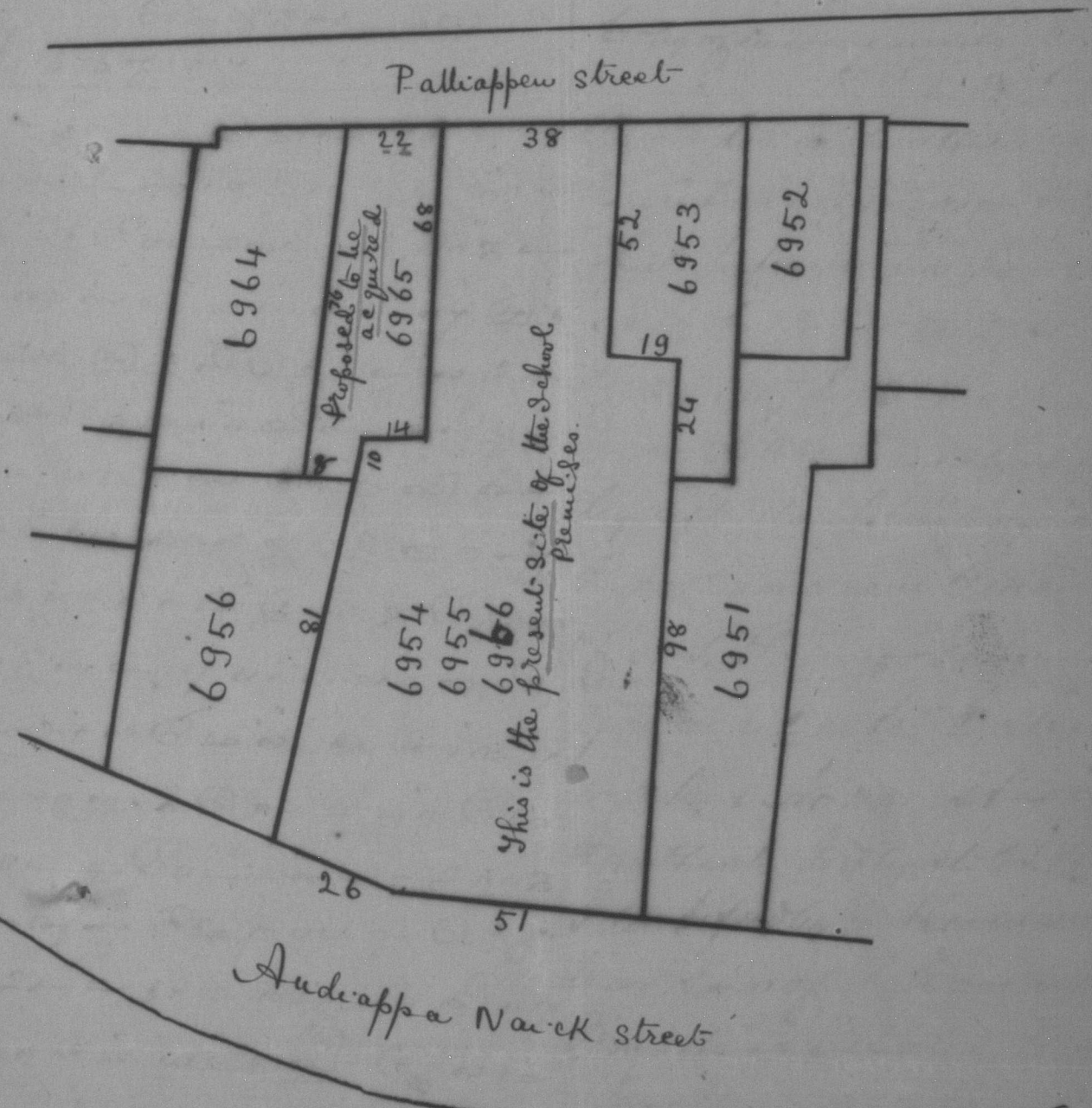
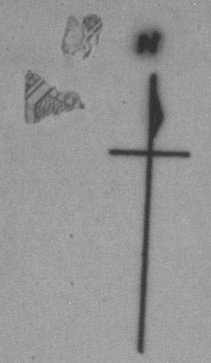
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6/6
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C.R

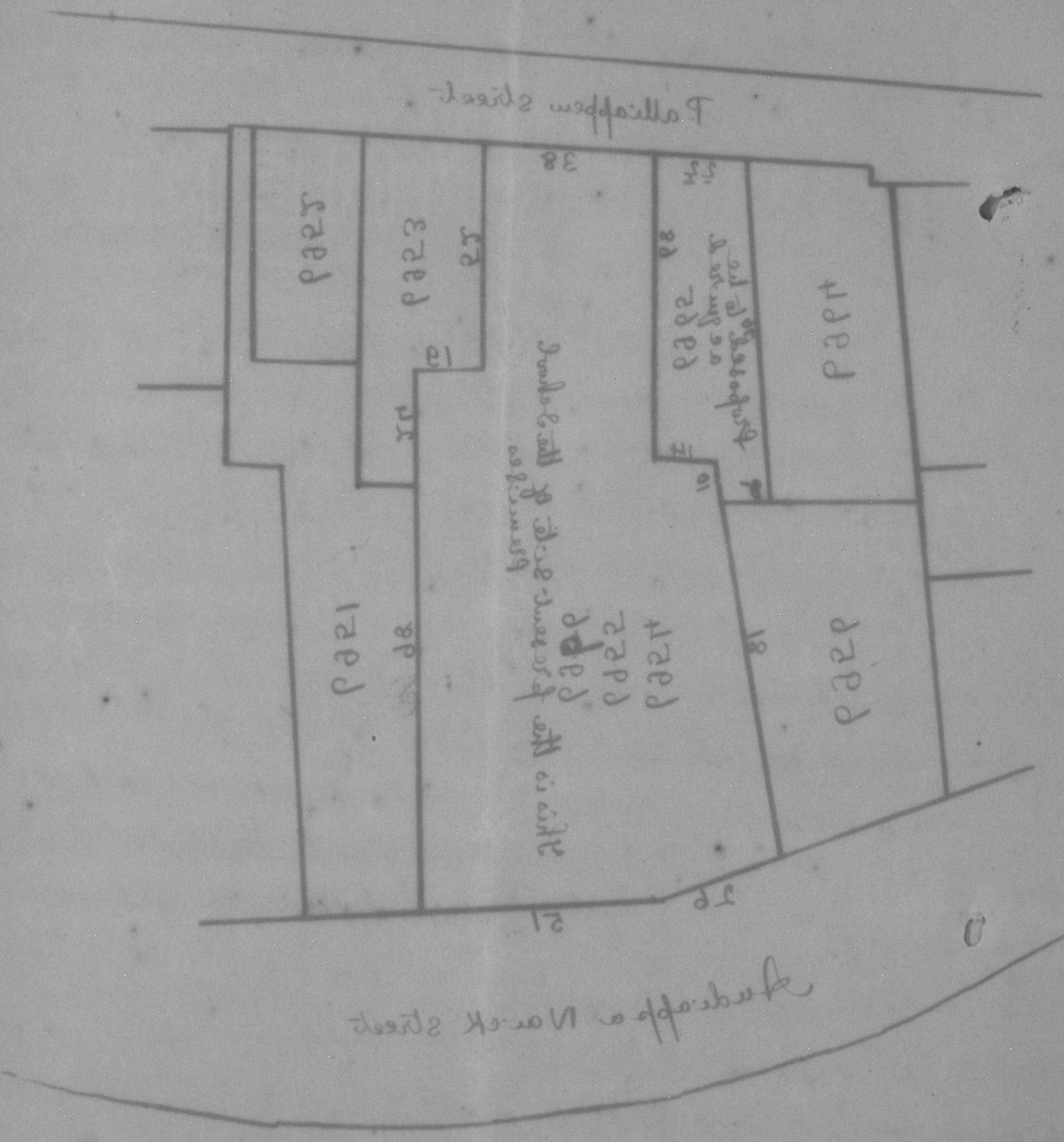
Thanks
for Director of Public Instruction

65



The property proposed to be acquired is Resurvey No 6965 of George town Madras measuring 1549 Sq. ft and bearing Door No 6 in Pallappan street George town Madras.

Mr. P. Union School }
Madras - }
S. Annamalai Esq.
Correspondent.
27-7-17



The property proposed to be acquired is Resurvey No 6965 of George town Madras measuring 1549 Sq. ft and bearing Door No 6 in Pallappan street George town Madras.

Mr. P. Union School }
Madras - }

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12 SEP 1917
11 AUG 1917



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(Page 2)

சென்னை
12 SEP 1917
11 AUG 1917

Pennai Bank Registration
Registered as No 1676 of 1917 of
Book 1 Vol 630 pages 436
(C) 45. Fee paid Rs 11-0-0
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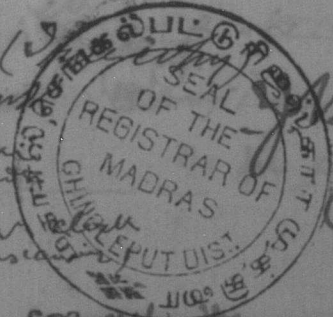
Handwritten Tamil text on the right page, consisting of approximately 25 lines of script.

[Faint handwritten text in Tamil script, mostly illegible due to fading and bleed-through from the reverse side.]

இவ்வாறு உட்கொண்டேயே மேற்கண்ட விட
 என் றியும் மேற்படி விட என் னிடம்
 (d) லுள்ள லெண்ட் ஜெட்ஜ் இவ் வுபொருள்
 2-ம் படி 17-வது பக்கம் பரிசீலனை
 செய்து விடவேண்டிய விடம் யிருக்கிறது 2
 விடம் ஒன்றுக்கு ஒரு பக்கம் ஒன்று
 என் வேண்டிய யது மேற்கண்ட விடம்
 யுட்கொண்டிருக்கின்றன என்பது யென
 நின்று கனம் பேரறிஞர் அவர்கள் என் னு
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 தீர்மானம் செய்து கொடுத்திருக்கிறார்கள்
 என் னுமே. இவ் விடம் 10-வது பக்கம்
 கொண்டிருக்கிற மேற்கண்ட விடம்
 மேல் P. Kothandaram Pillai & Co. & Co. A.
 Venkatachellum Pillay V. Monivanna Pillai
 V. Kanna Sundarar No 1416 P. Kothandarama
 Pillay & Co. & Co. & Co. & Co. & Co. & Co.
 Rajarathnam & Co. & Co. & Co. & Co. & Co. & Co.
 No 1417 P. Kothandarama Pillay & Co. & Co. & Co.
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In document (a)(b)(c)(d) alterations (e) viz
 In register interlineations & in Mr. J. L. Coppley
 Mr. S. Natarajan clerk & amending Mr. Rama
 rajan & Co. (The above) Mr. Abdul Gaffoor
 clerk (examiner) Mr. J. Venkatakrishna Pillai & Co.
 Sub Registrar II

Copied by Mr. Ramarajan & Co. & Co. & Co. & Co. & Co. & Co.
 R. & Co. & Co. & Co. & Co. & Co. & Co. & Co. & Co. & Co.
 19th September 1917



[Handwritten signature and text in Tamil script.]

Home (Ex) Department

CN 1188B.

Ends. 1188B-1 227K5

Referred to the Collector of Madras for remarks as to -

① whether the owners of the site which it is proposed to acquire under the Land Acquisition Act have any, and if so, what objections to its acquisition;

② whether any serious difficulties stand in the way of the authorities of the school purchasing the site by private negotiation, and

③ whether a valid and clear title to the site cannot be secured otherwise than through the application of the Land Acquisition Act.

2. The Collector is also requested to furnish Govt. with a statement of the approximate valuation of the property.

23.10.17
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note

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The Collector of Madras with CN 1188B is original to be returned with reply

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trip and paper costs 12-9-17
mp produced 19-9-17
py ready 20/9/17
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the school authorities but not the
version of the owner of the site. Hence
the proposal to refer the matter to
the Collector.

25-10-17

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notebooks

noted at
M. S. S. S.

1-1-18

1-1-18

To

The Collector

Madras

The undersigned ~~has the honor to invite~~
is directed to invite

attention to the communication noted in the
No. 1188-1, dated 29.12.17 margin and to
request that
this reminder may be returned at once with
information as to—

- (1) the stage at which the matter now is,
- (2) the date by which a reply may be expected and
- (3) the circumstances which have caused the delay.

2. It is requested that the reply to this
reminder may be sent not later than

Office

Home Dept.

Station

For J. S. S. S.

Dated

9.1.18

Signature

Designation

SUBJECT.

Acquisition of a house
for the Madras Progressive Union
Secondary School, George Town.

To

The Secretary to Government,

Home (Education) Department,

Madras.

The Executive Engineer, Public
Works Department who was requested on
the 3rd December 1917 to send a valua-
tion of the buildings on the land has
not yet done so. He has been reminded.
The report will be submitted on
receipt of his reply.

Madras Collector's Office

18th January 1918.

for Collector.

DEPARTED

19 JAN 1918

Home (Edn) Dept.

Logged

22.1.18

CR

23.1.18

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(To be reminded on 5.2.18
no reply is received earlier)

Re 1285 B-1
18

RECEIVED
15

Home
Education

RECEIVED
15

18

The undersigned
is directed to
attend to the communication noted in the
margin and to
request that
this reminder may be returned as soon with
information as to—
(1) the stage at which the matter now is
(2) the date by which a reply may be
expected and
(3) the circumstances which have caused the
delay.
It is requested that the reply to this
reminder may be sent not later than
18-1-18

Office Home Dept.
Station
Date 18-1-18

RECEIVED
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18

DEPARTMENT.

12
14
18-3-1918

C.V. - 31
C.O. 604

Received
1918
31 MAR 1918
Subject

Submitting report re. the acquisition of a house in R. S. No. 6965 of 4T
for the Madras Progressive Union Secondary School, G.T. Madras.

The Collector
Madras

ENCLOSURES.
No. 5 (five)
Spare copies

No. 352 of 18.

Station Madras, Dated the 15th March 1918.

From (Name) The Hon'ble Mr. M. Azizuddin, Khan Bahadur,
C.I.E., I.S.O.,
(Designation) Collector of Madras, Madras.

To The Secretary to Government,
Home (Educational) Department,
Madras.

Sir,

In reply to Government endorsement No. 1188 B-1 dated the 29th October 1917, I have the honour to report that the present owner of the house which it is proposed to acquire for the Madras Progressive Union Secondary School is willing to part with the property. There are no serious difficulties in the way of the authorities of the school purchasing the site by private negotiation and a valid and clear title can be secured by private purchase.

2. The authorities of the school consider that the price viz., Rs. 5,000/- demanded by the owner is high. The value of the land is estimated by the Tahsildar at

CA
23/3/18

When given for copying BWA
When copied 26 191
When examined 26
When signed 26/3

READ AGAIN G.O. No. 191 DATED

CURRENT No.

ENCLOSURES TO C. No.

ORDER OF GOVERNMENT A A A A A A A

LETTER OF GOVERNMENT

STATEMENT WITH LETTO.

PAPERS NOT FILLED UP, BEING MEANT FOR DISPATCH IN ORIGINAL.

N.B.—
A = Copy in full.
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