

IN THE COURT OF THE III ADDITIONAL DISTRICT JUDGE,
TIRUCHIRAPPALLI

Present : Thiru.B.Saravanan, B.Sc., B.L.,
III Additional District Judge,
Tiruchirappalli.

Monday, the 15th day of June, 2026

PROBATE ORIGINAL PETITION NO.140/2025

CNR No. TNTP01-002297-2025

(In the Matter of the Last Will of R.Sayee Lakshmi Dated:01.12.2017)

- 1) R.Jayashree,
W/o. R.Ravichandran,
D/o. S.Rengaraj,
No.G2, Nutech Orchard Park,
No.132/2, Bajanai Kovil Street,
Choolaimedu, Chennai.
- 2) R.Sreeram,
S/o.S.Rengaraj,
No.110E, Warner Road,
Unit 144, Tempe, Maricopa County,
Arizona – 82845679, United States of
America, Rep.by his Power Agent,
Mrs.R.Jayashree

... Petitioners

// Versus //

NIL

... Respondent

This petition came up before me on 01.06.2026 for final hearing in the presence of Thiru.N.Palanivel, Counsel for the Petitioners and upon perusing the petition and connected records and upon hearing the argument on the side of petitioners and having stood over for consideration till this day and this court delivers the following:

ORDER

1) The Petitioners have filed this petition under Sections 270, 276, 289 of the Indian Succession Act, 1925 (Act 39 of 1925) to probate the Will dated 01.12.2017 and registered at the Joint Sub Registrar No.I, Tiruchirappalli executed by the Testator, deceased Miss.R.Sayee Lakshmi in favour of the petitioners. Who are the beneficiaries as per the Will, in respect of the house property mentioned in the schedule of this petition, and declare that the petitioners are the exclusive owners of the property jointly entitled to succeed.

2) **Brief averments stated in the petition are as follows:**

2.1) (i)Miss.R.Sayee Lakshmi, (ii) Mrs.R.Jayashree Ravichandran and (iii) Mr.R.Sreeram, are the three children born to the couple Mr.S.Rengaraj and Mrs.R.Vijayalakshmi. Father, S.Rengaraj died on 26.11.2005. The mother R.Vijayalakshmi died on 19.01.2007 after her husband. Miss R.Sayeelakshmi died on 22.03.2023 as a spinster leaving her younger sister, Mrs.R.Jayashree and her younger brother Mr.R.Sreeram. Miss.R.Sayee Lakshmi was working as a Senior Manager (Agriculture) in Indian Overseas Bank and opted for voluntary retirement as she was ailing and taking prolonged treatment. She remained as a spinster till she died on 22.03.2023. She had purchased Plot No.20, Vaikasi Street, Selvam Nagar Extension, Karumandapam, Tiruchirapalli -620 001 morefully described in the schedule hereunder, on 30.10.2002 and got the sale deed registered as Document No.5668/2002 for valuable consideration. She got

permission to build a house from Tiruchirapalli Corporation as per B.L.No.518/03/F1 on 16.06.2003. Plan of the Building was approved as per C.No.260/2012/PP No.285/2012 on 30.04.2012. She had obtained a legal opinion for getting Staff Housing Loan from Indian Overseas Bank. The house was constructed. She was residing there till her death.

2.2) She had executed a Will dated 01.12.2017 in respect of two item of properties and got the will registered as Document No.221/2017 in favour of her younger sister and younger brother at the Joint Sub-Registrar's Office No.1, Tiruchirapalli. The property referred to supra was described as Item No.2 in the Will. The property mentioned as Item No.1 was purchased in the name of Mrs.R.Vijayalakshmi. Miss.A.Sayee Lakshmi was having 1/3rd share in the said property like her siblings who are also entitled to the other 1/3rd share each. This property was sold to a third party, as per sale deed dated 28.03.2018 and Registered as Document No.1466/2018 by all the three children, as above. Miss.R.Sayee Lakshmi died on 22.03.2023 at the same house she had constructed and lived.

2.3) The Schedule mentioned house property alone is available as at present in the family of Miss.R.Sayee Lakshmi. The First petitioner Mrs.R.Jayashree is settled at Chennai and the Second petitioner Mr.R.Sreeram is working at the U.S.A. and settled there. To manage the house property, (ie. Item

No.2 of the property mentioned in the Will) Mr.R.Sreeram had executed a Deed of General Power of Attorney appointing his elder sister Mrs.R.Jayashree as his power agent on 28.05.2024 from the U.S.A. after getting attested by a Notary Public from Maricopa County in Arizona State. The said deed was sent to India and that the same was adjudicated after collection of Stamp Duty as per the provisions of Section 32 of the Indian Stamp Act, 1899 as per Document on 18.06.2024 and got it registered No.ADJ.51/2024. This empowers the first petitioner herein on behalf of her brother Mr.R.Sreeram, as his Power Agent to do all activities connected with the managing of property including the act of leasing to tenants, paying house and Water Taxes to the Tiruchirapalli Corporation, preserving the house by painting etc. as stated in the said deed. After the demise of Miss. R.Sayee Lakshmi, the 1st petitioner Mrs.R.Jayashree is managing all the activities connected with the said house property for self and as power agent of her younger brother Mr.R.Sreeram without any hindrance from anybody.

2.4) The petitioners are the legal heirs as per the provisions of the Hindu Succession Act, 1956. As beneficiaries of the Will dated 01.12.2017, each one of the petitioners is entitled to 50% share in the house property described in the schedule hereunder. The Registered Will dated 01.12.2017 has come into effect and acted upon after the demise of the testator on 22.03.2023. Consequently, Mrs.R.Jayashree, the first petitioner and Mr.R.Sreeram the second petitioner are

the present owners of the house property mentioned as Item No.2 of the Will, entitled to get a probate, having possession and enjoyment. They are entitled to get an order for the grant of probate as per the provisions of the Sections 270, 276 and 289 of the Indian Succession Act, 1925 (Act 39 of 1925). This Will confers and establish their right, title, interest and possession as absolute owners (i.e. joint ownership) and declare after following all the due process of law/procedure prescribed under law as on date, on merits. This will strengthen their existing title.

3. The petition was taken into file and publication effected, Tom tom made. No objector was present. In order to prove the Will, the petitioner and the witness of the Will have been examined as P.W.1 and PW.2. PW.1 is the 1st petitioner, who is the younger sister of late.R.Sayee Lakshmi and PW.2 is witness of the Will and he made 1st signature in Will.

4. **The point for consideration is:**

The point for consideration in this petition is whether the petitioner is entitled to probate the Registered Will dated 01.12.2017?

5. On perusal of records would show that the petitioners and the deceased R.Sayee Lakshmi are brothers and sisters and deceased R.Sayee Lakshmi is a Spinster and left behind no direct legal heirs. During her lifetime, she had executed a Will dated 01.12.2017 in favour of her younger sister and

younger brother in respect of two items of property and the same was also registered as Doc. No.221/2017. As per the terms of the above Will, it shows that the petitioners will succeed the respective schedule of immovable properties and all other properties only after her life time.

6. The petitioners produced the Original Registered Will, which was marked as Ex.P.6. The death certificate of deceased R.Sayee Lakshmi has been marked as Ex.P.7 and her identification documents viz., Aadhaar, PAN, Voter's Identity card have been marked as Ex.P9 to P11. On the side of the petitioners, one of the attesting witness to the Will, namely K.Krishnamoorthy, was examined as PW.2. On perusal of the evidence of PW.2, he deposed that the deceased R.Sayee Lakshmi affixed her signatures in the above said Will in his presence and also P.W2. Signed in the Will as a 1st witness. Thus the execution and attestation of the above said Will was duly proved by the petitioners.

7. Considering the fact and circumstances of the case, no objector was turned up against the petitioners and the Will and considering the oral and documentary evidence put forth by the petitioners, this Court comes to a conclusion that the Registered Will dated 01.12.2017 was executed by the deceased R.Sayee Lakhmi in favour of the petitioners and decided the petition in favour of the petitioners and they are entitled for the relief sought for in this petition.

8. In fine,

This petition is allowed and the Registered Will dated 01.12.2017 executed by the deceased R.Sayee Lakshmi dated 01.12.2017 is hereby probated. It is ordered to issue Probate Certificate to the petitioners in accordance with law.

Dictated to the Stenographer, typed by her directly in the computer, Corrected and pronounced by me in open Court, this the 15th day of June, 2026.

III Additional District Judge,
Tiruchirappalli.

List of witnesses examined on the side of the petitioners:

P.W.1 R.Jayashree
P.W.2 K.Krishnamoorthy

List of documents marked on the side of the petitioners:

Ex.P.1	--	Genealogical Table
Ex.P.2	30.12.2002	Registered Sale Deed No.5668/2002
Ex.P.3	16.06.2003	Building Approval
Ex.P.4	30.04.2012	Building Approval
Ex.P.5	05.08.2003	Legal Opinion
Ex.P.6	01.12.2017	Registered Will executed by R.Sayee Lakshmi - Original
Ex.P.7	28.03.2023	Death Certificate of R.Sayee Lakshmi
Ex.P.8	28.05.2024	Deed of General Power of Attorney
Ex.P.9	--	Aadhaar Card of R.Sayee Lakshmi - original
Ex.P.10	--	PAN Card of R.Sayee Lakshmi - original
Ex.P.11	--	Voter's Identity Card of R.Sayee Lakhmi - original

Ex.P.12	05.06.2024	House Tax Receipt
Ex.P.13	19.03.2025	Electricity Bill Receipt
Ex.P.14	--	PAN Card of 1 st petitioner – Notraized Copy
Ex.P.15	--	Encumbrance Certificate Extract
Ex.P.16	--	Passport of 2 nd petitioner
Ex.P.17	--	Aadhaar Card of 1 st petitioner - original
Ex.P.18	--	Ecumbarance Certificate from 30.12.2002 to 31.03.2025 – Download copy
Ex.P.19	--	Form of Valuation of estate

**III Additional District Judge,
Tiruchirappalli.**