

# SK. MEHBUBAR RAHMAN

Advocate, LL.B (C.U).  
(En No-WB/245/2003)

**CHAMBER-:** NATIONAL LAW FIRM, Ground  
Floor, New Town Metro Plaza, 1405/1406,  
Rajarhat Main Road, Atghara -Chinarpark,  
P.O-Rajarhat Gopalpur, P.S- Baguiati, Distt-  
North 24 Parganas, Kolkata-700136, W.B.

**COURT'S CHAMBER:** Civil Bar Library, Block-E,  
Room No-1, Judges' Court, North 24 Parganas,  
Kolkata-700124, West Bengal.

Practicing at Barasat Judges' Court, Distt:  
North 24 Parganas, Kolkata-700124.

Date: 21.12.2023

## DETAILED REPORT ON TITLE

**Ref:** ALL THAT a piece and parcel of a plot of land measuring about **12 Cottas- 13 Chittaks- 26 Sq.ft** out of which **00 Cottas- 11 Chittaks- 29 Sq.ft** land comprised in the **R.S/L.R Dag No-286** in the **L.R Khatian No. 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170 and 2171** Corresponding to L.R Khatian No-330 and **12 Cottas- 01 Chittaks- 42 Sq.ft** land comprised in the **R.S/L.R Dag No-287** in the **L.R Khatian No. 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170 and 2171** corresponding to L.R Khatian No-330 at Mouza-Salua, J.L No-03, P.S-Airport, within the Ward No-04 of the Bidhannagar Municipal Corporation, Dist-North 24 Parganas, Kolkata-700136 **AND TOGETHER WITH** its' all easement rights [herein after referred to as the "Said Property"].

### PRESENT OWNER OF THE SAID PROPERTY:

- [1].**RAJIYA BEGUM [FDXPB3530H]** wife of late Sk. Sadaruddin Mondal alias Sadaruddin, by faith Muslim, by nationality Indian, by occupation Housewife, residing at Salua Muslimpara, P.O-Rajarhat Gopalpur, P.S-Airport, Dist-North 24 Parganas, Kolkata-700136,
- [2]. **ANOYARA BIBI [PAN No-FIQPB4040C]** wife of late Sk. Sadaruddin Mondal alias Sadaruddin, by faith Muslim, by nationality Indian, by occupation Housewife, residing at Salua Muslimpara, P.O-Rajarhat Gopalpur, P.S-Airport, Dist-North 24 Parganas, Kolkata-700136,
- [3].**SK. SABIR MOHAMMAD [PAN No-DIAPM4694H]** son of late Sk. Sadaruddin Mondal alias Sadaruddin, by faith Muslim, by nationality Indian, by occupation Business, residing at Salua Muslimpara, P.O-Rajarhat Gopalpur, P.S-Airport, Dist-North 24 Parganas, Kolkata-700136,
- [4]. **SK. SADIK MOHAMMAD [PAN No-ARGPM8802R]** son of late Sk. Sadaruddin Mondal alias Sadaruddin, by faith Muslim, by nationality Indian, by occupation Business, residing at Salua Muslimpara, P.O-Rajarhat Gopalpur, P.S-Airport, Dist-North 24 Parganas, Kolkata-700136,
- [5]. **SAYED MOHAMMAD [PAN No- EFLPM7647H]** son of late Sk. Sadaruddin Mondal alias Sadaruddin, by faith Muslim, by nationality Indian, by occupation Business, residing at Salua Muslimpara, P.O-Rajarhat Gopalpur, P.S-Airport, Dist-North 24 Parganas, Kolkata-700136,



email:nationallawfirm.india@gmail.com  
Contact No: 8697557959/9051811224

# SK. MEHBUBAR RAHMAN

Advocate, LL.B (C.U).  
(En No-WB/245/2003)

**CHAMBER:-** NATIONAL LAW FIRM, Ground Floor, New Town Metro Plaza, 1405/1406, Rajarhat Main Road, Atghara -Chinarpark, P.O-Rajarhat Gopalpur, P.S- Baguiati, Distt-North 24 Parganas, Kolkata-700136, W.B.

**COURT'S CHAMBER:** Civil Bar Library, Block-E, Room No-1, Judges' Court, North 24 Parganas, Kolkata-700124, West Bengal.

**Practicing at Barasat Judges' Court, Distt: North 24 Parganas, Kolkata-700124.**

**Date: 21.12.2023**

[6]. RABIYA BIBI [PAN No-FCYPB3218Q] wife of Fajlur Rahaman, by faith Muslim, by nationality Indian, by occupation Housewife, residing at Village-Chapna, Patharghata, P.S- New Town, Dist-North 24 Parganas, Kolkata-700135,

[7]. MST. ROKEYA KHATUN [PAN No-KDPPK7195J] wife of Firoj Kamal, by faith Muslim, by nationality Indian, by occupation Housewife, residing at Hyderpur, Piyaji More, P.O & P.S-English Bazar, Dist-Malda, Pin Code- 732101,

[8]. KULSUM BIBI [PAN No-FLDPB4605R] wife of Amirul Islam Sekh, by faith Muslim, by nationality Indian, by occupation Housewife, residing at Village- Majampur, Khalisadi, P.O-Harua, Dist-North 24 Parganas,

[9]. AZMIRA KHATUN [PAN No-JHNPk7967P] wife of Imran Piyada, by faith Muslim, by nationality Indian, by occupation Housewife, residing at Salua Muslimpara, P.O-Rajarhat Gopalpur, P.S-Airport, Dist-North 24 Parganas, Kolkata-700136,

[10]. TAHERA BIBI [PAN No-FJZPB1792K] wife of Md Sabir Hossain, by faith Muslim, by nationality Indian, by occupation Housewife, residing at Village- Machibhanga, Purbapara, Tona, P.S-Kashipur, Dist-South 24 Parganas, Kolkata-700135,

[11]. SAHERA KHATUN [PAN No-KDMPK2100J] wife of Kamal Uddin Middya, by faith Muslim, by nationality Indian, by occupation House wife, residing at Village-Lauhati Middya Para, P.S-Rajarhat, Dist-North 24 Parganas,

[12]. BILKIS BIBI [PAN No-LEEPK4077E] wife of Kutubuddin Gazi and daughter of late Sk. Sadaruddin Mondal, by faith Muslim, by nationality Indian, by occupation Housewife, residing at Salua Muslimpara, P.O-Rajarhat Gopalpur, P.S-Airport, Dist-North 24 Parganas, Kolkata-700136,

hereinafter jointly referred to as the **FIRST PARTY/LANOWNERS**.

**ACTION DONE:** I have caused necessary searches through law clerk Dipankar Sarkar in the office of the District Sub Registrar office -I, North 24 Parganas at Barasat and also searches through my law clerk Jamal Khan (J. Khan) in the office of the Additional District Sub Registrar at Bidhannagar, Salt Lake City, respectively for the period of 2003 to 2023 and 2003 to 2023 and from 2001 to 2023. I have also inspected the settlement record of right of the Block Land and Land Reforms Officer, Rajarhat and also observed the R.O.R and Conversion Certificates. I have also observed the Municipal Tax Receipts in respect of the aforesaid landed property. I have also observed the title deeds of the said landowners.

## **MY DETAILED REPORT:**



email:nationallawfirm.india@gmail.com

Contact No: 8697557959/9051811224





# SK. MEHBUBAR RAHMAN

Advocate, LL.B (C.U).  
(En No-WB/245/2003)

**CHAMBER:-** NATIONAL LAW FIRM, Ground  
Floor, New Town Metro Plaza, 1405/1406,  
Rajarhat Main Road, Atghara -Chinarpark,  
P.O-Rajarhat Gopalpur, P.S- Baguiati, Distt-  
North 24 Parganas, Kolkata-700136, W.B.

**COURT'S CHAMBER:** Civil Bar Library, Block-E,  
Room No-1, Judges' Court, North 24 Parganas,  
Kolkata-700124, West Bengal.

**Practicing at** Barasat Judges' Court, Distt:  
North 24 Parganas, Kolkata-700124.

Date: 21.12.2023

It is found that the aforesaid **VENDORS** have become the absolute owners, possessor and occupiers of the aforesaid property in the following manner:

- 1]. That by a registered deed of sale registered at the office of the S.R Cossipur Dum Dum, copied therein in the Book No-1, Volume No-69 pages from 84 to 87 being the Deed No-3736 for the year 1975 said Sk. Sadaruddin Mondal alias Sadaruddin Mondal had purchased ALL THAT the aforesaid piece and parcel of a plot of land measuring about **12 Cottas- 13 Chittaks- 26 Sq.ft** out of which **00 Cottas- 11 Chittaks- 29 Sq.ft** Danga land comprised in the **R.S/L.R Dag No-286** in the R.S Khatian No-112 and **12 Cottas- 01 Chittaks- 42 Sq.ft** Bagan land comprised in the **R.S/L.R Dag No-287** in the R.S Khatian No-26 at Mouza-Salua, J.L No-03, P.S-Airport, within the Ward No-04 of the Bidhannagar Municipal Corporation, Dist-North 24 Parganas, Kolkata-700136 **AND TOGETHER WITH** its' all easement rights from Jui Bhowmick wife o Chittaranjan Bhowmick absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**
- 2]. That subsequently said Sk Sadaruddin Modal alias Sadaruddin Mondal had mutated his name in the L.R Khatian No-330 in respect of his aforesaid plot of land and has been possessing the same till his death absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**
- 3]. That while possessing the aforesaid plot of land said Sk. Sadaruddin Mondal alias Sadaruddin Mondal has died intestate on 19.07.2020 leaving behind him his two wives namely Rajiya Begum herein the **First Party/Landowner No-1** and Anoyara Bibi herein the **First Party/Lanowner No-2**, three sons namely Sk. Sabir Mohammad herein the **First Party/Landowner No-3**, Sk. Sadik Mohammad herein the **First Party/Owner No-4** and Sayed Mohhamad herein the **First Party/Landowner No-5** and seven daughters namely Rabiya Bibi herein the **First Party/Landowner No-6**, Mst. Rokeya Khatun herein the **First Party/Landowner No-7**, Kulsum Bibi herein the **First Party/Landowner No-8**, Azmira Khatun herein the **First Party/Landowner No-9**, Tahera Bibi herein the **First Party/Landowner No-10**, Sahera Khatun herein the **First Party/Landowner No-11** and Bilkis Bibi herein the **First Party/Landowner No-12** as his only surviving legal heirs and successors who have inherited the aforesaid landed property left by deceased Sk Sadaruddin Mondal alias Sadaruddin Mondal as per the Mohammedan Law of Inheritance and Succession, **AND**



email:nationallawfirm.india@gmail.com

Contact No: 8697557959/9051811224

3 | Page



Scanned with OKEN Scanner

# SK. MEHBUBAR RAHMAN

Advocate, LL.B (C.U).  
(En No-WB/245/2003)

**COURT'S CHAMBER:** Civil Bar Library, Block-E,  
Room No-1, Judges' Court, North 24 Parganas,  
Kolkata-700124, West Bengal.

**CHAMBER-:** NATIONAL LAW FIRM, Ground  
Floor, New Town Metro Plaza, 1405/1406,  
Rajarhat Main Road, Atghara -Chinarpark,  
P.O-Rajarhat Gopalpur, P.S- Baguiati, Distt-  
North 24 Parganas, Kolkata-700136, W.B.

**Practicing at Barasat Judges' Court, Distt:**  
North 24 Parganas, Kolkata-700124.

**Date:** 21.12.2023

- 4]. That by way of inheritance said Rajiya Begum, Anoyara Bibi, Sk. Sabir Mohammad, Sk. Sadik Mohammad, Sayed Mohamad, Rabiya Bibi, Mst. Rokeya Khatun, Kulsum Bibi, Azmira Khatun, Tahera Bibi, Sahera Khatun And Bilkis Bibi herein the **First Party/Landowners** have jointly as per their respective shares owned, seized and possessed as per their respective shares **ALL THAT** a piece and parcel of a plot of land measuring about **12 Cottas- 13 Chittaks- 26 Sq.ft** out of which **00 Cottas- 11 Chittaks- 29 Sq.ft** Danga land comprised in the **R.S/L.R Dag No-286** and **12 Cottas- 01 Chittaks- 42 Sq.ft** Bagan land comprised in the **R.S/L.R Dag No-287** in the L.R Khatian No-330 at Mouza-Salua, J.L No-03, P.S-Airport, within the Ward No-04 of the Bidhannagar Municipal Corporation, Dist-North 24 Parganas, Kolkata-700136 **AND TOGETHER WITH** its' all easement rights, absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.
- 5]. **That** while possessing their aforesaid shares in the said Property the First party/Landowners herein have mutated their names in L.R Khatian No. 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170 and 2171 respectively in respect of their share over the Said Property and also converted the nature of land to Bastu.
- 6]. **That in aforesaid** manner and procedure said Rajiya Begum, Anoyara Bibi, Sk. Sabir Mohammad, Sk. Sadik Mohammad, Sayed Mohamad, Rabiya Bibi, Mst. Rokeya Khatun, Kulsum Bibi, Azmira Khatun, Tahera Bibi, Sahera Khatun And Bilkis Bibi herein the **First Party/Landowners** have jointly as per their respective shares owned, seized and possessed as per their respective shares **ALL THAT** a piece and parcel of a plot of land measuring about **12 Cottas- 13 Chittaks- 26 Sq.ft** out of which **00 Cottas- 11 Chittaks- 29 Sq.ft** land comprised in the **R.S/L.R Dag No-286** and **12 Cottas- 01 Chittaks- 42 Sq.ft** Bagan land comprised in the **R.S/L.R Dag No-287** in the L.R Khatian No. **2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170 and 2171** Corresponding to L.R Khatian No-330 at Mouza-Salua, J.L No-03, P.S-Airport, within the Ward No-04 of the Bidhannagar Municipal Corporation, Dist-North 24 Parganas, Kolkata-700136 **AND TOGETHER WITH** its' all easement rights, absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

**CONCLUSION REGARDING TITLE OF THE FIRST PARTY/LANOWNERS:** That the **First Party/Landowners** have absolute right, title and interest over the Said Property having marketable title therein to dispose of the same by any means. That I hold my opinion that the Vendors have very good and marketable title of their aforesaid landed property.



email:nationallawfirm.india@gmail.com  
Contact No: 8697557959/9051811224





# SK. MEHBUBAR RAHMAN

Advocate, LL.B (C.U).  
(En No-WB/245/2003)

**COURT'S CHAMBER:** Civil Bar Library, Block-E,  
Room No-1, Judges' Court, North 24 Parganas,  
Kolkata-700124, West Bengal.

**CHAMBER:-** NATIONAL LAW FIRM, Ground  
Floor, New Town Metro Plaza, 1405/1406,  
Rajarhat Main Road, Atghara -Chinarpark,  
P.O-Rajarhat Gopalpur, P.S- Baguiati, Distt-  
North 24 Parganas, Kolkata-700136, W.B.

Practicing at Barasat Judges' Court, Distt:  
North 24 Parganas, Kolkata-700124.


Date: 21.12.2023

I hereby certify that the abovementioned property is free from all sorts of encumbrances, of any kind whatsoever and the Said Property has an absolutely clear, free and marketable title.

The online receipts for the relevant searches are enclosed herewith.

**Annexure:**

- 1]. Searching Receipts of A.D.S.R, Bidhannagar, Salt Lake City, from 2001 to 2023 being Search No.- 1504014969/2023.
- 2]. Searching Receipts of A.D.S.R, Bidhannagar, Salt Lake City, from 2001 to 2023 being Search No.- 1504014990/2023.
- 3]. Searching Receipts of A.D.S.R, Bidhannagar, Salt Lake City, from 2001 to 2023 being Search No.- 1504014987/2023.
- 4]. Searching Receipts of A.D.S.R, Bidhannagar, Salt Lake City, from 2001 to 2023 being Search No.- 1504014988/2023.
- 5]. Searching Receipts of DSR-I North 24 Parganas from 2003 to 2023 being Search No.- 1501084391/2023.
- 6]. Searching Receipts of DSR-I North 24 Parganas from 2003 to 2023 being Search No.- 1501084393/2023.
- 7]. Searching Receipts of DSR-I North 24 Parganas from 2003 to 2023 being Search No.- 1501084395/2023.
- 8]. Searching Receipts of DSR-I North 24 Parganas from 2003 to 2023 being Search No.- 1501084599/2023.

  
Sk. Mehbubar Rahman  
(ADVOCATE)  
BARASAT JUDGES COURT  
NORTH 24 PARGANAS



email:nationallawfirm.india@gmail.com  
Contact No: 8697557959/9051811224

5 | Page



Scanned with OKEN Scanner