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CHAMBER :

20/42A, Muraripukur Road, Kolkata-700 067  
SUNDAY

121, Mission Road, Ranaghat, Nadia

COURT :

HIGH COURT, Bar Association, Room No. 12  
CITY CIVIL COURT, Bar Association, 2nd Floor

Date .....

Date : 11.12.2020

### CERTIFICATE AS MARKETABLE TITLE

Re : All that piece and parcel of bastu land measuring about 26 decimals, lying and situated at mouza Kalikapur, J.L. No.40, R.S. No.143, Touzi No.10, Pargana – Kalikata, P.S. formerly Rajarhat, now New Town, comprised in C.S. Dag No.1276, R.S. and L.R. Dag No.1142 under R.S. Khatian No.418 corresponding L.R. Khatian No.3312, 3313, 3314 and 3315, A.D.S.R.O. Rajarhat, New Town within local limit of Patharghata Gram Panchayet in the District North 24-Parganas, Pin : 700136 within the State of West Bengal.

This is to certify that as per record available in the registration offices, I, through my clerk, Mr. Santanu Ghosh caused or made search in the registration offices such as Registrar of assurance, Kolkata-II, Registrar of Assurance, Kolkata – IV, District Registrar, Barasat, ADSR Barasat, ADSR New Town from the year 2002 to 2020 regarding mouza Kalikapur, J.L. No.40, R.S. No.143, Touzi No.10, Pargana – Kalikata, P.S. formerly Rajarhat, now New Town, comprised in C.S. Dag No.1276, R.S. and L.R. Dag No.1142 under R.S. Khatian No.418 corresponding L.R. Khatian No.3312, 3313, 3314 and 3315, A.D.S.R.O. Rajarhat, New Town within local limit of Patharghata Gram Panchayet in the District North 24-Parganas, Pin : 700136. I have gone through original deeds, L.R record and other relevant paper and I find that the said plot in question of bastu land measuring 26 decimals more or less in R.S. and L.R. Dag No.1142 corresponding C.S. Dag No.1276, Mouza Kalikapur. At all

material time since R.S. record of Settlement one Safar Ali Molla was the absolute recorded owner of land measuring 52 decimals more or less comprised in C.S. Dag No.1276 corresponding to R.S. Dag No.1142 under R.S. Khatian No.418, L.R. Khatian No.498 in Mouza Kalikapur, J.L. No.40, Re Sa No.143, Touzi No.10, Pargana Kalikata, P.S. Rajarhat within the local limit of Partharghata Gram Panchayet in the District : North 24-Parganas.

While in absolute possession and ownership over the aforesaid property, the said Safar Ali Molla died intestate, leaving behind his six sons namely (1) Kalam Ali Molla (2) Alam Ali Molla (3) Sabur Ali Molla (4) Jamshed Molla (5) Jamir Molla & (6) Abur Ali Molla, as his heirs and successors in interest in respect of the aforesaid property, left by the said Safar Ali Molla.

By a Deed of Conveyance out of the said six sons (1) Kalam Ali Molla (2) Alam Ali Molla (3) Sabur Ali Molla (4) Jamshed Molla (5) Jamir Molla & (6) Abur Ali Molla, the three sons Jamshed Molla, Jamir Molla and Abur Ali Molla have jointly transferred their undivided  $\frac{1}{2}$  share in the said property in favour of other three sons name Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla. Thus the said Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla jointly became the absolute owner of the said land measuring 52 decimals.

Since the said Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla jointly possess the said land, by a registered deed of conveyance being No.06620 of 2004 registered on 12.05.2008 in the office of the ADSR Bidhannagar, Salt Lake City jointly sold, transferred and conveyed a demarcated plot of land measuring 28.51 Cottahs decimals equivalent of land measuring 17 Cottahs 4 Chittacks 0 sq.ft. more or less out of their aforesaid plot of land, comprised in C.S. Dag No.1276 corresponding to R.S. Dag No.1142 under R.S. Khatian No.418, L.R. Khatian No.498 in Mouza Kalikapur, J.L. No.40, Re Sa No.143,



Touzi No.10, Pargana Kalikata, P.S. Rajarhat within the local limit of Partharghata Gram Panchayet in the District : North 24-Parganas to one (1) Chittaranjan Mitra (2) Nikhil Mitra @ Nikhil Chandra Mitra (3) Dipak Mitra all sons of Mukunda Lal Mitra.

Since the said (1) Chittaranjan Mitra (2) Nikhil Mitra @ Nikhil Chandra Mitra (3) Dipak Mitra became the absolute joint owners of the aforesaid plot of land measuring 28.51 decimals corresponding 17 Cottahs 4 Chittcks have mutated their names in the L.R. Record of Right. Thereafter by three separate deeds of conveyance being Nos.19020616~~3~~ of 2015, 190206189 of 2015 and 190207476 of 2015 all registered dated 28.02.2015, the aforesaid owners Dipak Mitra Chittaranjan Mitra and Nikhil Mitra have transferred their 26 decimals of land be the same and little more or less comprised in C.S. Dag No.1276 corresponding to R.S. Dag No.1142 under R.S. Khatian No.418, L.R. Khatian No.498 in Mouza Kalikapur, J.L. No.40, Re Sa No.143, Touzi No.10, Pargana Kalikata, P.S. Rajarhat within the local limit of Partharghata Gram Panchayet in the District : North 24-Parganas in favour of (1) Bengal Constructions Pvt. Ltd. (2) Blu Disha Developers Pvt. Ltd.

Since the said Bengal Constructions Pvt. Ltd. jointly owned the land with Blue Disha Developers Pvt. Ltd. the said Bengal Constructions Pvt. Ltd. transferred its undivided 13 decimals of land in favour of M/s. M.N. Developers by registered deed of conveyance being No.162301187 of 2019. Similarly by another deed of conveyance being No.152301188 of 2019 Blue Disha Developers Pvt. Ltd. out of their 26 decimal transferred it undivided 13 decimals of land in favour of Md. Aijuddin Mondal, Md. Abdul Halim Mondal and Md. Salim Mondal and thus after being aforesaid purchased (1) M/s. M.N. Developers (2) Md. Aijuddin Mondal, (3) Md. Abdul Halim Mondal and (4) Md.

Salim Mondal are jointly became the owners of the All that piece and parcel of bastu land measuring about 26 decimals, lying and situated at mouza Kalikapur, J.L. No.40, R.S. No.143, Touzi No.10, Pargana – Kalikata, P.S. formerly Rajarhat, now New Town, comprised in C.S. Dag No.1276, R.S. and L.R. Dag No.1142 under R.S. Khatian No.418 corresponding L.R. Khatian No.3312, 3313, 3314 and 3315, A.D.S.R.O. Rajarhat, New Town within local limit of Patharghata Gram Panchayet in the District North 24-Parganas, Pin : 700136 within the State of West Bengal.

Since the aforesaid M/s. M.N. Developers Pvt. Ltd. Md. Aijuddin Mondal, Md. Abdul Halim Mondal and Md. Salim Mondal are possession the aforesaid land jointly by paying the rent and taxes to the appropriate authorities, they have entered into a registered development agreement registered in the office of ADSR Rajarhat, North 24-Parganas recorded in Book No.1, Volume No.1523-2019, pages from 464424 to 464464, being No.152312468 for the year 2019 with M/s. Nitu Developers Private Limited.

After perusal all the documents and the report available from the concern registration office it appears that the aforesaid land measuring 26 decimals under Mouza Kalikapur within District North 24-Parganas is free from all encumbrances and charges lien, lispensens, attachment whatsoever. It bears good marketable title as on date.

*Abinal kanta Mukherjee*  
*Associate*  
*High Court at Calcutta*