

Pratyay Chattopadhyay

Advocate

Alipore Judges Court
Kolkata-700027

Chamber:

Kamalgazi, Sonarpur station Road,
Kolkata-700103

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Dated: 16.12.2024

Ref:- All that piece and parcel of Bastu land measuring 4 cottah 3 chittaks 34.2 Sq. Ft. in Mouza Kumrakhali, J.L No-48, R.S.Dag No-1514, L.R.Dag No-1593, R.S.Khatian No-74, L.R.Khatian No-3045, under Rajpur-Sonarpur Municipality, ward No-27, Holding No-306, Street Name- Kumrakhali-3, police Station- Narendrapur, (Previously Sonarpur), Kolkata-700103, Road Zone- N.S.C Bose Road, District- South 24 Parganas.

A) PRESENT OWNER OF THE PROPERTY IS:-

Mr. SARIFUL ANAM MOLLA, SON OF LATE MAHABUB ALI MOLLA, RESIDING AT DAKSHIN FARTABAD, P.O-GARIA, P.S-NARENDRAPUR, KOLKATA-700084, DISTRICT- SOUTH 24 PARGANAS.

I have caused Online searching in **Registration Department website from 2013 till date** and have inspected all relevant documents, which were / are available for inspection in respect of the property.

B) REPORT OF DEVOLUTION:

That one Mahabub Ali Molla was the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 4 Cottah 3 Chittaks 34.2 Sq. Ft. in Mouza Kumrakhali, J.L No-48, R.S.Dag No-1514, L.R.Dag No-1593, R.S.Khatian No-74, L.R.Khatian No-3045, under Rajpur-Sonarpur Municipality, ward No-27, Holding No-306, Street Name- Kumrakhali-3, police Station- Narendrapur, (Previously Sonarpur), Kolkata-700103, Road Zone- N.S.C Bose Road, District- South 24



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Parganas. Unto and in favour of **Mahabub Ali Molla, the land owner herein** by virtue of a deed of Conveyance dated 05.10.1953, S.R.Baruipur and recorded in Book No-I, Vol-76, Pages- 65 To 69, Being No. / Deed No- 7035 for the Year 1953.

That said Mahabub Ali Molla died on the mentioned two sons namely **1) Riakat Anam Molla, 2) Sariful Anam Molla** are only legal heirs of Said Mahabub Ali Molla of Same Land Mouza Kumrakhali, J.L No-48, R.S.Dag No-1514, L.R.Dag No-1593, R.S.Khatian No-74, L.R.Khatian No-3045, under Rajpur-Sonarpur Municipality, ward No-27, Holding No-306, Street Name- Kumrakhali-3, police Station- Narendrapur, (Previously Sonarpur), Kolkata-700103, Road Zone- N.S.C Bose Road, District- South 24 Parganas.

That one Riakat Anam Molla transferred / Gift of conveyance **ALL THAT** piece and parcel his Share of land Mouza Kumrakhali, J.L No-48, R.S.Dag No-1514, L.R.Dag No-1593, R.S.Khatian No-74, L.R.Khatian No-3045, under Rajpur-Sonarpur Municipality, ward No-27, Holding No-306, Street Name- Kumrakhali-3, police Station- Narendrapur, (Previously Sonarpur), Kolkata-700103, Road Zone- N.S.C Bose Road, District- South 24 Parganas unto and favour Of **Sariful Anam Molla, The Land Owner herein** by virtue of a Deed Of Gift dated 19.08.2014, Book No-I, C.D.Volume No- 18, Pages 5121 To 5131, Being No-08918 for the year 2014.

That by virtue of the aforesaid Two Deeds and Legal heirs, the land owner herein become the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring 4 cottah 3 chittaks 34.2 Sq. Ft. in Mouza Kumrakhali, J.L No-48, R.S.Dag No-1514, L.R.Dag No-1593, R.S.Khatian No-74, L.R.Khatian No-3045, under Rajpur-Sonarpur Municipality, ward No-27, Holding No-306, Street Name- Kumrakhali-3, police Station- Narendrapur, (Previously Sonarpur), Kolkata-700103, Road Zone- N.S.C Bose Road, District- South 24 Parganas.

That the land Owner herein duly mutated his name (**SARIFUL ANAM MOLLA**) in the office Of Rajpur-Sonarpur Municipality, Being Holding No-306, Street Name-



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Kumrakhali-3, ward No-27 and also mutated his name in the office of the B.L. & L.R.O, Sonarpur, Being L.R.Dag No-1593, L.R.Khatian No-3045 and since then the land owner herein seized and possessed the same without any obstruction from any corner.

That after necessary searches and documents which were available before me it appears that the above mentioned land is free from all sorts of encumbrances, charges, liabilities and the title of the above named **Sariful Anam Molla** in respect of the aforesaid land is clear, free and marketable title.

P.g.