

**TO WHOM IT MAY CONCERN**

**REF: ALL THAT** Sali (Agricultural) Land admeasuring 74 (Seventy-Four) decimals, being the demarcated portion of Dag No. 217 appertains to R.S. & L.R. Khatian Nos. 324, 353 in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas, (herein after referred to as **the said landed property**).

We certify that the necessary searches have been caused by Mr. Dipak Hembram, in the offices of Additional District Sub-Registrar, Baruipur, and necessary searches have been caused by Mr. R.N.Singh, in the office of Additional Registrar of Assurances-I, Kolkata, and necessary searches has been caused by Mr. T.P. Naskar, District Sub Registrar at Alipore and in respect of any entry of transfer of the said landed property or part thereof during the year 1985 to 2017 in the Index – II, and perused the searcher's report dated 14.02.2017 & 15.02.2017 respectively. No entry in respect 1991 deed was found save and except the deeds of conveyance mentioned herein.

However, recent search through website (wbregistration.gov.in) for the year 1985 to 2017 in all concerned registry offices revealed one Sale Deed dated 12.11.1991 registered with the office of DSR Alipur, recorded in Book No. I, Volume No. 260, pages 240 to 243, being No. 16042 for the year 1991 executed by Nrisingha Dutta and Nader Chand Dutta alias Ranjit Dutta in favour of Md. Kamrujama in respect of the said landed property was found to be recorded.

**DEVOLUTION OF TITLE:**

- A. One Nrisingha Dutta and Nader Chand Dutta alias Ranjit Dutta were the recorded owners of the land admeasuring 74 decimals being R.S. /L.R. Dag No. 217 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas;
- B. It appeared that, the said Nrisingha Dutta and Nader Chand Dutta alias Ranjit Dutta while seized and possessed of the said Landed property they jointly by the Deed of Sale dated 12.11.1991 registered with the office of DSR Alipur, recorded in Book No. I, Volume No. 260, pages 240 to 243, being No. 16042 for the year 1991 sold, transferred and conveyed in favour of Md. Kamrujama All That piece



and parcel of land admeasuring 74 decimals comprised in R.S. /L.R. Dag No. 217, appertain to L. R. Khatian No. 324 and 353, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas, for the consideration mentioned therein absolutely forever and free from all encumbrances;

C. Thus, in the manner aforesaid the said Narsingha Dutta and Nader Chand Dutta alias Ranjit Dutta had no right, title, and interest in the said landed property.

D. While seized and possessed of the said Landed property said Ranjit Dutta alias Nader Chand Dutta died intestate on 25.12.2016 leaving behind his wife Nilima Dutta and two sons namely Jayanta Dutta and Sujoy Dutta and six daughters namely Niti Sen, Anita Dey, Sujata Roy, Anjana Jana, Tapasi Dey, Jayashree Naskar and none else as his heirs and legal representatives and they inherited the estate of the said Ranjit Dutta alias Nader Chand Dutta, deceased as per Hindu Succession Act, 1956;

E. While seized and possessed of the said Landed property said Narsingha Dutta died intestate on 13.06.2011 leaving behind his wife Smt. Kunjabala Dutta and none else as his heir and legal representative and she inherited the estate of the said Narsingha Dutta, deceased as per Hindu Succession Act, 1956;

F. However it further appeared that the heirs of Narsingha Dutta and Ranjit Dutta alias Nader Chand Dutta, namely Nilima Dutta, Jayanta Dutta, Sujoy Dutta, Niti Sen, Anita Dey, Sujata Roy, Anjana Jana, Tapasi Dey, Jayashree Naska and Kunjalata Dutta by the Deed of Sale dated 27.01.2017, registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No. 1611-2017, pages 28826 to 28856 being No. 1611-01014 for the year 2017 allegedly sold, transferred and conveyed in favour of Salim Khan, recorded as 'barga' All that piece and parcel of Sali (Agricultural) Land admeasuring 74 decimals of land being portion of R.S. /L.R. Plot No. 217 appertains to L.R. Khatian Nos. 324 and 353 in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas for the consideration mentioned therein absolutely forever and free from all encumbrances and he mutated his



name in the L.R. records of right being Khatian No. 1764 in respect of the said plot of land;

G. By the Deed of Sale dated 27.01.2017, registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No. 1611-2017, pages 28806 to 28825 being No. 161101015 for the year 2017 said Salim Khan allegedly sold, transferred and conveyed in favour of Alok Kumar Singhania All that piece and parcel of Sali (Agricultural) Land admeasuring 74 decimals of land being portion of R.S. /L.R. Plot No. 217 appertains to L.R. Khatian Nos. 324 and 353 in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas for the consideration mentioned therein absolutely forever and free from all encumbrances;

The entire devolution of title as stated above has been derived from various deeds (Certified/ Photo Copy and from Physical Inspection of original deeds which were provided to us).

H. The present LR Record stands in the following name:

J.L. No. 16, Mouza – Sultanpur, P.S. – Baruipur					
Plot No.	Classification		Total Area of Plot (Acre)		
217	Shali		0.74		
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
2383	Alok Kumar Singhania	Keshor Deo Singhania	1.0000	0.74	Nil

I. It also appears from the L.R.R.O.R. that the aforesaid plot of land stands in the name of Alok Kumar Singhania.

In addition to the search at the concerned Registry office we have caused necessary searches to be made in the following offices and the report are as follows:

1. B.L. & L.R.O, Baruipur: No case is found u/s. 14(T) and 14(U) of the WBLR ACT.1955. though we have applied for certified copy R-O-R, but due to shortage of R-O-R form, the certified copy R-O-R could not be issued. (Photo Copy as on 30.09.2013 downloaded from the official website of B.L. & L.R.O, namely, [www.banglarbhumi.gov.in](http://www.banglarbhumi.gov.in) is attached). Present record shows no barga.

*Rs*

2. Khajna Receipts: Not available.
3. Office of the C.A. under Urban Land Ceiling Department: The said landed property does not come within the purview of urban land ceiling. (Photo Copy of office Report dated 25.07.2014 is attached).
4. The Report of Land Acquisition Department is follows: No case is found under the L.A.ACT.1894. (Photo Copy of office Report dated 29.09.2014 is attached).
5. The Report of Court searches at Baruipur is as follows: No Title Suit / Money Suit are pending in the Court of the Civil Judge (Jr. Div.) 1<sup>st</sup> Court and the Civil Judge (Sr. Div.) at Baruipur, South 24 Parganas in the name of the present owners involving the said landed property. (Photo Copy of office Report dated 02.09.2014 is attached).

I opine that since the said Nrisingha Dutta and Nader Chand Dutta alias Ranjit Dutta had no right, title, and interest, post-sale, in the said landed property, their respective heirs also had no right, title, and interest in the said landed property to transfer to the said Salim Khan or anyone else and such Deed of Sale being No. 1611-01014 for the year 2017 is void ab initio and by the said Sale Deed the said Salim Khan had not acquired any right, title, and interest in the said landed property. The Deed of Sale being No. 161101015 for the year 2017 executed by the said Salim Khan also had of no effect and is void and the said Alope Kumar Singhanian had no right, title, and interest in the said landed property.

I opine that the said Kamarujama is the lawful owner of the said landed property by virtue of his purchase under the Sale Deed being No. 16042 for the year 1991. So, it is advised that it is necessary for Alok Kumar Singhanian to purchase the said landed property direct from the said Kamrujama by registered Deed of Sale to establish his lawful right, title, and interest in respect of the said landed property. The receipts for the relevant searches along with the inspection slip are enclosed herewith.

Date: 20<sup>th</sup> May, 2025

Yours faithfully

*Rama Nath Singh*  
Advocate