



**SUDEEP CHAKRABORTY** [LL.B. (H)]

**ADVOCATE**

Enroll. No.: F-1013/859/2019

Alipore Judges Court

Address: AB/62, ACTION AREA-  
IA, NEW TOWN, KOL- 700156

DATE: 19/05/2025

## Search Report on Legal Documents

**Subject:-** Mouza- Hatishala, J.L. No-9, 7.23 Cottah or 11.925 Decimals, Comprised in R.S. & L.R. Dag No. 899 (7.05 dec) appertaining in R.S. Khatian No. 794, corresponding to L.R. Khatian No. 4670, & 900 (4.875 dec), appertaining in R.S. Khatian No. 794, corresponding to L.R. Khatian No. 4670 & 4714, within P.S. Erstwhile Kolkata Leather Complex now Hatishala & A.D.S.R. Office at Bhangar, within the local limits of the Beonta II No. Gram Panchayet, in the Dist: South 24-Parganas.

This is to certify that I have done the necessary search through law clerk within the official concerned at D.S.R. Alipore and A.D.S.R.O. Bhangar respectively from the years 2008 to 2025 each office up to date in connection with the above –mentioned reference landed property.

During searching period as par available records of the said offices concerned found the below mentioned entries in the office of the D.S.R. Alipore and A.D.S.R.O. Bhangar, which entries are mentioned below.

### NAME OF PRESENT OWNER AS PER AVAILABLE / TITLE DOCUMENTS

L.R Khatian NO.	L.R Dag No	PREVIOUS OWNER	PRESENT OWNER	Subject Area (Decimal)	CLASSIFICATION
4670	899	Amjet Molya alias Amjed Ali Molya S/o Late Bahadur Molla	Rabi Adhikary S/o Bablu Adhikary	7.05 Decimals	Bastu
4670 & 4714	900	Babulal Molla S/o Lt. Panchu Molla	Rabi Adhikary S/o Bablu Adhikary	4.875	Bastu



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**OBSERVATION IN RESPECT OF LAND OF MR. RABI ADHIKARY: -**

- **WHEREAS** one Babulal Molla Son of late Pachu Molla, was the sole & absolute owner, occupier, & possessor of all that piece and parcel of vacant Shali land admeasuring an area of **12 decimals** comprised in **R. S. & L.R. Dag No. 900**, appertaining in R.S. Khatian No. 794, lying and situated at Mouza- Hatishala, J.L. No. 09, Police Station – Erstwhile K.L.C. now Hatishala, District- South 24 Parganas.
- **AND WHEREAS** being absolute owner said Babulal Molla, recorded his name in present LR Operation, **Vide LR Khatian No. 1487** and converted the Characteristics of the land from **Shali to Bastu, Vide Conversion Case No. CN/2023/1603/2067.**
- **AND WHEREAS** while being seized and possessed of the said landed property, Babulal Molla died intestate leaving behind his one wife namely Bilchan Bibi (now deceased), and two sons namely Arun Rahaman Molla & Atiyar Rahaman Molla, and they both inherited the share area of Late Babulal Molla as per Muslim Law of Inheritance.
- **AND WHEREAS** by virtue of inheritance from Late Babulal Molla, said Arun Rahaman Molla & Atiyar Rahaman Molla, became **joint owners** of all that piece and parcel of vacant **Bastu land** admeasuring an area of **12 decimals [6 decimals each]** comprised in **R. S. & L.R. Dag No. 900**, appertaining in R.S. Khatian No. 794, **corresponding to LR Khatian No. 1487**, lying and situated at Mouza- Hatishala, J.L. No. 09, Police Station – Erstwhile K.L.C. now Hatishala, District- South 24 Parganas.
- **AND WHEREAS** while being seized and possessed of the said landed property, **Arun Rahaman Molla S/o Late Babulal Molla**, died intestate leaving behind his wife Mohorjan Bibi (now deceased), One Son namely Khodabaksh Molla (**2 dec**), four daughters namely Jahanara Bibi (**1 dec**), Sahanara Bibi (**1 dec**), Rasenara Bibi (**1 dec**) & Tajmira Khatun @ Bibi (**1 dec**), and they all became joint owners of all that piece and parcel of vacant **Bastu land** admeasuring an area of **6 decimals**, comprised in **R. S. & L.R. Dag No. 900**,





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appertaining in R.S. Khatian No. 794, corresponding to **LR Khatian No. 1487**, lying and situated at Mouza- Hatishala, J.L. No. 09, Police Station – Erstwhile K.L.C. now Hatishala, District- South 24 Parganas.

- **AND WHEREAS** being absolute owners said all Jahanara Bibi, Sahanara Bibi, Rasenara Bibi & Tajmira Khatun @ Bibi sold transferred and conveyed their 4 decimals vacant **Bastu** landed property comprised in **R. S. & L.R. Dag No. 900**, appertaining in R.S. Khatian No. 794, corresponding to **LR Khatian No. 1487**, lying and situated at Mouza- Hatishala, J.L. No. 09, Police Station – Erstwhile K.L.C. now Hatishala, District- South 24 Parganas, in favour of **Mr. Rabi Adhikary S/o Mr. Bablu Adhikary**, by virtue of registered Deed of Conveyance being No. 02150 for the year 2024, dated 26/06/2024, recorded in Book-I. Volume No. 1630-2024, page from 62441 to 62462, duly registered in the office of the D.S.R.-V at Alipore, South 24 Parganas.
- **AND WHEREAS** while being seized and possessed of the said landed property, **Atiyar Rahaman Molla S/o Late Babulal Molla**, died intestate leaving behind his wife namely **Swarbanu Bibi (0.75 dec)**, Five Sons namely **Abdul Rasul Molla (0.875 dec)**, **Alauddin Molla (0.875 dec)**, **Shukur Ali Molla (0.875 dec)**, **Rafik Molla (0.875 dec)** & **Shahjahan Molla (0.875 dec)**, and two daughters namely **Khodejan Bibi (0.4375 dec)** & **Ajifa Bibi (0.4375 dec)**, and they all became joint owners of all that piece and parcel of vacant **Bastu land** admeasuring an area of **6 decimals**, comprised in **R. S. & L.R. Dag No. 900**, appertaining in R.S. Khatian No. 794, corresponding to **LR Khatian No. 1487**, lying and situated at Mouza- Hatishala, J.L. No. 09, Police Station – Erstwhile K.L.C. now Hatishala, District- South 24 Parganas.
- **AND WHEREAS** by virtue of inheritance from Late Atiyar Rahaman Molla, said Shukur Ali Molla became sole and absolute owner of all that piece and parcel of vacant **Bastu land** admeasuring an area of **0.875 decimal** comprised in **R. S. & L.R. Dag No. 900**, appertaining in R.S. Khatian No. 794, corresponding to **LR Khatian No. 1487**, lying and situated at Mouza- Hatishala, J.L. No. 09, Police Station – Erstwhile K.L.C. now Hatishala, District- South 24 Parganas.



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- **AND WHEREAS** being absolute owner said Shukur Ali Molla S/o Lt. Atiyar Rahaman Molla, sold transferred and conveyed **0.875 decimal** vacant Bastu landed property comprised in **R. S. & L.R. Dag No. 900**, appertaining in R.S. Khatian No. 794, corresponding to **LR Khatian No. 1487**, lying and situated at Mouza- Hatishala, J.L. No. 09, Police Station – Erstwhile K.L.C. now Hatishala, District- South 24 Parganas, **in favour of Mr. Rabi Adhikary S/o Mr. Bablu Adhikary**, by virtue of registered Deed of Conveyance being No. 02149 for the year 2024, dated 26/06/2024, recorded in Book-I. Volume No. 1630-2024, page from 62210 to 622228, duly registered in the office of the D.S.R.-V at Alipore, South 24 Parganas.
- **AND WHEREAS** by virtue of aforementioned two registered Deed, Mr. Rabi Adhikary S/o Mr. Bablu Adhikary, became the sole and absolute owner of all that piece and parcel of vacant Bastu land measuring an area of **4.875 decimals** comprised in **R. S. & L.R. Dag No. 900**, appertaining in R.S. Khatian No. 794, corresponding to **LR Khatian No. 1487**, lying and situated at Mouza- Hatishala, J.L. No. 09, Police Station – Erstwhile K.L.C. now Hatishala, District- South 24 Parganas.
- **AND WHEREAS** being absolute lawful owner said Rabi Adhikary recorded his name in present LR Operation Vide **LR Khatian No. 4670 & 4714**.
- **AND WHEREAS** one Amjet Molya alias Amjed Ali Molya S/o Late Bahadur Molla, was the sole & absolute owner of all that piece and parcel of land measuring an area of **31.71 decimals** comprised in R.S. & L.R. Dag No. 899, appertaining to R. S. Khatian No. 794, lying and situated at Mouza Hatishala, J.L No. 09, Post Office- Hatishala, Police Station- Erstwhile K.L.C. now Hatishala, District South 24 Parganas.
- **AND WHEREAS** being absolute owner said Amjet Molya alias Amjed Ali Molya S/o Late Bahadur Molla recorded his name in present LR Operation, Vide **LR Khatian No. 4651**, and converted the characteristics of the land from **Shali to Bastu**, Vide Case No. **CN/2025/1603/1037**.
- **AND WHEREAS** Amjet Molya alias Amjed Ali Molya S/o Late Bahadur Molla died intestate leaving behind his three sons namely Mobarek Ali Molya (7.05 dec), Mojam Ali





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Molya (7.05 dec), Moslem Ali Molya (7.05 dec), & three daughters namely Shuklal Bibi (3.52 dec), Jamila Bibi (3.52 dec) & Chakina Bibi (3.52 dec), and they all inherited all that said landed property of Amjet Molya alias Amjed Ali Molya as per Mahammedan Law.

- **AND WHEREAS** by virtue of inheritance from Late Amjet Molya alias Amjed Ali Molya, Mobarek Ali Molya became the sole and absolute owner of all that piece and parcel of vacant Bastu land measuring an area of **7.05 decimals** comprised in R.S. & L.R. Dag No. **899**, appertaining to R. S. Khatian No. 794, **corresponding to LR Khatian No. 4651**, lying and situated at Mouza Hatishala, J.L No. 09, Post Office- Hatishala, Police Station- Erstwhile K.L.C. now Hatishala, District South 24 Parganas.
- **AND WHEREAS** being absolute owner said Mobarek Ali Molya S/o Lt. Late Amjet Molya alias Amjed Ali Molya, **sold transferred and conveyed** all that piece and parcel of land measuring an area of **7.05 decimals** comprised in R.S. & L.R. Dag No. **899**, appertaining to R. S. Khatian No. 794, **corresponding to LR Khatian No. 4651**, lying and situated at Mouza Hatishala, J.L No. 09, Post Office- Hatishala, Police Station- Erstwhile K.L.C. now Hatishala, District South 24 Parganas, **in favour of Mr. Rabi Adhikary S/o Mr. Bablu Adhikary**, by virtue of registered Deed of Conveyance being No. 03399 for the year 2025, for the year 2025, dated 05/05/2025, recorded in Book-I, Volume No. 1630-2025, page from 84772 to 84788, duly registered in the office of the D.S.R.-V at Alipore, South 24 Parganas.
- **AND WHEREAS** by virtue of aforementioned registered Deed, Mr. Rabi Adhikary S/o Mr. Bablu Adhikary, became the sole and absolute owner of all that piece and parcel of vacant **Bastu land** measuring an area of **7.05 decimals** comprised in R.S. & L.R. Dag No. **899**, appertaining to R. S. Khatian No. 794, **corresponding to LR Khatian No. 4651**, lying and situated at Mouza Hatishala, J.L No. 09, Post Office- Hatishala, Police Station- Erstwhile K.L.C. now Hatishala, District South 24 Parganas.
- **AND WHEREAS** being absolute lawful owner said Mr. Rabi Adhikary recorded his name in present LR Operation, Vide **LR Khatian No. 4670**.



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- By virtue of aforementioned registered Deeds, said Mr. Rabi Adhikary became the sole and absolute lawful owner of **11.925 Decimals, [i.e., 7.05 Dec comprised in R.S. & L.R. DAG No.: 899 (LR Khatian No. 4670), AND, 4.875 Dec comprised in R.S. & L.R. DAG No.: 900 (LR Khatian No. 4670 & 4714) ]**, lying and situated at MOUZA: Hatishala, vide J.L. No.: 09, under Beonta II No. Gram Panchayat, P.S.: Erstwhile Kolkata Leather Complex (K.L.C.) now Hatishala, ADSR Office at Bhangore, DSR Office at Alipore, District: 24 Parganas (South), PIN: 700135.

As on date hereof, Mr. Rabi Adhikary is in peaceful, lawful, and uninterrupted possession and enjoyment of the said landed property of **11.925 Decimals, [i.e., 7.05 Dec comprised in R.S. & L.R. DAG No.: 899 (LR Khatian No. 4670), AND, 4.875 Dec comprised in R.S. & L.R. DAG No.: 900 (LR Khatian No. 4714) ]**, lying and situated at MOUZA: Hatishala, vide J.L. No.: 09, under Beonta II No. Gram Panchayat, P.S.: Erstwhile Kolkata Leather Complex (K.L.C.) now Hatishala, ADSR Office at Bhangore, DSR Office at Alipore, District: 24 Parganas (South), PIN: 700135; and no instrument of alienation, including sale, gift, exchange, lease, mortgage, or assignment, etc. has been executed by him in favour of any third party, individual, firm, company, or other legal entity in respect of the said property. The title of the said property is clear, marketable, and free from all encumbrances, claims, charges, liens, lis pendens, litigations, or other impediments whatsoever, and Mr. Rabi Adhikary has a valid and subsisting title with absolute right, title, interest, and authority to transfer the same.

**Sudeep Chakraborty**

(Advocate)

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