

MOUNICK GHOSH

Advocate

High Court, Calcutta,
 Bar Association, Room No. 7
 Mobile: 8697630878
 Email: lawchambers.mg@gmail.com

CHAMBER

11, Old Post Office Strret,
 2nd floor, Kolkata-700001

Ref. No.

Date...06.07.2025

TO WHOMSOEVER IT MAY CONCERN

Subject: Legal opinion-cum-Search Report in respect of the property in the name of the **Shri Sabyasachi Dey**, S/O. Shri Satyendra Nath Dey.

Sir,

During my investigation it reveals that 9 decimals of land in the scheduled plot previously belonged to one Asha Rani Debi W/O Late Manindra Nath Jha and during her possession she recorded the property in his name which was finally published in RS ROR being No. 531 of the scheduled mouza. While she was in possession she sold 4 decimals of land by Registered Sale Deed No. 9743 for 1976 of the DSR. Malda dated 31/05/1976 and rest 5 decimals of land by Registered Sale Deed No. 9744 for 1976 of the DSR Malda dated 31/05/1976 to **Shri Satyendra Nath Dey** S/O Late Birendra Nath Dey and delivered peaceful possession of the same.

Similarly 9 decimals of land in the scheduled plot previously belonged to one Annapurna Debi and during her possession she recorded the property in her name which was finally published in RS ROR being No. 532 of the scheduled mouza. While she was in possession she sold 4.5 decimals of land by Registered Sale Deed No. 10616 for 1976 of the DSR Malda dated 18/06/1976 and rest 4.5 decimals of land by Registered Sale Deed No. 10617 for 1976 of the DSR Malda dated 18/06/1976 to **Shri Satyendra Nath Dey** S/O Late Birendra Nath Dey and delivered peaceful possession of the same.

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In this way **Shri Satyendra Nath Dey** S/O Late Birendra Nath Dey becomes the owner of $(4+5+4.5+4.5) = 18$ decimals of land in the scheduled plot. Thereafter **Shri Satyendra Nath Dey** recorded purchased property in his name which is published in LR ROR being No. 2770 of the scheduled mouza. **It is pertinent to mention here that the said owner has purchased 18 decimals of land but 12.17 decimals of land have been recorded in his name which warrants detailed clarification.** I do not find any municipal record in the name of the said owner which may reflect that the scheduled property has been recorded in his name in the municipal record of the English Bazar Municipality.

Subsequently, Shri Satyendra Nath Dey, transferred his right, title and interest in the below mentioned schedule property to his son namely Sabyasachi Dey vide deed no. I-7496 of 2023 registered before the office of A.R.A-II, at Kolkata and the same further rectified through the "deed of declaration or rectification" being numbered as I-11469 of 2023 registered before the office of A.R.A-II, at Kolkata. Thus the title of Shri Sabyasachi Dey became absolute and being in possession of such property he mutated his own name in the schedule property before the concern B.L.L.R.O vide Khatian no. 5529 Shri Sabyasachi Dey further mutated the property before the English Bazar Municipality and has its Holding no. 6/364/54 under Ward no. 14, as per record kept with the municipality.

In the above facts and circumstances I am of the opinion that **Shri Sabyasachi Dey**, S/O. Shri Satyendra Nath Dey has good perfect valid and marketable title in the scheduled property which is free from all encumbrances.

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Schedule of the Property

**District - Malda, P.S. - English Bazar, Mouza - Sherpur Mokimpur, JL
 No.- 63.**

Khatian No.	Plot No.	Nature	Area
RS-531,532 LR-2770	RS-357 LR-3063	Bastu (Recorded in ROR)	12.17 decimals
East by:	West by:	North by:	South by:
Land of others	Baidyanath Kundu	Suresh Chandra Podder	Municipal Road

Yours faithfully,

 Advocate

(Mounick Ghosh)
 Advocate

Calcutta High Court

Enrolment No. WB (F)/582/580/2015