REF: AINBISHAROD/VETTING/2026/AUG23 **DATED: 20.08.2026**

LEGAL OPINION (SAMPLE, NAMES AND NUMBERS CHANGED)

To,
MR. RAFIQUL ISLAM
Presenter,
Dhaka, Bangladesh.

Subject: Legal opinion upon vetting of property documents standing in the name of Abdul Karim for the Plot no. 17, Road no. 312, Sector no. 22, Purbachal New Town.

Dear Sir,
As per your requisite, we have meticulously perused the documents/papers referred to us in respect of the scheduled land property and our opinion/observations/findings over the same are as follows:

A. DESCRIPTION OF THE LANDOWNER

Name	**Md. Shahidul Alam, being registered attorney of Abdul Karim**
Son of	Abdul Hamid
Address	[Address withheld], Dhaka
Mode of Ownership	Lease deed no. 3841, dated [date]
Description Land	Plot no. 17, Road 312, Plot no. 17, 3 (three) katha

B. LIST OF THE DOCUMENTS SUBMITTED

S/L	DESCRIPTION	REMARKS
01	NID of the land owner (Abdul Karim)	Photocopy
02	AC land mutation : DCR, Mutation Khatiyan no. 2026-104455	Photocopy
03	Lease deed no. 3841, dated [date]	Photocopy
04	RaJUK letter to submit documentation fee for registration of Lease Deed	Photocopy
05	Final allotment letter from RaJUK dated [date]	Photocopy
06	Power of attorney deed no. 7712 of 2024	Photocopy
07	Power of attorney deed no. 5108 of 2020	Photocopy
08	Application for allotment as indigenous	Photocopy
09	Permission to Register POA deed dated [date]	Photocopy
10	Bayna Deed no. 5107, dated [date]	Photocopy
11	Bayna Deed no. 7713, dated [date]	Photocopy

C. LIST OF THE REQUIRED DOCUMENTS

S/L	DESCRIPTION	REMARKS
01	Up-to-date Khajna Receipt	
02	Preliminary Allotment letter from Rajuk	Original Copy
03	Final measurement certificate	Original Copy
04	Installment slip of Lease Premium	Scan copy

D. SCHEDULE OF THE LAND

All that piece and parcel of 3 (three) katha or 0495(four hundred and ninety five) ajutangsho land of residential Plot no. 17, Road no. 312, Sector no. 22 of Purbachal New Town under layout plan of RajUK situated under district: Gazipur, Police station and Sub-registry office: [withheld], Mouza: [withheld], being jote no. and mutation khatiyan no. 2026-104455, Which is butted and bounded by,

North: House no. 22-312-019	South: 22-312-015
East: Road no. 312	West: 22-312-018

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E. MAJOR FINDINGS

Upon scrutinizing the submitted documents, Rajuk related information and record book from the concern Sub-registry office, AC land and *Tahsil* office, following major findings are need to be considered to satisfy about the legal title and accurate documentation:

1. On perusal of the submitted documents, it appears that the land owner **Abdul Karim, represented by his Attorney Md. Shahidul Alam** holds satisfactory title over the scheduled property. It's recommended to inspect the physical possession of the landowner and boundary *(chowhuddi)* to ensure his actual easement.
2. The actual land area as per allotment letter and lease agreement no. 0495 Ajutangsho is 3 katha which accurately been mutated in the name of land owner but the mutation khatiyan only shows the name of **Abdul Karim**. It should be written as **Abdul Karim, represented by his Attorney Md. Shahidul Alam.** As we inspected the mutation record the land area is same as the deed of lease. Furthermore, land tax is due as per record. If paid, please collect the up-to-date receipt.

3.That we have also gone through the registration record of the concerned Sub-registry office, [withheld] and found no transaction after registration of the lease deed no. 3841, dated [date].

4. Upon vetting of the AC Land Mutation, RajUK and others supporting duly, we found them genuine and up-to-date. As the plot is allotted as indigenous we suggest you to collect and preserve the L.A case record, awards copy and RajUK lease premium receipts.
5. It appears from the preliminary searching that the above mentioned lease is the recorded owner of the RajUK but his name is not updated in the RaJUK online database. We are still looking for MIS and double allotment related issues and this may consume some extra time we appreciate your patience and understanding in this regard. We will notify you at once the report is received from RajUK.
6. As far we vetted the references and official records, we found no Mortgage and Case related reports. It's to be noted that, we have no comment as to the genuineness of the presented via deeds, documents and also to say whether the property got any encumbrances like Bayna or any encumbrances beyond legal process of law.

OPINION

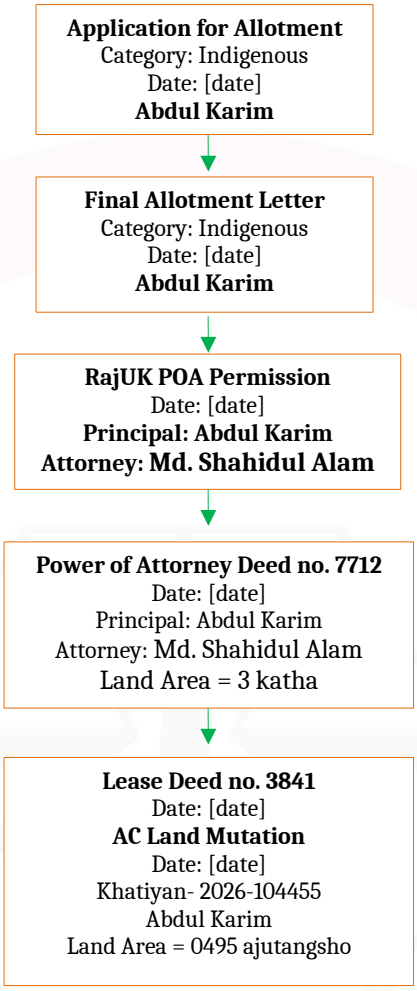
We strongly advise and are of the opinion that the title of the scheduled property is good to purchase and should be acquired only if the present landowner possesses physical possession over the said property. Prior to any purchase, we recommend conducting a thorough local investigation regarding the tenancy status of the plot. This step will ensure transparency and help avoid any potential legal or ownership issues in the future.

Thanking you,
For and on behalf of- **AIN BISHAROD**

MATIN SARKAER MISHUK
Head of Firm and Advocate,
Supreme Court of Bangladesh
Contact: advmsmishuk.com

(The files with all papers/documents are returned herewith.)

CHAIN OF TITLE



Please Note:

Apart from the chain of documents detailed above, the following deeds were also traced during our search. These have been excluded from the chain of title, as they have become irrelevant/inoperative following execution of the Lease Deed:

1. Bainanama (Agreement for Sale) Deed No. 5107, dated [date]
2. Bainanama (Agreement for Sale) Deed No. 7713, dated [date]
3. Power of Attorney Deed No. 5108 of 2020

We would recommend that both Bainanama deeds be formally cancelled on or before registration of the Saf-Kabala, so that no subsisting contractual claim survives against the property.