



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

Partners :
A. K. Ghosh
D. N. Mitra
Amit Basu
Ms. D. Ghosh

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

OWNERS :

- (1) **OSMAN ALI SARDAR,**
son of the Late Efajuddin Sardar,
- (2) **ISMAIL SARDAR,**
- (3) **ISRAIL SARDAR,**
- (4) **IBRAHIM SARDAR,**
-all sons of Eslam Ali Sardar,
all residing at Purbapara Ward No. 48,
Police Station – Sonarpur,
District South 24-Parganas.
- (5) **SALEMA BIBI,**
- wife of Naba Ali Gogi,
Chakraberia, Police Station – Sonarpur, District
South 24-Parganas.
- (6) **TASLIMA MOLLA,**
- wife of Rowshan Ali Molla,
residing at North Kumrakhali Ward No. 25, Police
Station Sonarpur, District South 24-Pargana.
- (7) **PIYADA AKLI,**
- wife of Tahir Ali Pyeada,,
Dey, Dutta Paschimpara, Hariharpur-11, Police
Station–Baruipur, District South 24-Parganas.
- (8) **MUSLIMA BIBI,**
- wife of Abdul Satar Molla,
Dey, Dutta Paschimpara, Hariharpur-11, Police
Station–Baruipur, District South 24-Parganas.
- (9) **ROHIMA BIBI,**
-wife of Rafikulla Mondal,,
Uttardanga, Bonhooghly, Police Station Sonarpur,
District South 24-Parganas.
- (10) **NOOR JAHAN BIBI,**
-wife of Late Muzzaffar Molla,
residing at South Amgachia, Mollapara,
Police Station Bishnupur,
District – South 24-Parganas.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of 1 Satak be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 comprised in R.S. Dag No.631 corresponding to L.R. Dag No.664 appurtaining to L.R. Khatian Nos.315, 350 & 1253 Police Station



Sonarpur in the District of South 24-Parganas and butted and bounded in the manner following :-

- ON THE NORTH** : By R.S. Dag No. 656;
ON THE EAST : By R.S. Dag No. 485;
ON THE SOUTH : By R.S. Dag No. 489 and
ON THE WEST : By E.M. Bypass.

2. DOCUMENTS PERUSED :

Photo-copies of the following :-

A] Notification No.11470 L.A. (P.W.)/IM-112/80 dated 18th September, 1981 under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25th day of September 1981.

B] Death Certificate of Eslam Ali Sardar.

C] Death Certificate of Olia Bibi.

3. THE SEARCHES MADE:

- a) At the office of :
- i) Additional Registrar of Assurances, Kolkata
 - ii) District Registrar Alipore and
 - iii) Additional District Sub-Registrar, Sonarpur
-for the period between 1979 and 2009.
- b] In the Court of Civil Judge (Sr. Div.) at Baruipur and In the Court of Civil Judge (Jr. Div.), 2nd Court at Baruipur.
- c] At the office of the Land Acquisition Collector, Alipore.
- d) Kolkata Metropolitan Development Authority (KMDA).
- e] P.W. (Roads) Directorate, Highway Service Division No.3, Government of West Bengal, Establishment Branch, South 24Parganas, Alipore.



4. DEVOLUTION OF TITLE :

A. One Efajuddin Sardar was lawfully seized and possessed of or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 25 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Police Station Sonarpur in the then District of 24-Parganas comprised in :

R.S. Dag Nos.	Area
631	25 Sataks
	25 Sataks

(hereinafter referred to as the **said entire land**).

B. The said Efajuddin Sardar died intestate leaving him surviving his widow namely Sukran Bibi two sons namely Eslam Ali Sardar and Osman Ali Sardar and only daughter Noor Jahan Bibi as his surviving legal heirs, heiresses and legal representatives, who inherited amongst others All That the said entire land in their respective proportions.

C. By a notification No.11470 L.A. (P.W.)/IM-112/80 dated 18th September, 1981 under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25th day of September 1981 the State of West Bengal had acquired amongst others All that the piece and parcel of land containing an area of 24 Sataks be the same a little more or less out of the said entire land for the construction of Eastern Metropolitan Bypass.

D. After the said acquisition the said Sukran Bibi, Eslam Ali Sardar, Osman Ali Sardar and Noor Jahan Bibi retained All that the piece and parcel of land containing an area of 1 Satak be the same a little more or less out of the said entire land (hereinafter referred to as **the said land**).

E. The said Sukran Bibi died intestate leaving her surviving her two sons namely Eslam Ali Sardar and Osman Ali Sardar and only daughter Noor Jahan Bibi as her surviving legal heirs, heiresses and legal representatives, who inherited amongst others All That the undivided part or share of the said Sukran Bibi in the said land in their respective proportions.

F. The said Eslam Ali Sardar died intestate on 16th day of October, 1999 leaving him surviving his widow namely Olia Bibi, three sons namely Ismail Sardar, Israil Sardar and Ibrahim Sardar and five daughters namely Salema Bibi, Toslima Bibi, Piyada Akli, Muslima Bibi and Rohima Bibi as his surviving legal heirs, heiresses and legal representatives, who inherited amongst others All That the undivided



part or share of the said Eslam Ali Sardar in the said land in their respective proportions.

G. The said Olia Bibi died intestate on 8th day of April, 2006 leaving her surviving her three sons namely Ismail Sardar, Israil Sardar and Ibrahim Sardar and five daughters namely Salema Bibi, Toslima Bibi, Piyada Akli, Muslima Bibi and Rohima Bibi as her surviving legal heirs, heiresses and legal representatives, who inherited amongst others All That the undivided part or share of the said Olia Bibi in the said land in their respective proportions.

H. Thus the Owners are seized and possessed of or otherwise well and sufficiently entitled to amongst others All that the said land containing an area of 1 Satak be the same a little more or less, in their respective proportions, free from all encumbrances, charges, liens, lispensens, attachments, acquisitions, requisitions and trusts whatsoever nature (hereinafter referred to as **the said land**).

5. RESULT OF THE SEARCHES :

From the searches made as aforesaid:

a] It appears that excepting as aforesaid no transaction was found in respect of the said land in any of the aforesaid registration offices during the period for which searches were made.

However, it transpires that some pages of the Volumes as available in the office of the Additional District Sub-Registrar Sonarpur for the years 1979 to 1982, 1984 to 2002 are found to be partly torn; some pages of the Volumes as available in the Office of District Registrar Alipore for the years 1979 to 1987, 1991, 1992, 1996, 1998, & 2000 to 2002 are found to be partly torn; some pages of the Volumes as available in the office of the Registrar Assurances Kolkata for the years 1980, 1984 and 1997 are found to be damaged and some pages of the Volumes for the year 1994 and 1995 are partly torn and the volume for the year 1999 is found torn.

b] It also appears that no money suit, title suit, money execution case, title execution case has been filed in the aforesaid Courts touching the said land.

c] It further appears from the searches made at the Office of The Land Acquisition Collector, Alipore that the said land has not been vested in the State of West Bengal or acquisitioned by the said Land Acquisition Collector, South 24Parganas at Alipore.



d] It transpires that the said land has not been acquired by KMDA for the purpose of any project.

e] It also transpires from the searches made at the Office of the P.W. (Roads) Directorate, Highway Service Division No.3, Government of West Bengal, Establishment Branch, South 24Parganas, Alipore that the said land has not been acquired by the P.W. (Roads) Directorate for the purpose of any project.

f] We caused advertisements to be published in Telegraph and Ananda Bazar Patrika. No objection was received on the title to the said land.

6. CERTIFICATION :

On perusal of the aforesaid documents and based on the aforesaid searches, we are of the opinion and we certify that the said land in question appears to be marketable and the Owners abovenamed have title thereto, as aforesaid.

Dated this the ^{13th} day of June, 2010.

**For VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES**


**(D.N. MITTRA)
PARTNER**