



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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

REPORT ON TITLE

- OWNERS :**
- (1) **MOHAMMAD ABDUL SAMAD,**
son of Marhum Abdur Rahaman and
 - (2) **MOSSAMAAT JAHANARA BEGAM,**
wife of Mohammad Abdul Samad,
both residing at Majher Para, Ward No.25,
Police Station Sonarpur,
District South 24-Parganas.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of 7 Sataks be the same a little more or less classified as 'Bagan' situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.259 comprised in R.S. Dag No.487 appurtenant to R.S. Khatian No.346 corresponding to L.R. Dag No.512 appurtenant to L.R. Khatian Nos.227 & 568/1 Police Station Sonarpur Sub Registry office Sonarpur in the District South 24-Parganas and butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	By R.S. Dag No. 486;
<u>ON THE EAST</u>	:	By R.S. Dag No. 482;
<u>ON THE SOUTH</u>	:	By part of R.S. Dag No. 487 and
<u>ON THE WEST</u>	:	By R.S. Dag No. 489.

2. DOCUMENTS PERUSED :

Photo-copies of the following :-

A. Bengali Kobala (Indenture of Conveyance) dated the 23rd day of June 1976 made between the said Akash Ali Peyada therein referred to as the Vendor of the One Part and the Owners herein therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.37 Pages 150 to 153 Being No.2239 for the year 1976.

B. Land Reforms Record-of-Right in the names of Mohammad Abdul Samad and Mossamaat Jahanara Begam have mutated their names in respect of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur, in the District South 24-Parganas being L.R. Khatian Nos.227 & 568/1.



3. THE SEARCHES MADE:

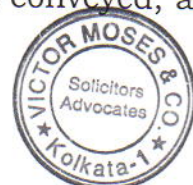
- a) At the office of
i) Additional Registrar of Assurances, Kolkata
ii) District Registrar Alipore and
iii) Additional District Sub-Registrar, Sonarpur
-for the period between 1979 and 2009.
- b] In the Court of Civil Judge (Sr. Div.) at Baruipur and In the Court of Civil Judge (Jr. Div.), 2nd Court 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 Mohammad Hasem Ali Sardar was lawfully seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 7 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.259 comprised in R.S. Dag No.487 appurtaining to R.S. Khatian No.346 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as the **said land**).

B. By a Bengali Kobala (Deed of Sale) dated the 27th day of April 1966 made between the said Mohammad Hasem Ali Sardar therein referred to as the Vendor of the One Part and one Akash Ali Peyada therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.65 Pages 227 to 233 Being No.5422 for the year 1966, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein All That the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

C. By another Bengali Kobala (Deed of Sale) dated the 23rd day of June 1976 made between the said Akash Ali Peyada therein referred to as the Vendor of the One Part and the Owners herein therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.37 Pages 150 to 153 Being No.2239 for the year 1976, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured



and assigned unto and in favour of the Purchasers therein All That the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. The said Owners herein have recorded their respective names in the office of the Block Land and Land Reforms Officer Sonarpur and remained in peaceful possession of All That the said land ever since their purchase as aforesaid (hereinafter referred to as **the said land**).

E. Thus the Owners herein are now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 7 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the District South 24-Parganas more particularly mentioned and described hereinbefore (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.

ii] 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.

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

iv] 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.

v) It reveals from the Dag Information supplied to us by the client from the Office of the Block Land and Land Reforms Officer, Sonarpur, District South 24 Parganas that the Owners abovenamed has mutated their names in respect of the said land in the records of Land Revenue Department and new L.R. Khatian being Nos.227 & 568/1 have been opened in their names.

vi) 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 ^{29th}..... day of March, 2010.

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




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