



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

OWNER : **ANSAR ALI MOLLA alias ANSER ALI MOLLA,**
son of the Late Ahadat Ali Molla,
residing at Dakshin Fartabad,
26, Sonarpur South 24-Parganas,
Kolkata-700 084.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of 7.6529 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, Sub Registry office Sonarpur in the District South 24Parganas comprised in :-

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian No.	Area
694	463	729	105	2 Sataks
695	-do-	730	-do-	1 Sataks
696	-do-	731	-do-	1.8264 Sataks
697	-do-	732	-do-	2.8264 Sataks
			TOTAL :	7.6529 Sataks

and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag Nos. 699, 700 & 698/2256;

ON THE EAST : By R.S. Dag No. 705/2257;

ON THE SOUTH : By R.S. Dag Nos. 693 & 692 and

ON THE WEST : By R.S. Dag No. 682;

2. DOCUMENTS PERUSED :

Photo-copies of the following :-



Telephones : 2248 1296 / 2248 4600 / 2210 2381 / 2231 6373 , Fax : 91 (033) 2248 2933

E-mail : vmoses@vsnl.com

Delhi Office : C - 129, East of Kailash, New Delhi - 110 065

- A. Bengali Kobala (Deed of Sale) dated the 4th day of November 1961 made between the said Abdul Kurdush and Sk. Abdul Quasem therein jointly referred to as the Vendors of the One Part and one Abdul Qader Sardar therein referred to as the Purchaser of the Other Part and registered with the District Registrar Alipore in Book No.I Volume No.57 Pages 220 to 223 Being No.3184 for the year 1961.
- B. Bengali Kobala (Deed of Sale) dated the 21st day of May 1962 made between the said Abdul Qader Sardar therein referred to as the Vendor of the One Part and the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.58 Pages 130 to 132 Being No.5033 for the year 1962.
- C. Bengali Kobala (Deed of Sale) dated the 7th day of March 1963 made between the said Golam Jilani Sardar therein referred to as the Vendor of the One Part and the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.40 Pages 117 to 118 Being No.2106 for the year 1963.
- D. Land Reforms Record-of-Right in the name of Ansar Ali Molla 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 No.105.

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 Rahisuddin 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 28 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 then District of 24-Parganas comprised in :

R.S Dag Nos.	R.S. Khatian Nos.	Area (In Sataks)
694	463	7
695	-do-	5
696	-do-	6
697	-do-	10
	TOTAL :	28 Sataks

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

B. The said Rahisuddin Sardar died intestate leaving him surviving his widow namely Sobejan Bibi only son namely Golam Jilani Sardar and two daughters namely Achiya Khatoon and Sakina Bibi as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the said mother land in their respective proportions.

C. The said Sakina Bibi died intestate leaving her surviving her husband namely Abdul Kurdush and only son namely Sk. Abdul Quasem as her surviving legal heirs and legal representatives who inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.

D. By a Bengali Kobala (Deed of Sale) dated the 4th day of November 1961 made between the said Abdul Kurdush and Sk. Abdul Quasem therein jointly referred to as the Vendors of the One Part and one Abdul Qader Sardar therein referred to as the Purchaser of the Other Part and registered with the District Registrar Alipore in Book No.I Volume No.57 Pages 220 to 223 Being No.3184 for the year 1961, the Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein amongst All That the undivided part or share in the said mother land containing an area of 6 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 then District of 24-Parganas comprised in:



R.S Dag Nos.	R.S. Khatian Nos.	Area (In Sataks)
694	463	2
695	-do-	1
696	-do-	1
697	-do-	2
	TOTAL :	6 Sataks

(hereinafter collectively referred to as **the said first plot of land**) more fully and particularly described in the Schedule thereunder written, absolutely and forever.

E. By another Bengali Kobala (Deed of Sale) dated the 21st day of May 1962 made between the said Abdul Qader Sardar therein referred to as the Vendor of the One Part and the Owner herein therein referred to as the Purchaser of the Other Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.58 Pages 130 to 132 Being No.5033 for the year 1962, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein amongst All That the said first plot of land containing an area of 6 Sataks be the same a little more or less more fully and particularly described in the Schedule thereunder written, absolutely and forever.

F. By another Bengali Kobala (Deed of Sale) dated the 7th day of March 1963 made between the said Golam Jilani Sardar therein referred to as the Vendor of the One Part and the Owner herein therein referred to as the Purchaser of the Other Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.40 Pages 117 to 118 Being No.2106 for the year 1963, 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 undivided part or share in the said mother land containing an area of 1 Cottah 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 then District of 24-Parganas comprised in:

R.S Dag Nos.	R.S. Khatian Nos.	Area
696	463	8 Chittacks
697	-do-	8 Chittacks
	TOTAL :	1 Cottah equivalent to 1.6529 Sataks



(hereinafter collectively referred to as **the said second plot of land**) more fully and particularly described in the Schedule thereunder written, absolutely and forever.

G. The Vendor herein has recorded his name in the office of the Block Land and Land Reforms Officer Sonarpur and remained in peaceful possession of All That the said first and second plots of land containing an area of 7.6529 Sataks be the same a little more or less (hereinafter referred to as **the said land**).

H. Thus the Owner herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 7.6529 Sataks be the same a little more or less more fully mentioned and described hereinbefore.

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 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; 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; 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 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, 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] 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 24Parganas that the Owner abovenamed has mutated his name in respect of the said land in the records of Land Revenue Department and new L.R. Khatian being No.105 has been opened in his name.

g) 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 said Owner has title thereto as aforesaid.

Dated this the ^{28th} day of June, 2010.

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




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