



# VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,  
PATENT & TRADEMARK ATTORNEYS.

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

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

## REPORT ON TITLE

**OWNER :** **LUTFAR SARDAR,**  
son of the Late Golam Jilani Sardar, residing at  
Uttar Kumrakhali, M.R. Sarani, Post Office-  
Narendrapur, Ward No.25, Police Station  
Sonarpur, District South 24Parganas.

### **1. DESCRIPTION OF THE LAND :**

**ALL THAT** the piece and parcel of land containing an area of 2.75 Sataks be the same a little more or less together with structure standing thereon having a covered area of 100 (One Hundred) Sq.Ft., 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 :-

<b>R.S. Dag Nos.</b>	<b>R.S. Khatian No.</b>	<b>L.R. Dag Nos.</b>	<b>L.R. Khatian No.</b>	<b>Area (In Sataks)</b>
694	463	729	489	0.675
695	-do-	730	-do-	0.5
696	-do-	731	-do-	0.575
697	-do-	732	-do-	1
				<b>2.75 Sataks</b>

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 :-

- A. Death Certificate of Golam Jilani Sardar.
- B. Farhaznama.



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C. Land Reforms Dag Information 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 comprised in L.R. Dag Nos.729, 730, 731 & 732 appertaining to L.R. Khatian No.489.

**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.), 2<sup>nd</sup> 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. SCOPE LIMITATION :**

The scope of our report is limited by the following general parameters.

We have assumed that the documents provided to us :

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.



To the extent possible, we have relied upon documents and records provided by the representative of the Owners abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land have been made by us.

We have taken due care for preparation of this report, however, it, shall not be responsible, or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Client or otherwise;

The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

#### 5. 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 No.	Area (In Sataks)
694	463	7
695	-do-	5
696	-do-	6
697	-do-	10
<b>TOTAL :</b>		<b>28 Sataks</b>

(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 Sobejan Bibi died intestate leaving her surviving her only son namely Golam Jilani Sardar and two daughters namely Achiya Khatoon and Sakina Bibi as her surviving legal heirs, heiresses 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. The said Achiya Khatoon died intestate leaving her surviving her brother Golam Jilani Sardar and sister Sakina Bibi as her surviving legal heirs, heiresses 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.

E. 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.

F. The said Golam Jilani Sardar died intestate on 22<sup>nd</sup> day of May, 1987 leaving him surviving his widow namely Sabeda Sardar, five sons namely Syedul Sardar, Oliur Rahaman Sardar, Lutfar Sardar, Ajibur Rahaman Sardar and Atibar Sardar and three daughters namely Piyada Gulal, Idan Banu Bibi and Shanu Bibi as his surviving legal heirs, heiresses 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.

G. Thus the Owner herein is seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 2.75 Sataks situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur District of South 24Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Area (In Sataks)
694	463	729	489	0.675
695	-do-	730	-do-	0.5
696	-do-	731	-do-	0.575
697	-do-	732	-do-	1
				<b>2.75 Sataks</b>



free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature (hereinafter referred to as **the said land**).

**6. 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 said land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur, in the District South 24-Parganas comprised in L.R. Dag Nos.729 & 730



(both classified as 'Bastu') and L.R. Dag Nos.731 & 732 (both classified as 'Danga') appurtenant to L.R. Khatian No.489.

g) We caused advertisements published in two newspapers. No objection was received on the title to the said land.

**7. 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 <sup>24<sup>th</sup></sup> ..... day of March, 2011.

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

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



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