



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 : **MOHAMMAD ANSAR ALI MOLLA,**
son of Mohammad 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 19 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 24-Parganas comprised in :-

Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian No.	Area
1520	668	1032	701	105	9 Sataks
255	658	29	691	-do-	10 Sataks
				TOTAL :	19 Sataks

and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag Nos. 667 and 659;

ON THE EAST : By R.S. Dag Nos. 669 and 667;

ON THE SOUTH : By R.S. Dag Nos. 485, 476, 475, 474 and 473;

ON THE WEST : By R.S. Dag Nos. 485 and 657;

3. DOCUMENTS PERUSED :

Photo-copies of the following :-

A. Bengali Kobala (Indenture of Conveyance) dated the 4th day of June 1959 made between the said Abdul Hamid Sardar therein referred to as



the Vendor of the One Part and one Mohammad Ansar Ali Molla 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 277 to 279 Being No.5248 for the year 1959.

B. Bengali Kobala (Indenture of Conveyance) dated the 4th day of June 1959 made between the said Islam Ali Sardar, Osman Gani Sardar, Sukran Bibi and Noor Jahan Bibi therein jointly referred to as the Vendors of the One Part and the said Mohammad Ansar Ali Molla 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 280 to 282 Being No.5249 for the year 1959.

C. Land Reforms Record-of-Right in the name of Mohammad 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.

4. 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.

5. DEVOLUTION OF TITLE :

A. One Abdul Hamid Sardar, Efajuddin Sardar and others were lawfully seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 9 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.668 appurtaining to R.S. Khatian No.1032 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as



the **said first plot of land**) as also All That the piece and parcel of land containing an area of 10 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.255 comprised in R.S. Dag No.658 appurtenant to R.S. Khatian No.29 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as **the said second plot of land**).

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

C. By a Deed of Partition dated the 29th day of May 1959 the said Abdul Hamid Sardar was allocated to the exclusion of others All That the said first plot of land and the said Sukran Bibi, Islam Ali Sardar, Osman Gani Sardar and Noor Jahan Bibi were jointly allocated to the exclusion of others All That the second plot of land.

D. By a Bengali Kobala (Indenture of Conveyance) dated the 4th day of June 1959 made between the said Abdul Hamid Sardar therein referred to as the Vendor of the One Part and the said Mohammad Ansar Ali Molla 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 277 to 279 Being No.5248 for the year 1959, 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 first plot of land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

E. By another Bengali Kobala (Indenture of Conveyance) dated the 4th day of June 1959 made between the said Islam Ali Sardar, Osman Gani Sardar, Sukran Bibi and Noor Jahan Bibi therein jointly referred to as the Vendors of the One Part and the said Mohammad Ansar Ali Molla 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 280 to 282 Being No.5249 for the year 1959, the Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein All That the said second plot of land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

F. The said Mohammad Ansar Ali Molla 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 (hereinafter collectively referred to as **the said land**).



G. 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 19 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**).

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.

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.

v] 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.

vi] 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.



vii) 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 Mohammad Ansar Ali Molla has title thereto as aforesaid.

Dated this the 8th day of February, 2010.



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


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