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VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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

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

REPORT ON TITLE

OWNERS :

- (1) **RAHIMA SARDAR,**
widow of the Late Abdul Latif Sardar,
residing at Majher Para, Ward 25,
Sonarpur, South 24 Parganas,
- (2) **NAZIRA KHATUN BIBI alias NAJIRUNNESSA,**
wife of Alauddin Molla,
residing at Majher Para, Ward 25,
Sonarpur, South 24 Parganas
- (3) **ABDUL HANIF SARDAR,**
- (4) **ABDUL HABIB SARDAR,**
- (5) **ABDUL SABIR SARDAR,**
-all sons of the Late Abdul Latif Sardar,
all residing at Majher Para, Ward 25,
Sonarpur, South 24 Parganas,
- (6) **MANOWARA THANDAR,**
wife of Sahajan Thandar,
residing at Uttar Danga O Thandar,
Banhoogly, Sonarpur, South 24 Parganas,
- (7) **SARAD DHALI,**
wife of Ismail,
residing at Purbachal, Ward 112,
Regent Park, South 24 Parganas,
- (8) **SAHANARA SARDAR,**
daughter of Latif Sardar,
residing Majher Para, Ward 25,
Sonarpur, South 24 Parganas,
- (9) **ABDUL KADER SARDAR,**
- (10) **ABDUL RASID SARDAR,**
- (11) **ABDUL MANNAN SARDAR,**
-all sons of the Late Abdul Motaleb Sardar alias
Motaleb Sardar,
all residing Majher Para, Ward 25,
Sonarpur, South 24 Parganas,
- (12) **SAHARAN BANU BIBI,**
wife of Golamnabi Molla,
residing at Kathalberia,
Police Station Canning,
District South 24 Parganas and



(13) **ASHURA BIBI**,
 wife of Nurhak,
 residing at Khan Para, Banhoogly,
 Police Station Sonarpur,
 District South 24 Parganas.

1. DESCRIPTION OF THE LAND :

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 comprised in R.S. Dag No.484 appurtenant to R.S. Khatian No.1555 corresponding to L.R. Dag No.509 appurtenant to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 248, 550, 655 and 692 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. 485;
ON THE EAST : By R.S. Dag No. 476;
ON THE SOUTH : By R.S. Dag No. 483 and
ON THE WEST : By R.S. Dag No. 486.

2. DOCUMENTS PERUSED :

Photo-copies of the following :-

- A] Death Certificate of Deljan Bibi.
- B] Death Certificate of Abdul Latif Sardar.
- C] Farhaznama.
- D] Land Reforms Dag Informations in respect of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in L.R. Dag No.509 appurtenant to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 248, 550, 655 and 692 Police Station Sonarpur, in the District South 24-Parganas.

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 Abdul Motaleb Sardar alias Motaleb 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 9 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 No.	R.S. Khatian No.	Area
484	1555	9 Sataks
	Total :	9 Sataks

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

B. The said Abdul Motaleb Sardar alias Motaleb Sardar died intestate leaving him surviving his first wife namely Juhura Bibi and son namely Abdul Latif Sardar and daughter namely Najira Khatun Bibi alias Najirunnessa and second wife namely Deljan Bibi, three sons namely Abdul Kader Sardar, Abdul Rasid Sardar and Abdul Mannan Sardar and two daughters namely Saharanbanu Bibi and Ashura Bibi and as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the said entire land in their respective proportions.

C. The said Juhura Bibi died intestate leaving her surviving her only son namely the said Abdul Latif Sardar and only daughter namely the said Nazira Khatun Bibi alias Najirunnessa as her surviving legal heirs, heiress and legal representatives who inherited amongst others All That the undivided part or share in the said entire land in their respective proportions.



D. The said Deljan Bibi died intestate on 16th February, 2008 leaving her surviving her three sons namely Abdul Kader Sardar, Abdul Rasid Sardar and Abdul Mannan Sardar and two daughters namely the said Saharanbanu Bibi and Ashura Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said entire land in their respective proportions.

E. The said Abdul Latif Sardar died intestate on 28th December, 2008 leaving him surviving his widow namely Rahima Sardar and three sons namely Abdul Hanif Sardar, Abdul Habib Sardar and Abdul Sabir Sardar and three daughters namely Manowara Thandar, Sarad Dhali and Sahanara Sardar as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said entire land in their respective proportions.

F. Thus the Owners herein became 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 comprised in R.S. Dag No.484 appertaining to R.S. Khatian No.1555 corresponding to L.R. Dag No.509 appertaining to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 248, 550, 655 and 692 Police Station Sonarpur in the District of South 24-Parganas (hereinafter referred to as **the said land**) free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

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

d] 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.

e) 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 comprised in L.R. Dag No.509 appurtaining to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 248, 550, 655 and 692 is classified as "Bagan".

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 ^{23rd} day of August, 2010.

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


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

