



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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

REPORT ON TITLE

OWNER : **SHAID ALI SARDAR,**
-son of Ohab Ali Sardar,
residing at Uttar Kumrakhali,
Police Station Sonarpur,
District South 24-Parganas.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of 2 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.260 Police Station Sonarpur in the District of South 24-Parganas comprised in :

| R.S.Dag Nos. | R.S.Khatian Nos. | Area |
|---------------------|-------------------------|-----------------|
| 669 | 1032 | 1 Sataks |
| 670 | -do | 1 Sataks |
| | Total : | 2 Sataks |

and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag No. 671;
ON THE EAST : By R.S. Dag No. 469;
ON THE SOUTH : By R.S. Dag No. 471;
ON THE WEST : By R.S. Dag Nos. 668 and 667.

2. DOCUMENTS PERUSED :

Photo-copies of the following :-

A] Bengali Kobala (Deed of Sale) dated the 29th day of April 2009 made between the said Farida Khatoon Bibi therein referred to as the Vendor of the One Part and the Vendor herein and two others therein jointly referred to as the Purchasers of the Other Part and registered with the Additional District Sub-Registrar Sonarpur in Book No.I CD Volume No.13 Pages 4726 to 4736 Being No.04566 for the year 2009.

3. THE SEARCHES MADE:

a) At the office of :



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

- 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 Hamid 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.260 Police Station Sonarpur in the then District of 24-Parganas comprised in :

| R.S. Dag Nos. | R.S. Khatian Nos. | Area |
|---------------|-------------------|-----------------|
| 669 | 1032 | 3 Sataks |
| 670 | -do | 4 Sataks |
| | TOTAL : | 7 Sataks |

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

B. By a Bengali Kobala (Deed of Sale) dated the 7th day of October 1964 made between the said Abdul Hamid Sardar therein referred to as the Vendor of the One Part and one Farida Khatoon Bibi therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.123 Pages 25 to 32 Being No.9187 for the year 1964, 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 entire land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

C. By another Bengali Kobala (Deed of Sale) dated the 29th day of April 2009 made between the said Farida Khatoon Bibi therein referred



to as the Vendor of the One Part and the Owner herein and two others therein jointly referred to as the Purchasers of the Other Part and registered with the Additional District Sub-Registrar Sonarpur in Book No.I CD Volume No.13 Pages 4726 to 4736 Being No.04566 for the year 2009, 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 entire land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. Thus the Owner is now seized and possessed of or otherwise well and sufficiently entitled to All That the undivided 1/3rd part or share the said entire land containing an area of 2 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.260 Police Station Sonarpur in the District of South 24-Parganas comprised in :

| R.S. Dag Nos. | R.S. Khatian Nos. | Area |
|---------------|-------------------|-----------------|
| 669 | 1032 | 1 Sataks |
| 670 | -do | 1 Sataks |
| | TOTAL : | 2 Sataks |

(hereinafter for the sake of brevity referred to as **the said land**) free from all encumbrances, charges, liens, lispensens, 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 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, South 24Parganas at 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] 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 Sahid Ali Sardar has title thereto, as aforesaid.

Dated this the 13th day of June, 2010.

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


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