



# 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

DNM/SPB/2902

Date: 7<sup>th</sup> April, 2010

**M/S. WELLBUILD ENCLAVE PRIVATE LIMITED,**  
55/1A, Strand Road,  
Police Station - Jora Bagan,  
Kolkata-700 006.

Dear Sir,

Re: **ALL THAT** the piece and parcel of land containing an area of **54 Sataks** 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 Nos. 476, 477, 481/2187, 482, 483 & 490, R.S. Khatina Nos. 791, 898, 1412 & 654, Police Station Sonarpur in the District South 24-Parganas.

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Enclosed please find Report-on-Title in respect of the above.

Yours faithfully,  
For VICTOR MOSES & CO.

Encl: As above.

  
(D.N. MITTRA)  
PARTNER

TKD



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## REPORT ON TITLE

- OWNERS :**
- (1) ABUL BASAR SARDAR alias ABDUL BASAR SARDAR,
  - (2) ABUL KALAM SARDAR alias ABDULKALAM SARDAR,  
both sons of Golap Rabbani Sardar,  
both residing at Majher Para, Ward No.25,  
Police Station Sonarpur,  
District South 24-Parganas.

### 1. DESCRIPTION OF THE LAND :

**ALL THAT** the piece and parcel of land containing an area of **54 Sataks** 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 comprised in :-

Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Classification	Area (In Sataks)
260	476	791	500	181 & 225	Danga	8
-do-	477	-do-	501	-do-	Sali	4
-do-	481 2187	898	506	-do-	Bagan	19
-do-	482	791	507	-do-	Danga	17
256	483	1412	508	-do-	-do-	5
260	490	654	515	225	-do-	1
					<b>TOTAL :</b>	<b>54 Sataks</b>

and butted and bounded in the manner following :-

- ON THE NORTH** : By R.S. Dag No. 668;  
**ON THE EAST** : By R.S. Dag Nos. 475, 478 and 481;  
**ON THE SOUTH** : By R.S. Dag No. 452 and  
**ON THE WEST** : By R.S. Dag Nos. 487, 486 and 484.

### 3. DOCUMENTS PERUSED :

Photo-copies of the following :-

- A] Certified copy of Final Decree passed by the Court of Learned 2<sup>nd</sup> Sub-Ordinate Judge 24Parganas at Alipore on the 22<sup>nd</sup> day of August





1939 in T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.).

B] Bontanama (Deed of Partition) dated the 20<sup>th</sup> day of November, 1945 made between the said Gandha Sardar therein referred to as the party to the One Part and the said Abdul Motaleb Sardar therein referred to as the party to the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Being No.5226 for the year 1945.

C] Bengali Kobala (Deed of Sale) dated the 26<sup>th</sup> day of July 1948 made between the said Khotajan Bibi therein referred to as the Vendor of the One Part and one Abul Basar Sardar then being minor represented by his natural guardian father Golap Rabbani Sardar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.45 Pages 227 to 238 Being No.4035.

D] Bondobostopatra/Paribarik Babostapatra (Deed of Settlement/Family Settlement) dated the 3<sup>rd</sup> day of November, 1983 made between the said Golap Rabbani Sardar therein referred to as the Settlor of the One Part and the said Abul Basar Sardar and Abul Kalam Sardar, therein jointly referred to as the Settles of the Other Part and registered with the Sub-Registry Office of Sonarpur in Book No.I Volume No.117 Pages 310 to 324 Being No.5599 for the year 1986.

E) Notification No. 11470 L.A. (P.W.)/IM-112/80 dated 18<sup>th</sup> September, 1981 under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25<sup>th</sup> day of September 1981.

F) Land Reforms Record-of-Rights in the names of Abul Basar Sardar and Abul Kalam Sardar 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 Nos.181 & 225.

#### 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.), 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.

5. **DEVOLUTION OF TITLE :**

A. One Gandha Sardar, Nanda Sardar and Kantha Sardar were 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 969.75 Sataks, be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in several Dag numbers Police Station Sonarpur in the then District 24-Parganas (hereinafter referred to as **the said mother land**).

B. The said Nanda Sardar died intestate leaving him surviving his widow namely Faziran Bibi only son namely Abdul Motaleb Sardar and two daughters namely Anarjan Bibi and Meherjan Bibi as his surviving legal heir, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land in their respective proportions.

C. The said Kantha Sardar died intestate leaving him surviving his widow namely Nekjan Bibi only daughter namely Saharjan Bibi as his surviving legal heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land in their respective proportions.

D. The said Faziran Bibi, Anarjan Bibi and Saharjan Bibi instituted a suit for partition in the Court of Learned 2<sup>nd</sup> Sub-Ordinate Judge 24Parganas at Alipore being T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.) praying inter-alia for declaring their shares and partition amongst others in respect of the said mother land inherited by them from their predecessors-in-interest.

E. The parties to the aforesaid suit filed an application on the 21<sup>st</sup> day of August 1939 praying amongst others for recording compromise of the disputes involved in the said T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.) on the terms and conditions therein contained.

F. Final Decree was passed by the Court of Learned 2<sup>nd</sup> Sub-Ordinate Judge 24Parganas at Alipore on the 22<sup>nd</sup> day of August 1939 in the said suit for Partition and the said Gandha Sardar and Abdul Motaleb Sardar was absolutely allocated amongst others the said mother land, absolutely and forever.





G. By a Bontanama (Deed of Partition) dated the 20<sup>th</sup> day of November, 1945 made between the said Gandha Sardar therein referred to as the party to the One Part and the said Abdul Motaleb Sardar therein referred to as the party to the Other Part and registered with the Sub-Registrar Baruipur in Book No.1 Being No.5226 for the year 1945, the said Gandha Sardar to the exclusion of the said Abdul Motaleb Sardar, was allocated amongst others the said mother land absolutely.

H. The said Gandha Sardar died intestate leaving him surviving his widow namely Khotejan Bibi and only son namely Golap Rabbani Sardar as his surviving legal heir, heiress and legal representatives who inherited amongst others All That the said mother land in their respective proportions.

I. By a Bengali Kobala (Deed of Sale) dated the 26<sup>th</sup> day of July 1948 made between the said Khotejan Bibi therein referred to as the Vendor of the One Part and one Abul Basar Sardar then being minor represented by his natural guardian father Golap Rabbani Sardar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.1 Volume No.45 Pages 227 to 238 Being No.4035 for the year 1948, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein amongst others All That the undivided part or share in the said mother land containing an area of 187.75 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 24-Parganas comprised in :-

Sl. No	Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	Area (In Sataks)	Area Sold (Sataks)
1.	259	57	293	18	
	-do-	384	-do-	31	
	-do-	1461	400	7	
	-do-	1437	404	22	
				<b>78</b>	<b>7.25</b>
2.	260	296	630	19	
	-do-	337	-do-	35	
	-do-	442	-do-	42	
	-do-	896	631	18	
				<b>114</b>	<b>14.25</b>
3.	--	205	408	10	
	--	1446	-do-	21	
				<b>31</b>	<b>4</b>
4.	260	296	650	19	
	-do-	490	654	11	
	-do-	1374	655	32	
				<b>62</b>	<b>7.75</b>
5.	259	405	410	3	



	-do-	407	-do-	6	
	-do-	417	-do-	23	
	-do-	415	-do-	3	
	-do-	427	-do-	7	
	-do-	1337	-do-	9	
				<b>51</b>	<b>6.25</b>
<b>6.</b>	-do-	405	411	3	
	-do-	407	-do-	5	
	-do-	417	-do-	22	
	-do-	415	-do-	2	
	-do-	427	-do-	7	
	-do-	1337	-do-	10	
				<b>49</b>	<b>6.125</b>
<b>7.</b>	-do-	426	667	8	
	-do-	537	668	1	
	-do-	539	-do-	9	
				<b>18</b>	<b>2.25</b>
<b>8.</b>	-do-	472	636	3	
	-do-	479	-do-	6	
	-do-	463	-do-	16	
	-do-	470	640	10	
	-do-	471	-do-	8	
	-do-	474	-do-	2	
	-do-	464	637	5	
	-do-	466	-do-	2	
	-do-	456	-do-	1	
		1179			
	-do-	483	641	5	
	-do-	490	-do-	15	
	-do-	464	639	6	
	-do-	466	-do-	2	
	-do-	456	-do-	1	
		2178			
				<b>82</b>	<b>10.25</b>
<b>9.</b>	---	905	643	11	
	---	242	-do-	11	
	---	363	-do-	32	
	---	242	644	11	
	---	911	-do-	18	
	---	912	-do-	2	
	---	251	647	5	
				<b>90</b>	<b>11.25</b>
<b>10.</b>	---	904	657	15	
	---	846	658	10	
	---	-do-	659	3	
	---	1023	660	24	
				<b>52</b>	<b>6.50</b>
<b>11.</b>	---	397	624	1	
	---	398	-do-	66	





	---	451	-do-	25	
	---	526	-do-	8	
	---	419	-do-	13	
				<b>113</b>	<b>13.75</b>
<b>12.</b>	---	458	1060	5	
	---	788	-do-	13	
	---	729	1061	20	
	---	756	1062	12	
	---	881	1064	11	
	---	806	-do-	5	
	---	812	-do-	6	
				<b>72</b>	<b>9.125</b>
<b>13.</b>	---	1328	795	6	
	---			<b>6</b>	<b>.75</b>
<b>14.</b>	---	844	1076	11	
				<b>11</b>	<b>1.5</b>
<b>15.</b>	---	370	572	1	
				<b>7</b>	<b>1</b>
<b>16.</b>	---	63	401	5	
	---	57	-do-	11	
	---	384	-do-	21	
				<b>37</b>	<b>4.5</b>
<b>17.</b>	---	833	629	.75	
				<b>6</b>	<b>.75</b>
<b>18.</b>	---	1	48	43	
	---	2	-do-	13	
	---	277	-do-	29	
	---	278	-do-	3	
	---	279	-do-	31	
	---	280	-do-	23	
	---	290	-do-	44	
	---	291	-do-	100	
	---	295	-do-	5	
	---	343	-do-	6	
	---	344	-do-	24	
	---	1455	49	14	
				<b>335</b>	<b>22.5</b>
<b>19.</b>	260	366	849	20	
	-do-	367	-do-	4	
				<b>24</b>	<b>3</b>
<b>20.</b>	---	574	846	23	
	---	576	847	28	
				<b>51</b>	<b>6.5</b>
<b>21.</b>	---	1452	842	15	
	---	1504	-do-	14	
				<b>29</b>	<b>3.5</b>
<b>22.</b>	---	276	1074	4	
				<b>4</b>	<b>.50</b>
<b>23.</b>	260	153	567	12	



				<b>12</b>	<b>1.5</b>
<b>24.</b>	260	463	623	15	
	-do-	490	662	4	
				<b>19</b>	<b>2.5</b>
<b>25.</b>	---	906	632	3	
	---	907	-do-	23	
	---	869	634	18	
	---	802	-do-	14	
	---	831	-do-	15	
				<b>73</b>	<b>9</b>
<b>26.</b>	255	281	52	6	
	-do-	290	-do-	28	
		2186			
				<b>34</b>	<b>4.25</b>
<b>27.</b>	---	737	56	12	
				<b>12</b>	<b>1.5</b>
<b>28.</b>	---	434	21	32	
	---	496	-do-	24	
				<b>56</b>	<b>7</b>
<b>29.</b>	259	922	256	14	
	-do-	275	-do-	10	
				<b>24</b>	<b>3</b>
<b>30.</b>	---	395	318	34	
				<b>34</b>	<b>4.25</b>
<b>31.</b>	260	481	899	19	
		2187			
				<b>19</b>	<b>2.5</b>
<b>32.</b>	---	481	573	13	
	---	476	792	8	
	---	477	-do-	4	
	---	482	-do-	17	
				<b>42</b>	<b>5.25</b>
<b>33.</b>	---	410	861	24	
				<b>24</b>	<b>3</b>
<b>34.</b>	---	1053	1000	6	
				<b>6</b>	<b>.75</b>
				<b>TOTAL :</b>	<b>187.75</b>

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

J. By a Bondobostopatra/Paribarik Babostapatra (Deed of Settlement/ Family Settlement) dated the 3<sup>rd</sup> day of November, 1983 made between the said Golap Rabbani Sardar therein referred to as the Settlor of the One Part and the Vendors herein namely the said Abul Basar Sardar and Abul Kalam Sardar, therein jointly referred to as the Settles of the Other Part and registered with the Sub-Registry Office of Sonarpur in Book No.1 Volume No.117 Pages 310 to 324 Being No.5599





for the year 1986, the Settlor granted, transferred, conveyed, assigned and assured unto and in favour of the said Settles therein amongst others All That the piece and parcel of land containing an area of 782 Sataks be the same a little more or less, wrongly mentioned therein as 685 Sataks, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the then District 24-Parganas comprised in :-

Sl. No	Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	Area (In Sataks)	Area Transferred (Sataks)
1.	255	337	1410	35	77
	-do-	442	-do-	42	
2.	-do-	906	1441	3	35
	-do-	907	-do-	23	
	-do-	831	-do-	9	
3.	256	472	1412	3	45
	-do-	479	-do-	6	
	-do-	463	-do-	16	
	-do-	483	-do-	5	
	-do-	490	-do-	15	
4.	259	905	1413	11	31
	-do-	911	-do-	18	
	-do-	912	-do-	2	
5.	-do-	846	1414	10	10
6.	256	426	1390	8	8
7.	255	758	1393	5	17
	-do-	756	-do-	12	
8.	259	922	256	14	24
	-do-	275	-do-	10	
9.	-do-	384	401	21	21
10.	255	434	1504	32	56
	-do-	496	-do-	24	
11.	260	881	1389	11	11
12.	259	384	400	31	31
13.	260	490	662	11	11

14.	259	57	398	18	
	-do-	384	-do-	31	
					<b>49</b>
15.	-do-	405	411	6	
					<b>6</b>
16.	-do-	407	-do-	6	
	-do-	417	-do-	23	
	-do-	415	-do-	3	
	-do-	427	-do-	7	
	-do-	1337	-do-	9	
					<b>48</b>
17.	255	281	52	6	
	-do-	<u>290</u>	-do-	28	
		2186			
					<b>34</b>
18.	260	<u>281</u>	898	19	
		2187			
					<b>19</b>
19.	-do-	476	791	8	
	-do-	477	-do-	4	
	-do-	482	-do-	17	
	-do-	481	-do-	13	
					<b>42</b>
20.	-do-	464	637	5	
	-do-	466	-do-	2	
	-do-	<u>456</u>	-do-	1	
		2179			
					<b>8</b>
21.	255	737	55	12	
					<b>12</b>
22.	260	366	849	20	
					<b>20</b>
23.	-do-	370	572	10	
					<b>10</b>
24.	255	1	48	43	
	-do-	2	-do-	13	
	-do-	277	-do-	29	
	-do-	278	-do-	3	
	-do-	279	-do-	31	
	-do-	280	-do-	23	
	-do-	290	-do-	44	
	-do-	291	-do-	100	
	-do-	295	-do-	5	
	-do-	343	-do-	6	
	-do-	344	-do-	24	
	-do-	1455	-do-	14	
				335x1/2	<b>157</b>
				=167-10=	<b>782</b>





more fully and particularly described in the Schedule thereunder written (hereinafter referred to as **the said second plot of land**) in trust that on the death of the said Golap Rabbani Sardar the said second plot of land shall stand vested in his two sons namely, Abul Basar Sardar and Abul Kalam Sardar.

K. By a notification No.11470 L.A. (P.W.)/IM-112/80 dated 18<sup>th</sup> September, 1981 issued under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25<sup>th</sup> day of September 1981 the State of West Bengal had acquired amongst others All that the piece and parcel of Land containing an area of 29 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.490 Police Station Sonarpur in the then District 24-Parganas, out of the said first and second plots of land for the construction of Eastern Metropolitan Bypass.

L. After the said acquisition only a piece and parcel of land containing an area of 1 Satak 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.490 Police Station Sonarpur in the then District 24-Parganas, was left out.

M. The said Owners herein have recorded their respective names in the office of the Block Land and Land Reforms Officer Sonarpur in respect of the said first and second plots of land and remained in peaceful possession thereof.

N. Thus the Owners herein are now 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 **54 Sataks** be the same a little more or less out of the said first and second plots 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 :-

Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area (In Sataks)
260	476	791	500	181 & 225	8
-do-	477	-do-	501	-do-	4
-do-	481 2187	898	506	-do-	19
-do-	482	791	507	-do-	17
256	483	1412	508	-do-	5
260	490	654	515	225	1
				<b>TOTAL :</b>	<b>54 Sataks</b>



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

**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 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 by a notification No.11470 L.A. (P.W.)/IM-112/80 dated 18<sup>th</sup> September, 1981 under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25<sup>th</sup> day of September 1981 the State of West Bengal had acquired amongst others All that the piece and parcel of Land containing an area of 29 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.490 Police Station Sonarpur in the then District 24-Parganas, out of the said first and second plots of land for the construction of Eastern Metropolitan Bypass.

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 further transpires from the Dag Information supplied to us by the client from the Office of the Block Land and Land Reforms Officer, Sonarpur, District South 24 Parganas that the Owners abovenamed have mutated their names in respect of the said land in the records of Land Revenue Department and new L.R. Khatian being Nos.181 & 225 have been opened in their names.

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 Owners abovenamed have title thereto as aforesaid.

Dated this the 7<sup>th</sup> day of April, 2010.

For VICTOR MOSES & CO.,  
SOLICITORS & ADVOCATES



  
(D.N. MITTRA)  
PARTNER