



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

OWNERS :

- (1) OLIUR RAHAMAN SARDAR,
- (2) SYEDUL SARDAR,
-both sons of the Late Golam Jilani Sardar,
both residing at Majher Para, Ward No.25,
Police Station Sonarpur, District South 24Parganas,
- (3) IDAN BANU BIBI, wife of Kabil Sipai,
residing at Kolkata Bishnupur Road, Ward No.12,
Police Station Baruipur, District South 24Parganas,
- (4) PIYADA GULAL, wife of Piyar Gulal,
residing at Ganeshpur 12, Police Station Baruipur,
District South 24Parganas,
- (5) RAFIQUL ISLAM,
- (6) SHAFIQUL ISLAM,
both sons of the Late Nabab Ali,
- (7) MARUNA BIBI and
- (8) ANWARA BIBI,
both daughters of the Late Nabab Ali,
all residing at Bidyadharpur, Police Station Sonarpur,
District South 24Parganas.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of 9.75 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 :-

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Area (In Sataks)
694	463	729	489	2.35
695	-do-	730	-do-	1.9
696	-do-	731	-do-	2
697	-do-	732	-do-	3.5
				9.75 Sataks

and butted and bounded in the manner following :-



<u>ON THE NORTH</u>	:	By R.S. Dag Nos.699, 700 & 698/2256;
<u>ON THE EAST</u>	:	By R.S. Dag No.705/2257;
<u>ON THE SOUTH</u>	:	By R.S. Dag Nos.693 & 692 and
<u>ON THE WEST</u>	:	By R.S. Dag No.682.

2. **DOCUMENTS PERUSED :**

- Photo-copies of the following :-

- A. Death Certificate of Golam Jilani Sardar.
- B. Death Certificate of Shanu Bibi.
- C. Farhaznama.
- D. 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 appurtaining 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.), 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 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
TOTAL :		28 Sataks

(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 22nd day of May, 1987 leaving him surviving his widow namely Sabeda Sardar, five sons namely Syedul Sardar, Oliur Rahaman Sardar, Laskar Rahaman Sardar, Ajibur Rahaman Sardar and Atibur Rahaman 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. The said Shanu Bibi died intestate on the 14th day of July, 2001 leaving her surviving her two sons namely Rafiqul Islam and Shafiqul



Islam and two daughters namely Maruna Bibi and Anwara 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.

H. Thus the Owners herein are now seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 9.75 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.	Area (In Sataks)
694	463	2.35
695	-do-	1.9
696	-do-	2
697	-do-	3.5
TOTAL :		9.75 Sataks

free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trusts whatsoever nature (hereinafter referred to as **the said land**) more fully and particularly described in the Schedule hereinabove. .

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 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') appurtaining to L.R. Khatian No.489.

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 said Owners have title thereto as aforesaid.

Dated this the ^{21st} day of September, 2010.

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



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