



# VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,  
PATENT & TRADEMARK ATTORNEYS.

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

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

## REPORT ON TITLE

### OWNERS:

- (1) **ABDUL KADER SARDAR,**
- (2) **ABDUL RASID SARDAR,**
- (3) **ABDUL MANNAN SARDAR,**  
-all sons of the Late Abdul Motaleb Sardar alias  
Motaleb Sardar,  
all residing Majher Para, Ward 25,  
Sonarpur, South 24 Parganas,
- (4) **RAHIMA SARDAR,**  
widow of the Late Abdul Latif Sardar,  
residing at Majher Para, Ward 25,  
Sonarpur, South 24 Parganas,
- (5) **ABDUL HANIF SARDAR,**
- (6) **ABDUL HABIB SARDAR,**
- (7) **ABDUL SABIR SARDAR,**  
-all sons of the Late Abdul Latif Sardar,  
all residing at Majher Para, Ward 25,  
Sonarpur, South 24 Parganas,
- (8) **MANOWARA THANDAR,**  
wife of Sahajan Thandar,  
residing at Uttar Danga O Thandar,  
Banhoogly, Sonarpur, South 24 Parganas,
- (9) **SARAD DHALI,**  
wife of Ismail,  
residing at Purbachal, Ward 112,  
Regent Park, South 24 Parganas,
- (10) **SAHANARA SARDAR,**  
daughter of Latif Sardar,  
residing Majher Para, Ward 25,  
Sonarpur, South 24 Parganas.

### 1. DESCRIPTION OF THE LAND :

**ALL THAT** the piece and parcel of land containing an area of 14 Sataks be the same a little more or less situate lying at Mouza Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.685 appertaining to R.S. Khatian No.29 corresponding to L.R. Dag No.718 appertaining to L.R. Khatian Nos.183, 200, 215 & 216 Police Station Sonarpur in the District of South 24-Parganas and butted and bounded in the manner following:-

Telephones : 2248 1296 / 2248 4600 / 2210 2381 / 2231 6371 / 2231 0331 / 2248 2933

E-mail : vmoses@vsnl.com

Delhi Office : C - 129, East of Kailash, New Delhi



- ON THE NORTH** : By R.S. Dag No.691;  
**ON THE EAST** : By R.S. Dag No.686;  
**ON THE SOUTH** : By R.S. Dag No.468 and  
**ON THE WEST** : By R.S. Dag Nos.469.

## 2. **DOCUMENTS PERUSED :**

Photo-copies of the following :-

- A] Bengali Kobala (Deed of Sale) dated the 17<sup>th</sup> day of January, 1961 made between the said Eslam Ali Sardar, Osman Ali Sardar, Sukran Bibi and Noor Jahan Bibi therein jointly referred to as the Vendors of the One Part and one Abdul Kader Sardar, Abdul Rashid Sardar, Abdul Latif Sardar and Abdul Mannan Sardar therein jointly referred to as the Purchasers of the Other Part and registered in the office of the Sub-Registrar, Baruipur in Book No.I Volume No.10 Pages 173 to 176 Being No.312 for the year 1961.
- B] Death Certificate of Abdul Latif Sardar.
- C] Farhaznama.
- D] Land Reforms Dag Information in respect of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in L.R. Dag No.718 appurtaining to L.R. Khatian Nos.183, 200, 215 & 216 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.), 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.

**4. DEVOLUTION OF TITLE :**

A. One Efajuddin Sardar was absolutely seized and possessed of or otherwise well and sufficiently entitled to amongst others All That piece and parcel of land containing an area of 14 Sataks be the same a little more or less situate lying at Mouza Kumrakhali, J.L. No.48, Revenue Survey No.131 comprised in R.S. Dag No.685 appurtaining to R.S. Khatian No.29 Police Station – Sonarpur in the District of 24-Parganas (hereinafter referred to as **the said land**).

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

C. By a Bengali Kobala (Deed of Sale) dated the 17<sup>th</sup> day of January, 1961 made between the said Eslam Ali Sardar, Osman Ali Sardar, Sukran Bibi and Noor Jahan Bibi therein jointly referred to as the Vendors of the One Part and one Abdul Kader Sardar, Abdul Rashid Sardar, Abdul Latif Sardar and Abdul Mannan Sardar therein jointly referred to as the Purchasers of the Other Part and registered in the office of the Sub-Registrar, Baruipur in Book No.I Volume No.10 Pages 173 to 176 Being No.312 for the year 1961, the Vendors therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchasers therein amongst others All That the said land more fully and particularly described in the schedule therein written.

D. The said Abdul Latif Sardar died intestate on 28<sup>th</sup> December, 2008 leaving him surviving his widow namely Rahima Sardar, 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 his legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said land in their respective proportions.

E. 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 14 Sataks be the same a little more or less situate lying at Mouza Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.685 appurtaining to R.S. Khatian No.29





corresponding to L.R. Dag No.718 appurtaining to L.R. Khatian Nos.183, 200, 215 & 216 Police Station Sonarpur in the District of South 24-Parganas (hereinafter referred to as **the said land**) free from all encumbrances, charges, liens, lispens, 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.718 appurtaining to L.R. Khatian Nos.183, 200, 215 & 216 is classified as "Sali".



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 <sup>4<sup>th</sup></sup> day of October, 2010.

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

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

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