



# VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,  
PATENT & TRADEMARK ATTORNEYS.

Partners :  
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## REPORT ON TITLE

**OWNER :** RIAKAT HOSSAIN alias RIYAKAT MONDAL, son of the Late Sadek Ali, residing at Village Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24-Parganas.

### 1. DESCRIPTION OF THE LAND :

**ALL THAT** 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 Police Station Sonarpur in the District of South 24-Parganas comprised in :

| R.S. Dag Nos. | R.S. Khatian Nos. | L.R. Dag Nos. | L.R. Khatian No. | Classification | Area            |
|---------------|-------------------|---------------|------------------|----------------|-----------------|
| 453           | 352               | 475           | 1185             | Doba           | 5 Sataks        |
| 457           | -do-              | 481           | -do-             | Danga          | 2 Sataks        |
|               |                   |               |                  | <b>Total :</b> | <b>7 Sataks</b> |

and butted and bounded in the manner following :-

**ON THE NORTH** : By R.S. Dag Nos. 480 & 481;  
**ON THE EAST** : By R.S. Dag No. 458;  
**ON THE SOUTH** : By R.S. Dag Nos. 454 & 456 and  
**ON THE WEST** : By R.S. Dag No. 452.

### 2. DOCUMENTS PERUSED :

Photo-copies of the following :-

A] Bengali Kobala (Deed of Sale) dated the 28<sup>th</sup> day of December 1973 made between the said Ali Mohammad Sardar and Hasina Khatun Bibi therein jointly referred to as the Vendors of the One Part and the said Riakat Hossain therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.65 Pages 176 to 179 Being No.4373 for the year 1973.

B] Land Reforms Dag Informations in the name of the said Riakat Hossain in respect of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in L.R. Dag Nos.457 & 481 Police Station Sonarpur, in the District South 24-Parganas being L.R. Khatian No.1185.



**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 Ali Mohammad Sardar and Hasina Khatun Bibi 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 6½ 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 Nos. | Area             |
|---------------|-------------------|------------------|
| 453           | 352               | 5 Sataks         |
| 457           | -do-              | 1½ Sataks        |
|               | <b>Total :</b>    | <b>6½ Sataks</b> |

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

B. By a Bengali Kobala (Deed of Sale) dated the 28<sup>th</sup> day of December 1973 made between the said Ali Mohammad Sardar and Hasina Khatun Bibi therein jointly referred to as the Vendors of the One Part and the said Riakat Hossain therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.65 Pages 176 to 179 Being No.4373 for the year 1973, the Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein All That the said land containing an area of 6½ Sataks, be the same a little more or less, more fully and particularly described in the Schedule thereunder written, absolutely and forever.



C. The said Riakat Hossain has recorded his name in the office of the Block Land and Land Reforms Officer Sonarpur and remained in peaceful possession of All That the said land containing an area of 7 Sataks, be the same a little more or less.

D. Thus the said Riakat Hossain became seized and possessed of or otherwise well and sufficiently entitled to All That the said 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 Police Station Sonarpur in the District of South 24-Parganas comprised in :

| R.S. Dag Nos. | R.S. Khatian Nos. | L.R. Dag Nos. | L.R. Khatian No. | Area            |
|---------------|-------------------|---------------|------------------|-----------------|
| 453           | 352               | 475           | 1185             | 5 Sataks        |
| 457           | -do-              | 481           | -do-             | 2 Sataks        |
|               |                   |               | <b>Total :</b>   | <b>7 Sataks</b> |

(hereinafter collectively 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] 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 24Parganas that the predecessor of the Owners abovenamed had mutated his name in respect of the said land in the records of Land Revenue Department and new L.R. Khatian being No.480 was opened in his name.

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 Riakat Hossain has title thereto as aforesaid.

Dated this the 31<sup>st</sup> day of May, 2010.



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

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