



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 : **KADER SARDAR alias HAZI ABDUL KADER SARDAR,**
son of the Late Motaleb Sardar,
residing at Majher Para, Ward No. 25,
Sonarpur South 24-Parganas, 700 103.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of 5 Sataks be the same a little more or less classified as 'Danga' situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.485 appertaining to R.S. Khatian No.771 corresponding to L.R. Dag No.510 appertaining to L.R. Khatian No.183 Police Station Sonarpur in the District of South 24-Parganas and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag Nos. 658 and 667;
ON THE EAST : By R.S. Dag No. 668;
ON THE SOUTH : By R.S. Dag Nos. 484 and 486;
ON THE WEST : By R.S. Dag Nos. 657 and 656.

3. DOCUMENTS PERUSED :

Photo-copies of the following :-

A. Bengali Kobala (Indenture of Conveyance) dated the 29th day of June 1955 made between one Golam Jilani Sardar, Achiya Khatoon and Sobejan Bibi therein jointly referred to as the Vendors of the One Part and the Owner herein therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.62 Pages 10 to 12 Being No.4726 for the year 1955.



B. Bengali Kobala (Indenture of Conveyance) dated the 4th day of November 1961 made between the said Abdul Kurdush and Sk. Abdul Quasem therein jointly referred to as the Vendors of the One Part and the Owner herein therein referred to as the Purchaser of the Other Part and registered with the District Registrar Alipore in Book No.I Volume No.57 Pages 220 to 223 Being No.3184 for the year 1961.

C. Land Reforms Record-of-Right in the name of Kader Sardar alias Hazi Abdul Kader 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 No.183.

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.), 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.

5. 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 5 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.485 appurtenant to R.S. Khatian No.771 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as the **said 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 land in their respective proportions.



C. By a Bengali Kobala (Indenture of Conveyance) dated the 29th day of June 1955 made between the said Golam Jilani Sardar, Achiya Khatoon and Sobejan Bibi therein jointly referred to as the Vendors of the One Part and the Owner herein therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.62 Pages 10 to 12 Being No.4726 for the year 1955, 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 undivided part or shares in the said land wrongly mentioned as 5 Sataks be the same a little more or less, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. 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 shares in the said land as left by the deceased in their respective proportions.

E. By a Bengali Kobala (Indenture of Conveyance) dated the 4th day of November 1961 made between the said Abdul Kurdush and Sk. Abdul Quasem therein jointly referred to as the Vendors of the One Part and the Owner herein therein referred to as the Purchaser of the Other Part and registered with the District Registrar Alipore in Book No.I Volume No.57 Pages 220 to 223 Being No.3184 for the year 1961, 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 undivided part or shares in the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

F. The said Kader Sardar alias Hazi Abdul Kader Sardar 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.

G. Thus the Owner herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 5 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.485 appurtaining to R.S. Khatian No.771 corresponding to L.R. Dag No.510 appurtaining to L.R. Khatian No.183 Police Station Sonarpur in the District of South 24-Parganas more particularly mentioned and described hereinbefore (hereinafter referred to as **the said land**).



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 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.

ii] 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.

iii] It transpires that the said land has not been acquired by KMDA for the purpose of any project.

iv] 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.

v] 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 Owner abovenamed has mutated his name in respect of the said land in the records of Land Revenue Department and new L.R. Khatian being No.183 has been opened in his name.

vi] 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 Kader Sardar alias Hazi Abdul Kader Sardar has title thereto as aforesaid.

Dated this the 8th day of February, 2010.

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


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



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