



# 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) **MEHABUB ALI MOLLA,**
- (2) **ANSAR ALI MOLLA alias ANSER ALI MOLLA,**
- (3) **AABID ALI MOLLA alias ABID ALI MOLLA,**  
-all sons of the Late Ahadat Ali Molla, all residing at Village Fartabad, Garia, P.S. Sonarpur, District South 24Parganas,
- (4) **THAMINA BIBI alias TAHAMINA KHATUN,**  
wife of Abdul Haque Mandal, residing at Makalihati Tamijuddin Mistry Lane, P.S. Metiabruz, Kolkata-700 066,
- (5) **FURIDA BIBI alias FARIDA KHATUN,**  
wife of the Late Hasem Ali, residing at Village Kamagazi, P.S. Sonarpur, Kolkata-700 103,
- (6) **SEKH RAFIK alias SK RAFIK ALAM,**
- (7) **SHEKH SAMSUL alias SK SAMSUL ALAM,**
- (8) **SHEKH MAKBUL alias SK MAKBUL ALAM,**
- (9) **SK. TFAZZAL ALAM,**  
-all sons of the Late Sk. Jane Alam, all residing at 1/4, Mon Mohan Banerjee Road, P.S. Behala, Kolakat-700 038 and
- (10) **FIROZA alias FIROJA BEGUM,**  
wife of Sekendar Ali, residing at Natun Nagar, P.S. Maheshtala, District South 24Parganas

### 1. DESCRIPTION OF THE LAND :

**ALL THAT** the piece and parcel of land containing an area of 35 Sataks, be the same a little more or less, out of which the land classified as "Pukur" is being used for pisciculture and the land classified as Bagan is used for horticulture, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touzi No.260 Police Station Sonarpur in the District of South 24-Parganas comprised in :

| <b>R.S. Dag Nos.</b> | <b>R.S. Khatian No.</b> | <b>L.R. Dag Nos.</b> | <b>L.R. Khatian Nos.</b>     | <b>Area</b>      |
|----------------------|-------------------------|----------------------|------------------------------|------------------|
| 699                  | 554                     | 735                  | 105, 170, 608, 744, 96 & 984 | 26 Sataks        |
| 705<br>2257          | -do-                    | 742                  | -do-                         | 9 Sataks         |
|                      |                         |                      | <b>Total :</b>               | <b>35 Sataks</b> |



and butted and bounded in the manner following :-

- ON THE NORTH** : By 20' Municipal Road;  
**ON THE EAST** : By R.S. Dag No. 700;  
**ON THE SOUTH** : By R.S. Dag Nos. 695 & 696 and  
**ON THE WEST** : By R.S. Dag Nos. 698 & 698/2256.

**2. DOCUMENTS PERUSED :**

Photo-copies of the following :-

A. Bengali Kobala (Indenture of Conveyance) dated the 31<sup>st</sup> day of January 1975 made between the said Farida Khatun therein referred to as the Vendor of the One Part and the said Ansar Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.5 Pages 140 to 148 Being No.345 for the year 1975.

B. 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 being L.R. Dag No.735 appurtaining to L.R. Khatian Nos.105, 170, 608, 744, 96 & 984.

**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 Ahadat Ali Molla 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 35 Sataks, be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touzi No.260 Police Station Sonarpur in the then District of 24-Parganas comprised in :

| <b>R.S.<br/>Dag Nos.</b> | <b>R.S.<br/>Khatian No.</b> | <b>Area</b>      |
|--------------------------|-----------------------------|------------------|
| 699                      | 554                         | 26 Sataks        |
| <u>705</u><br>2257       | -do-                        | 9 Sataks         |
|                          | <b>TOTAL :</b>              | <b>35 Sataks</b> |

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

B. The said Ahadat Ali Molla died intestate on the 14<sup>th</sup> day of April 1970 leaving him surviving his widow namely Anjuman Begum alias Anjuman Bibi, three sons namely Mahbub Ali Molla, Ansar Ali Molla alias Anser Ali Molla and Aabid Ali Molla alias Abid Ali Molla and three daughters Thamina Bibi alias Tahamina Khatun, Furida Bibi alias Farida Khatun and Nurun Nahar Khatun as his surviving legal heirs and heiresses who inherited amongst others All That the said land in their respective proportions.

C. By a Bengali Kobala (Deed of Sale) dated the 31<sup>st</sup> day of January 1975 made between the said Farida Khatun therein referred to as the Vendor of the One Part and the said Ansar Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.5 Pages 140 to 148 Being No.345 for the year 1975, 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 her undivided part or share in the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. The said Anjuman Begum alias Anjuman Bibi died intestate on 19<sup>th</sup> day of February 2003 leaving her surviving her three sons namely Mahabub Ali Molla, Ansar Ali Molla alias Anser Ali Molla and Aabid Ali Molla alias Abid Ali Molla and three daughters Thamina Bibi alias Tahamina Khatun, Furida Bibi alias Farida Khatun and Nurun Nahar Khatun as her surviving legal heirs and heiresses who upon her death jointly inherited her proportionate part or share in the said land.



E. The said Nurun Nahar Khatun died intestate on 30<sup>th</sup> day of January 2008 leaving her surviving her four sons namely Sk. Rafik alias Sk. Rafiq Alam, Sk. Samsul alias Sk. Samsul Alam, Sk. Makbul alias Sk. Makbul Alam, Sk. Tafazzal Alam and only daughter Firoza alias Firoja Begum as her surviving legal heirs and heiresses who upon her death jointly inherited her proportionate part or share in the said land.

F. Thus the Owners herein are now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 35 Sataks, be the same a little more or less, free from all encumbrances, charges, liens, lispendens, 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 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 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.

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

v] 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.

vi) 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 amongst the Owners, Mahabub Ali Molla, Ansar Ali Molla alias Anser Ali Molla, Aabid Ali Molla alias Abid Ali Molla and Thamina Bibi alias Tahamina Khatun have mutated their names in respect of the said land in the records of Land Revenue Department and new L.R. Khatian being Nos.984, 105, 170 & 608, respectively, have been opened in their names. It further reveals that the said Nurun Nahar Khatun, the predecessor-in-interests of the other Owners, namely Sekh Rafik alias Sk Rafik Alam, Shekh Samsul alias Sk Samsul Alam, Shekh Makbul alias Sk Makbul Alam, Sk. Tafazzal Alam and Firoza alias Firoja Begum had also mutated her name in respect of the said land in the records of Land Revenue Department and new L.R. Khatian being No.744 was opened in her name. The land comprised in L.R. Dag No.735 is classified as "Pukur" and the land comprised in L.R. Dag No.742 is classified as "Bagan".

vii) 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>28<sup>th</sup></sup> ..... day of June, 2010.

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



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