



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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Ground Floor
Kolkata - 700 001

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

REPORT ON TITLE

OWNERS :

- (1) **OSMAN ALI SARDAR,**
son of the Late Efajuddin Sardar,
- (2) **ISMAIL SARDAR,**
- (3) **ISRAIL SARDAR,**
- (4) **IBRAHIM SARDAR,**
-all sons of Eslam Ali Sardar,
all residing at Purbapara Ward No. 48,
Police Station – Sonarpur,
District South 24-Parganas.
- (5) **SALEMA BIBI,**
- wife of Naba Ali Gogi,
Chakraberia, Police Station – Sonarpur, District
South 24-Parganas.
- (6) **TASLIMA MOLLA,**
- wife of Rowshan Ali Molla,
residing at North Kumrakhali Ward No. 25, Police
Station Sonarpur, District South 24-Pargana.
- (7) **PIYADA AKLI,**
- wife of Tahir Ali Pyeada,,
Dey, Dutta Paschimpara, Hariharpur-11, Police
Station–Baruipur, District South 24-Parganas.
- (8) **MUSLIMA BIBI,**
- wife of Abdul Satar Molla,
Dey, Dutta Paschimpara, Hariharpur-11, Police
Station–Baruipur, District South 24-Parganas.
- (9) **ROHIMA BIBI,**
-wife of Rafikulla Mondal,,
Uttardanga, Bonhooghly, Police Station Sonarpur,
District South 24-Parganas.
- (10) **NOOR JAHAN BIBI,**
-wife of Late Muzzaffar Molla,
residing at South Amgachia, Mollapara,
Police Station Bishnupur,
District – 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 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.473 appurtenant to R.S. Khatian



No.797 corresponding to L.R. Dag No.497 appurtenant to L.R. Khatian Nos.315, 350 & 1253 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 No. 668;
ON THE EAST : By R.S. Dag Nos. 477 & 472;
ON THE SOUTH : By R.S. Dag No. 463 and
ON THE WEST : By R.S. Dag Nos. 478 & 474.

2. DOCUMENTS PERUSED :

Photo-copies of the following :-

A] Deed of Partition dated the 29th day of May 1959 made between one Abdul Hakim Sardar & others therein jointly referred to as the party to the First Part, one Dwijendra Mohan Kundu therein referred to as the party to the Second Part, one Jamila Khatun Bibi therein referred to as the party to the Third Part and one Sukran Bibi, Eslam Ali Sardar, Osman Ali Sardar and Noor Jahan Bibi therein jointly referred to as the party to the Fourth Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.67 Pages 1 to 12 Being No.4974 for the year 1959.

B] Bengali Kobala (Deed of Sale) made between the said Noor Jahan Bibi therein referred to as the Vendor of the One Part and the said Eslam Ali Sardar and Osman Ali Sardar therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.76 Pages 172 to 178 Being No.5561 for the year 1964.

C] Bondobostopatra/Paribarik Babostapatra (Deed of Settlement/Family Settlement) dated the 23rd day of November, 1981 made between the said Sukran Bibi therein referred to as the Settlor of the One Part and one Ismail Sardar and Israil Sardar therein jointly referred to as the Settlees of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.78 Pages 83 to 90 Being No.5229 for the year 1981.

D] Deed of Partition dated the 28th day of October 1988 made between the said Eslam Ali Sardar therein referred to as the party to the First Part, the said Osman Ali Sardar therein referred to as the party to the Second Part, the said Sukran Bibi therein referred to as the party to the Third Part and the said Ismail Sardar and Israil Sardar therein jointly referred to as the Confirming Parties and registered with the Sub



Registrar Baruipur in Book No.I Volume No.290 Pages 1 to 17 Being No.12311 for the year 1988.

E] Bengali Danpatra (Deed of Gift) dated the 12th day of September 1995 made between the said Eslam Ali Sardar therein referred to as the Donor of the One Part and the said Ismail Sardar, Israil Sardar and Ibrahim Sardar therein jointly referred to as the Donees of the Other Part and registered with the Additional District Sub-Registrar Sonarpur in Book No.I Volume No.79 Pages 167 to 175 Being No.5140 for the year 1995.

F] Death Certificate of Eslam Ali Sardar.

G] Death Certificate of Olia Bibi.

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 Kayem Ali Sardar And others 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 14 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 Police Station Sonarpur in the then District of 24-Parganas comprised in :



R.S. Dag Nos.	R.S. Khatian Nos.	Area
473	797	14 Sataks
	TOTAL :	14 Sataks

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

B. The said Kayem Ali Sardar died intestate leaving him surviving his two sons namely Effajuddin Sardar and Faizuddin Sardar as his surviving legal heirs and legal representatives, who inherited amongst others All That the said land in their respective proportions.

C. 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 amongst others All That the undivided part or share of the said Efajuddin Sardar in the said land in their respective proportions.

D. The said Faizuddin Sardar died intestate leaving him surviving his widow namely Golehar Bibi two sons namely Abdul Hakim Sardar and Abdul Hamid Sardar and five daughters namely Bahrn Nessa Bibi, Samsun Nessa Bibi, Sarifun Nessa Bibi, Sofiyan Nessa Bibi and Asiyan Nessa Bibi as his surviving legal heirs, heiresses and legal representatives, who inherited amongst others All That the undivided part or share of the said Faizuddin Sardar in the said land in their respective proportions.

E. By a Deed of Partition dated the 29th day of May 1959 made between the said Abdul Hakim Sardar & others therein jointly referred to as the party to the First Part, one Dwijendra Mohan Kundu therein referred to as the party to the Second Part, one Jamila Khatun Bibi therein referred to as the party to the Third Part and the said Sukran Bibi, Eslam Ali Sardar, Osman Ali Sardar and Noor Jahan Bibi therein jointly referred to as the party to the Fourth Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.67 Pages 1 to 12 Being No.4974 for the year 1959, the said Sukran Bibi, Eslam Ali Sardar, Osman Ali Sardar and Noor Jahan Bibi to the exclusion of others were jointly allocated amongst others All That the said land.

F. By a Bengali Kobala (Deed of Sale) made between the said Noor Jahan Bibi therein referred to as the Vendor of the One Part and the said Eslam Ali Sardar and Osman Ali Sardar therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.76 Pages 172 to 178 Being No.5561 for



the year 1964, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein All That the undivided part or share in the said entire land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

G. By a Bondobostopatra/Paribarik Babostapatra (Deed of Settlement/ Family Settlement) dated the 23rd day of November, 1981 made between the said Sukran Bibi therein referred to as the Settlor of the One Part and one Ismail Sardar and Israil Sardar therein jointly referred to as the Settlees of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.78 Pages 83 to 90 Being No.5229 for the year 1981, the Settlor upon certain terms and conditions therein contained granted, transferred, conveyed, assigned and assured unto and in favour of the said Settlees therein amongst others All That the piece and parcel of land containing an area of 1.75 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 24-Parganas comprised in :-

R.S. Dag Nos.	R.S. Khatian Nos.	Area
473	797	1.75 Sataks
	TOTAL :	1.75 Sataks

more fully and particularly described in the Schedule thereunder written

H. By a Deed of Partition dated the 28th day of October 1988 made between the said Eslam Ali Sardar therein referred to as the party to the First Part, the said Osman Ali Sardar therein referred to as the party to the Second Part, the said Sukran Bibi therein referred to as the party to the Third Part and the said Ismail Sardar and Israil Sardar therein jointly referred to as the Confirming Parties and registered with the Sub Registrar Baruipur in Book No.I Volume No.290 Pages 1 to 17 Being No.12311 for the year 1988, the said Osman Ali Sardar to the exclusion of the said Eslam Ali Sardar and Sukran Bibi and with the concurrence of the Confirming Parties therein was allocated amongst others All That the piece and parcel of land containing an area of 6 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 Police Station Sonarpur in the then District of 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	Area
473	797	6 Sataks
	Total :	6 Sataks



(hereinafter referred to as **the said Osman's land**) and the said Sukran Bibi to the exclusion of the said Eslam Ali Sardar and Osman Ali Sardar and with the concurrence of the Confirming Parties therein was allocated amongst others All That the piece and parcel of land containing an area of 6 Sataks be the same a little more or less situate, therein wrongly mentioned as 8 Sataks, lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 Police Station Sonarpur in the then District of 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	Area
473	797	6 Sataks
	TOTAL :	6 Sataks

(hereinafter referred to as **the said Sukran's land**).

I. The said Sukran Bibi died intestate leaving her surviving her two sons namely Eslam Ali Sardar and Osman Ali Sardar and only daughter Noor Jahan Bibi as her surviving legal heirs, heiresses and legal representatives, who inherited amongst others All That the said Sukran's land containing an area of 6 Sataks land in their respective proportions.

J. The said Eslam Ali Sardar died intestate on 16th day of October, 1999 leaving him surviving his widow namely Olia Bibi, three sons namely Ismail Sardar, Israil Sardar and Ibrahim Sardar and five daughters namely Salema Bibi, Toslima Bibi, Piyada Akli, Muslima Bibi and Rohima Bibi as his surviving legal heirs, heiresses and legal representatives, who inherited amongst others All That the undivided part or share of the said Eslam Ali Sardar in the said Sukran's land in their respective proportions.

K. The said Olia Bibi died intestate on 8th day of April, 2006 leaving her surviving her three sons namely Ismail Sardar, Israil Sardar and Ibrahim Sardar and five daughters namely Salema Bibi, Toslima Bibi, Piyada Akli, Muslima Bibi and Rohima Bibi as her surviving legal heirs, heiresses and legal representatives, who inherited amongst others All That the undivided part or share of the said Olia Bibi in the said Sukran's land in their respective proportions.

L. Thus the Owners are seized and possessed of or otherwise well and sufficiently entitled to amongst others All that the said land containing an area of 14 Sataks be the same a little more or less, in their respective proportions, free from all encumbrances, charges, liens, lispensens,



attachments, acquisitions, requisitions and trusts whatsoever nature (hereinafter referred to as **the said land**).

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] 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 ^{13th} day of June, 2010.

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


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