



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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6, Old Post Office Street
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REPORT ON TITLE

RE: ALL THAT the piece and parcel of Sali land containing an area of 21 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48, P.S. Sonarpur, Revenue Survey No.131 comprised in R.S. Dag No.489 appurtenant to R.S. Khatian No.1071 corresponding to L.R. Dag No.514 appurtenant to L.R. Khatian No. 1048 in the District South 24-Parganas.

- 1] **Name of the Owners :** (a) **Abdul Hamid Laskar,**
(b) **Abdul Ajiz Laskar,**
(c) **Abid Hossain Laskar,**
(d) **Subid Hossain Laskar,**
(e) **Subir Hossain Laskar,**
-all sons of the Late Abdul Rahaman Laskar, residing at Majher Para, Ward No. 25, Sonarpur, South 24-Parganas,
(f) **Marium Bibi,** wife of Osman Ali Mistry, residing at 34, Khan Mohammad Road, Behala, 128, Behala, South 24-Parganas and
(g) **Abdul Kader Sardar,** son of the Late Motaleb Sardar, residing at Majher Para, Ward No. 25, Sonarpur, South 24-Parganas-700 103.

2] **Description of the land :**

ALL THAT the piece and parcel of land containing an area of 21 Sataks be the same a little more or less classified as 'Sali' situate lying at Mouja Kumrakhali J.L. No.48, P.S. Sonarpur,



Revenue Survey No.131 comprised in R.S. Dag No.489 appurtenant to R.S. Khatian No.1071 corresponding to L.R. Dag No.514 appurtenant to L.R. Khatian No.1048 in the District South 24-Parganas and butted and bounded in the manner following :-

- ON THE NORTH** : By R.S. Dag No.656;
ON THE EAST : By R.S. Dag No.486;
ON THE SOUTH : By R.S. Dag No.488 and 491 and
ON THE WEST : By Eastern Metropolitan Bye-Pass.

3] Copies of the Documents Perused :

A. Bengali Danpatra (Indenture of Gift) dated the 29th day of November, 1965 made between the said Fazirun Nessa Bibi therein referred to as the Donor of the One Part and one Meherjan Bibi therein referred to as the Donee of the Other Part and registered at the office of the Sub-Registrar Baruipur in Book No.I Volume No.138 Pages 238 to 239 Being No.11775 for the year 1965.

B. Notification No. 11470 L.A. (P.W.)/IM-112/80 dated 18th September, 1981 under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25th day of September 1981.

C. Death Certificate of Meherjan Bibi issued by Rajpur-Sonarpur Municipality dated 22nd November, 1999.

D. Faraznama of Late Meherjan Bibi being No. MAF-198/2009-10 dated 27th October, 2009.

E. Dag Information in respect of land situate lying at Mouja Kumrakhali J.L. No.48, P.S. Sonarpur, Revenue Survey No.131 comprised in R.S. Dag No.489 appurtenant to R.S. Khatian No.1071 corresponding to L.R. Dag No.514 appurtenant to L.R. Khatian No.1048 in the District South 24-Parganas.

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 Nanda 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 59 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.489 appertaining to R.S. Khatian No.1071 corresponding to L.R. Dag No.514 appertaining to L.R. Khatian No.1048 Police Station Sonarpur in the then District of 24Parganas.

B. The said Nanda Sardar died intestate leaving him surviving amongst others his widow namely Fazirun Nessa Bibi as his surviving legal heirs and heiresses, who inherited amongst others All That the aforesaid recited land.

C. By a final decree passed in Title Suit No.45 of 1939 the said Fazirun Nessa Bibi was allocated to the exclusion of others All That the piece and parcel of land containing an area of 28 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.489 appertaining to R.S. Khatian No.1071 corresponding to L.R. Dag No.514 appertaining to L.R. Khatian No.1048 Police Station Sonarpur in the then District of 24Parganas (hereinafter referred to as **the said entire land**).

D. By a Bengali Danpatra (Indenture of Gift) dated the 29th day of November, 1965 made between the said Fazirun Nessa Bibi therein referred to as the Donor of the One Part and one Meherjan Bibi therein referred to as the Donee of the Other Part and registered at the office of the Sub-Registrar Baruipur in Book No.I Volume No.138 Pages 238 to 239 Being No.11775 for the year 1965 the Donor therein out of her natural love and affection towards her daughter therein made a free and absolute gift in



respect of All That the said entire land more fully and particularly described in the schedule thereunder written.

E. The said Meherjan Bibi had recorded her name in the office of the Block Land and Land Reforms Officer, Sonarpur and remained in peaceful possession of the said entire land.

F. By a notification No. 11470 L.A. (P.W.)/IM-112/80 dated 18th September, 1981 under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25th day of September 1981 the State of West Bengal had acquired amongst others All that the piece and parcel of Land containing an area of 7 Sataks be the same a little more or less out of the said entire land for the construction of Eastern Metropolitan Bypass.

G. After the said acquisition the said Meherjan Bibi retained All that the piece and parcel of land containing an area of 21 Sataks be the same a little more or less out of the said entire land (hereinafter referred to as **the said land**).

H. The said Meherjan Bibi died intestate on the 20th August 1999 leaving her surviving her seven sons namely Abdul Gaffar Laskar, Abdul Jabbar Laskar, Abdul Hamid Laskar, Abdul Aziz Laskar, Abid Hossain Laskar, Subid Hossain Laskar and Subir Hossain Laskar and two daughters namely Marium Bibi and Sufina Bibi as her legal heirs and heiresses, who jointly inherited All That the said land in their respective proportionate share.

I. The said Abdul Goffar Laskar who was a bachelor died intestate leaving him surviving his six brothers namely Abdul Jabbar Laskar, Abdul Hamid Laskar, Abdul Aziz Laskar, Abid Hossain Laskar, Subid Hossain Laskar and Subir Hossain Laskar and two sisters namely Marium Bibi and Sufina Bibi as his only heirs, heiresses and legal representatives who upon his death jointly inherited his proportionate part or share in the said land.

J. The said Abdul Jabbar Laskar who was a bachelor died intestate leaving him surviving his five brothers namely Abdul Hamid Laskar, Abdul Aziz Laskar, Abid Hossain Laskar, Subid Hossain Laskar and Subir Hossain Laskar and two sisters namely Marium Bibi and Sufina Bibi as his only heirs, heiresses and legal representatives who upon his death jointly inherited his proportionate part or share in the said land.

K. The said Sufina Bibi died intestate leaving her surviving her husband namely Abdul Kader Sardar and her five brothers



namely Abdul Hamid Laskar, Abdul Aziz Laskar, Abid Hossain Laskar, Subid Hossain Laskar and Subir Hossain Laskar and her only sister namely Marium Bibi as his only heirs, heiress and legal representatives and according to the Mohammedan Shariat law the said Abdul Kader Sardar inherited the undivided $\frac{1}{2}$ part or share out of the proportionate share of the said Sufina Bibi and the said Abdul Hamid Laskar, Abdul Aziz Laskar, Abid Hossain Laskar, Subid Hossain Laskar and Subir Hossain Laskar and Marium Bibi jointly inherited the remaining undivided $\frac{1}{2}$ part or share out of the proportionate share of the said Sufina Bibi upon her death.

L. Thus the Owners herein are now seized and possessed of or otherwise well and sufficiently entitled to All That the said land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

6] Result of searches :

From the searches made as aforesaid:

i] 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 from the searches made at the Office of The Land Acquisition Collector, Alipore that by a notification No. 11470 L.A. (P.W.)/IM-112/80 dated 18th September, 1981 under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25th day of



September 1981 the State of West Bengal had acquired amongst others All that the piece and parcel of Land containing an area of 7 Sataks be the same a little more or less out of the said entire land for the construction of Eastern Metropolitan Bypass.

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

v] It reveals 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 24-Parganas, Alipore that the said land has not been acquired by the P.W. (Roads) Directorate for the purpose of any project.

vi] We caused advertisements to be published in Telegraph and Ananda Bazar Patrika. No objection was received on the title to the said land.

7] CERTIFICATION :

On perusal of the title deeds and documents and based on the aforesaid searching, we certify that the title of the aforesaid Owners in respect of the said land in question appears to be marketable.

Dated this 11th day of January, 2010.



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


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