



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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

2
Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

OWNERS

- (1) **MD. SAIDUL RAHAMAN LASKAR**,
son of Haji Joynal Abedin.
- (2) **AFSARUR RAHAMAN SARDAR**,
son of Abul Basar Sardar,
-both residing at Majher Para, Police
Station-Sonarapur, District South 24-
Parganas.
- (3) **HASINA BIBI**,
wife of Anowar Mistry,
residing at Bidhannagar Dakshinpara,
Panchur-3, Metiabruz,
District South 24-Parganas, and
- (4) **JORINA BIBI**,
wife of Osman Halder,
residing at Kusumba Haldar Para,
Teghoria-52, Sonarapur,
District South 24-Parganas.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of **1 Satak** be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Police Station Sonarapur in the District South 24-Parganas comprised in :-

R.S. Dag Nos.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area (In Satak)
661	694	480	Bagan	.005 Acre
662	695	-do-	Doba	.005 Acre
			TOTAL :	1 Satak

and butted and bounded in the manner following :-

- ON THE NORTH** : By R.S. Dag No. 663;
ON THE EAST : By R.S. Dag No. 664 and 659;
ON THE SOUTH : By R.S. Dag No. 660and
ON THE WEST : By E.M. By pass.

2. DOCUMENTS PERUSED :

Telephones : 2248 1296 / 2248 4600 / 2210 2381 / 2231 6373 , Fax : 91 (033) 2248 2933

E-mail : vmoses@vsnl.com

Delhi Office : C - 129, East of Kailash, New Delhi - 110 065



Photo-copies of the following :-

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.

B] Indenture of Conveyance dated the 14th day of May, 2010 made between one Abul Basar Sardar alias Abdul Basar Sardar, Abul Kalam Sardar alias Abdul Kalam Sardar and Taslima Sardar alias Toslima Bibi therein jointly referred to as the Vendors of the One Part and the Owners herein therein jointly referred to as the Purchasers of the Other Part and registered with the District Sub Registrar IV South 24-Parganas in Book No.I CD Volume No.14 Pages 231 to 245 Being No.03811 for the year 2010.

C] Land Reforms Dag Informations 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 Nos.694 & 695.

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 Golap Rabbani Sardar alias Golam Rabbani Sardar was 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 2 Sataks be the same a little more or less situate lying at Mouja



Kumrakhali J.L. No.48 Police Station Sonarpur in the then District of 24-Parganas comprised in :-

R.S. Dag Nos.	Area
661	1 Satak
662	1 Satak
	2 Sataks

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

B. 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 1 Satak be the same a little more or less out of the said entire land (.005 Acre from R.S. Dag No.661 and .005 Acre from R.S. Dag No.662) for the construction of Eastern Metropolitan Bypass.

C. After acquisition as aforesaid, the said Golap Rabbani Sardar became seized and possessed of All That the piece and parcel of land containing an area of 1 Satak 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.	Area
661	.005 Acre
662	.005 Acre
	1 Satak

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

D. The said Golap Rabbani Sardar alias Golam Rabbani Sardar died intestate on the 29th day of October, 1986 leaving him surviving his two sons namely the said Abul Basar Sardar alias Abdul Basar Sardar and Abul Kalam Sardar alias Abdul Kalam Sardar and three daughters namely Taslima Sardar alias Toslima Bibi, Hasina Bibi and Jorina Bibi as his surviving legal heirs, heiress and legal representatives who inherited amongst others All That the said land in their respective proportions.

E. By an Indenture of Conveyance dated the 14th day of May, 2010 made between the said Abul Basar Sardar alias Abdul Basar Sardar, Abul Kalam Sardar alias Abdul Kalam Sardar and Taslima Sardar alias Toslima Bibi therein jointly referred to as the Vendors of the One Part



and the Owners Nos.1 & 2 herein therein jointly referred to as the Purchasers of the Other Part and registered with the District Sub Registrar IV South 24-Parganas in Book No.I CD Volume No.14 Pages 231 to 245 Being No.03811 for the year 2010, the Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein amongst others All That the undivided part or portion in the said land containing an area of 1 Satak be the same a little more or less more fully and particularly described in the Schedule thereunder written.

F. The devolution of title in respect of the said land in the aforesaid Indenture of Conveyance dated the 14th day of May, 2010 has wrongly been written.

G. Thus the Owners herein became seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 1 Satak be the same a little more or less 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 by 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 1 Satak be the same a little more or less out of the said entire land (.005 Acre from R.S. Dag No.661 and .005 Acre from R.S. Dag No.662) for the construction of Eastern Metropolitan Bypass.

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 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 said land situate lying at Mouja Kumrakhali J.L. No.48 comprised in L.R. Dag No.694 appurtaining to L.R. Khatian No.480 is classified as "Bagan" and comprised in L.R. Dag No.695 appurtaining to L.R. Khatian No.480 is classified as "Doba".

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 Owners abovenamed have title thereto as aforesaid.

Dated this the ^{27th} day of July, 2010.

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



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