



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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

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

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 25 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 comprised in R.S. Dag No.693 appurtaining to R.S. Khatian No.33 corresponding to L.R. Dag No.727 appurtaining to L.R. Khatian Nos.105, 170, 608, 744, 96 & 984 Police Station Sonarpur in the District South 24-Parganas and butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	By R.S. Dag Nos. 695 & 696;
<u>ON THE EAST</u>	:	By R.S. Dag No. 693/2255;
<u>ON THE SOUTH</u>	:	By R.S. Dag Nos. 690 & 691/2258 and
<u>ON THE WEST</u>	:	By R.S. Dag No. 692.



2. DOCUMENTS PERUSED :

Photo-copies of the following :-

A. Bengali Kobala (Deed of Sale) dated the 6th day of October, 1955 made between the said Mujibar Rahaman Sardar therein referred to as the Vendor of the One Part and one Amena Bibi therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.73 Pages 262 to 263 Being No.6711 for the year 1955.

B. Bengali Kobala (Deed of Sale) dated the 4th day of February, 1957 made between the said Habibur Rahaman Sardar therein referred to as the Vendor of the One Part and one Ahadat Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.19 Pages 176 to 178 Being No.1096 for the year 1957.

C. Bengali Kobala (Deed of Sale) dated the 22nd day of August, 1958 made between the said Amena Bibi therein referred to as the Vendor of the One Part and the said Ahadat Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.80 Pages 39 to 40 Being No.6741 for the year 1958.

D. Certificate of death of Ahadat Ali Molla issued by the Gram Panchayet Prodhan, Garia Anchal Panchayet.

E. Certificate of death of Anjuman Begum issued by the Kolkata Municipal Corporation.

F. Certificate of death of Nurun Nahar Khatun the Kolkata Municipal Corporation.

G. 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.693 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.), 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 Abdul Qader 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 25 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.693 appurtenant to R.S. Khatian No.33 Police Station Sonarpur in the then District 24-Parganas (hereinafter referred to as **the said land**).

B. The said Abdul Qader Sardar and others settled the said land on the 5th day of November, 1947 in favour of one Mujibar Rahaman Sardar and Habibur Rahaman Sardar.

C. By a Bengali Kobala (Deed of Sale) dated the 6th day of October, 1955 made between the said Mujibar Rahaman Sardar therein referred to as the Vendor of the One Part and one Amena Bibi therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.73 Pages 262 to 263 Being No.6711 for the year 1955, the Vendor 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 share in the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. By another Bengali Kobala (Deed of Sale) dated the 4th day of February, 1957 made between the said Habibur Rahaman Sardar therein referred to as the Vendor of the One Part and one Ahadat Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.19 Pages 176 to 178 Being No.1096 for the year 1957, the Vendor 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 share in the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.



E. By another Bengali Kobala (Deed of Sale) dated the 22nd day of August, 1958 made between the said Amena Bibi therein referred to as the Vendor of the One Part and the said Ahadat Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.80 Pages 39 to 40 Being No.6741 for the year 1958, the Vendor 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 share in the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

F. Thus the Ahadat Ali Molla became seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 25 Sataks be the same a little more or less.

G. The said Ahadat Ali Molla died intestate on the 14th day of April 1970 leaving him surviving his widow namely Anjuman Begum alias Anjuman Bibi, 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 his surviving legal heirs and heiresses who inherited amongst others All That the said land in their respective proportions.

H. The said Anjuman Begum alias Anjuman Bibi died intestate on 19th 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.

I. The said Nurun Nahar Khatun died intestate on 30th 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.

J. Thus the Owners abovenamed are now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 25 Sataks be the same a little more or less, more particularly mentioned and described hereinbefore.



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.

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 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.



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 Owners abovenamed have title thereto as aforesaid.

Dated this the ^{24th} day of March, 2010.

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


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

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