



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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Partners :
A. K. Ghosh
D. N. Mitra
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Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

OWNERS:

(1) ABDUL KADER SARDAR,

(2) ABDUL RASID SARDAR,

(3) ABDUL MANNAN SARDAR,

-all sons of the Late Abdul Motaleb Sardar alias Motaleb Sardar,
all residing Majher Para, Ward 25,
Sonarpur, South 24 Parganas.

(4) SAHARAN BANU BIBI, wife of Golamnabi Molla,
residing at Kathalberia, Police Station Canning,
District South 24 Parganas.

(5) ASHURA BIBI, wife of Nurhak, residing at Khan
Para, Banhoogly, Police Station Sonarpur,
District South 24 Parganas.

(6) RAHIMA SARDAR, widow of the Late Abdul Latif
Sardar, residing at Majher Para, Ward 25,
Sonarpur, Police Station Sonarpur, District
South 24 Parganas.

(7) NAZIRA KHATUN BIBI alias NAJIRUNNESSA,
wife of Alauddin Molla,
residing at Majher Para, Ward 25, Sonarpur,
Police Station Sonarpur, District South 24
Parganas.

(8) ABDUL HANIF SARDAR,

(9) ABDUL HABIB SARDAR,

(10) ABDUL SABIR SARDAR,

-all sons of the Late Abdul Latif Sardar,
all residing at Majher Para, Ward 25,
Sonarpur, Police Station - Sonarpur,
District South 24 Parganas.

(11) MANOWARA THANDAR,

wife of Sahajan Thandar,



residing at Uttar Danga O Thandar,
Banhoogly, Sonarpur, South 24 Parganas.

(12) SARAD DHALI,

wife of Ismail,
residing at Purbachal, Ward 112,
Regent Park, South 24 Parganas.

(13) SAHANARA SARDAR,

daughter of Latif Sardar,
residing Majher Para, Ward 25.
Sonarpur, South 24 Parganas.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of 12 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 District of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Classification	Area
655	345	688	1351, 183, 200, 215, 216, 265, 550, 655 & 693	Danga	3 Sataks
656	345	689	-do-	Sali	9 Sataks
				Total :	12 Sataks

and butted and bounded in the manner following:-

ON THE NORTH : By R.S. Dag No.657;
ON THE EAST : By R.S. Dag No.485;
ON THE SOUTH : By R.S. Dag No.631 and
ON THE WEST : By E.M. By-pass.



2. DOCUMENTS PERUSED :

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] Farhaznama.
- C) Land Reforms Dag Informations in respect of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in L.R. Dag Nos.688 & 689 appurtaining to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 265, 550, 655 and 693 Police Station Sonarpur in the District South 24-Parganas.

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. SCOPE LIMITATION :

The scope of our report is limited by the following general parameters.

We have assumed that the documents provided to us :

- a) bear the genuine signatures, dates, stamps, seals and other markings;



b) in connection with any particular issue are the only documents available with the Owners relating to such issue;

c) have not been superseded by any other document not made available to us for whatever reason;

d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land have been made by us.

We have taken due care for preparation of this report, however, it, shall not be responsible, or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Client or otherwise;

The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

5. DEVOLUTION OF TITLE :

A. One Abdul Motaleb Sardar alias Motaleb 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 38 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 of 24-Parganas comprised in :



R.S. Dag Nos.	R.S. Khatian No.	Area
655	345	27 Sataks
656	345	11 Sataks
	Total :	38 Sataks

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

B. The said Abdul Motaleb Sardar alias Motaleb Sardar died intestate leaving him surviving his first wife namely Deljan Bibi, three sons namely Abdul Kader Sardar, Abdul Rasid Sardar and Abdul Mannan Sardar and two daughters namely Saharanbanu Bibi and Ashura Bibi and second wife namely Juhura Bibi, son namely Abdul Latif Sardar and daughter namely Najira Khatun Bibi alias Najirunnessa as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the said entire land in their respective proportions.

C. 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 for the construction of Eastern Metropolitan Bypass had acquired amongst others All that the piece and parcel of Land containing an area of 26 Sataks be the same a little more or less out of the said entire land 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 No.	R.S. Khatian No.	Area
655	345	24 Sataks
656	345	2 Sataks
	Total :	26 Sataks

D. After the said acquisition the said Deljan Bibi, Abdul Kader Sardar, Abdul Rasid Sardar, Abdul Mannan Sardar, Saharanbanu Bibi, Ashura Bibi, Juhura Bibi, Abdul Latif Sardar and Najira Khatun Bibi alias Najirunnessa retained All that the piece and parcel of land containing an area of 12 Sataks be the same a little more or less out of the said entire land 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 No.	R.S. Khatian No.	Area
655	345	3 Sataks
656	345	9 Sataks
	Total :	12 Sataks



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

E. The said Juhura Bibi died intestate leaving her surviving her only son namely the said Abdul Latif Sardar and only daughter namely the said Nazira Khatun Bibi alias Najirunnessa as her surviving legal heirs, heiress and legal representatives who inherited amongst others All That the undivided part or share in the said land in their respective proportions.

F. The said Deljan Bibi died intestate on 16th February, 2008 leaving her surviving her three sons namely Abdul Kader Sardar, Abdul Rasid Sardar and Abdul Mannan Sardar and two daughters namely the said Saharanbanu Bibi and Ashura Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said land in their respective proportions.

G. The said Abdul Latif Sardar died intestate on 28th December, 2008 leaving him surviving his widow namely Rahima Sardar and three sons namely Abdul Hanif Sardar, Abdul Habib Sardar and Abdul Sabir Sardar and three daughters namely Manowara Thandar, Sarad Dhali and Sahanara Sardar as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said land in their respective proportions.

H. Thus the Owners herein are seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 12 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 District of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area
655	345	688	1351, 183, 200, 215, 216, 265, 550, 655 and 693	3 Sataks
656	345	689	-do-	9 Sataks
			Total :	12 Sataks

free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.



6. 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 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 for the construction of Eastern Metropolitan Bypass had acquired amongst others All that the piece and parcel of Land containing an area of 26 Sataks be the same a little more or less out of the said entire land 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 No.	R.S. Khatian No.	Area
655	345	24 Sataks
656	345	2 Sataks
	Total :	26 Sataks

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

e] 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 24Parganas, Alipore that the said



land has not been acquired by the P.W. (Roads) Directorate for the purpose of any project.

f) It also 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 24 Parganas that the said land situate lying at Mouja Kumrakhali J.L. No.48 comprised in L.R. Dag Nos.688 & 689 appertaining to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 265, 550, 655 and 693 are classified as "Danga" and "Sali", respectively.

g) We caused advertisements published in two newspapers. No objection was received on the title to the said land.

7. 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, 2011.

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




(D.N. MITTRA)
PARTNER