



# VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,  
PATENT & TRADEMARK ATTORNEYS.

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## REPORT ON TITLE

### OWNERS :

(1) **ALI MAHAMMAD SARDAR**, son of the Late Sultan Sardar, residing at Majerpara Ward No. 25, Police Station Sonarpur, District South 24-Parganas, (2) **ABDUL AHED MOLLA**, (3) **ABDUL KARIM MOLLA** alias **ALI KARIM MOLLA**, (4) **ABDUL HASAN MOLLA** (5) **ABDUL RAMJAN MOLLA**, all sons of the Late Golam Ali Mondal, all residing at 4, Jadavpore Station Road, Police Station Jadavpore, Kolkata-700 032, (6) **ASHIA BIBI** alias **ASHIA BEBE**, wife of the Late Abdul Rejjak Mistri, residing at Salimpore, Police Station Jadavpur, District South 24-Parganas, (7) **JOBEDA BIBI**, wife of Golam Sahid Mondal, residing at Rathtalla, Police Station Sonarpur, District South 24-Parganas and (8) **DULARI BEGUM**, wife of Abdul Gaffar, residing at 26M, Kustia Road, Ward No. 65, Police Station Sonarpur, District 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 :

<b>R.S. Dag Nos.</b>	<b>R.S. Khatian Nos.</b>	<b>L.R. Dag Nos.</b>	<b>L.R. Khatian Nos.</b>	<b>Area</b>
469	26 & 209	493	147, 163, 511 & 878	12 Sataks
			<b>Total :</b>	<b>12 Sataks</b>

and butted and bounded in the manner following :-

- ON THE NORTH** : By R.S. Dag No. 674;  
**ON THE EAST** : By R.S. Dag No. 685;  
**ON THE SOUTH** : By R.S. Dag No. 470 and  
**ON THE WEST** : By R.S. Dag Nos. 669 & 670.



**2. DOCUMENTS PERUSED :**

Photo-copies of the following :-

A] Bengali Kobala (Deed of Sale) dated the 2<sup>nd</sup> day of May 1967 made between the said Hossain Ali Sardar therein referred to as the Vendor of the One Part and the said Jamal Uddin Seikh therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.63 Pages 254 to 256 Being No.3756 for the year 1967.

B] Bengali Nadabipatra (Deed of Relinquishment) dated the 3<sup>rd</sup> day of May 1967 made between the said Hossain Ali Sardar therein referred to as the Releasor of the One Part and the said Ali Mahhamad Sardar therein referred to as the Releasee of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.61 Pages 289 to 290 Being No.3838 for the year 1967.

C] Bengali Hebanama (Deed of Gift) dated the 30<sup>th</sup> day of July 1968 made between the said Amena Khatun Bibi therein referred to as the Donor of the One Part and the said Ali Mahammad Sardar therein referred to as the Donee of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.21 Pages 248 to 250 Being No.1389 for the year 1968.

**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.), 2<sup>nd</sup> 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 Sultan 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 14 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 Nos.	Area
469	26 & 209	14 Sataks
	<b>Total :</b>	<b>14 Sataks</b>

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

B. The said Sultan Sardar died intestate leaving him surviving his widow namely Amena Khatun Bibi, two sons namely Hossain Ali Sardar and Ali Mahammad Sardar and two daughters namely Balu Bibi alias Banu Bibi and Hasina Khatun Bibi 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 Bengali Kobala (Deed of Sale) dated the 2<sup>nd</sup> day of May 1967 made between the said Hossain Ali Sardar therein referred to as the Vendor of the One Part and one Jamaluddin Seikh therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.63 Pages 254 to 256 Being No.3756 for the year 1967, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein amongst others All That the piece and parcel of land containing an area of 2 Sataks be the same a little more or less, out of his undivided part or share in the said entire land, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. By a Bengali Nadabipatra (Deed of Relinquishment) dated the 3<sup>rd</sup> day of May 1967 made between the said Hossain Ali Sardar therein referred to as the Releasor of the One Part and the said Ali Mahammad Sardar therein referred to as the Releasee of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.61 Pages 289 to 290 Being No.3838 for the year 1967, the Releasor released All That his undivided part or share in the said entire land unto and in favour of the Releasee therein more fully and particularly described in the Schedule thereunder written.



E. By a Bengali Hebanama (Deed of Gift) dated the 30<sup>th</sup> day of July 1968 made between the said Amena Khatun Bibi therein referred to as the Donor of the One Part and the said Ali Mahammad Sardar therein referred to as the Donee of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.21 Pages 248 to 250 Being No.1389 for the year 1968, the Donor out of her natural love and affection to her son the Donee therein granted, transferred, conveyed, assured and assigned unto and in favour of the Donee therein amongst others All That her undivided part or share in the said entire land containing an area of 2 Sataks, be the same a little more or less, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

F. The said Balu Bibi alias Banu Bibi died intestate on the 30<sup>th</sup> day of April, 1995 leaving her surviving her four sons namely Abdul Ahed Molla, Abdul Karim Molla alias Ali Karim Molla, Abdul Hasan Molla and Abdul Ramjan Molla and two daughters namely Ashia Bibi alias Ashia Bebe and Jobeda Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share of the said Balu Bibi alias Banu Bibi in the said entire land in their respective proportions.

G. The said Hasina Bibi died intestate leaving her surviving her only daughter namely Dulari Begum as her surviving heiress and legal representative who inherited amongst others All That the undivided part or share of the said Hasina Bibi in the said entire land.

H. Thus the Owners herein are seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 12 Sataks, be the same a little more or less, in their respective proportions as afore-recited, 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
469	26 & 209	493	147, 163, 511 & 878	12 Sataks
			<b>Total :</b>	<b>12 Sataks</b>

(hereinafter referred to as **the said land**) free from all encumbrances, charges, liens, lispendens, 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 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] It further transpires 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 recording of the names as also the shares and/or areas of the Owners and their respective predecessors-in-title in respect of the said land in the Land Reforms Record of Rights are erroneous.



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 <sup>21<sup>st</sup></sup> day of June, 2010.

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

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



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