



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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

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

REPORT ON TITLE

OWNERS:

- (1) ABDUL KADER SARDAR,
- (2) ABDUL MANNAN SARDAR,
- (3) ABDUL RASHID SARDAR,

-all sons of the Late Abdul Motaleb Sardar
alias Motalab Sardar,

-all residing at Majher Para, Ward 25,
Sonarpur, Police Station - Sonarpur, District
South 24-Parganas,

- (4) RAHIMA SARDAR,

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

- (5) ABDUL HANIF SARDAR,

- (6) ABDUL HABIB SARDAR,

- (7) 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,

- (8) MANOWARA THANDAR,

-wife of Sahajan Thandar,
residing Uttar Danga O Thandar, Post Office -
Bonhoghly, Police Station - Sonarpur, District
- South 24-Parganas,

- (9) SARAD DHALI,

wife of Ismail,
residing at Purbachal, Ward No.112, Regent
Park, South 24-Parganas, and

- (10) SAHANARA SARDAR,

daughter of the Late Abdul Latif Sardar,
residing at Majher Para, Ward 25, Sonarpur,
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 Touji No.255 comprised in R.S. Dag No.686
corresponding to L.R. Dag No.719 appurtenant to L.R. Khatian Nos.183, 200,
215 & 216 Police Station Sonarpur in the District of South 24-Parganas and
butted and bounded in the manner following :-

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



- ON THE NORTH** : By Dag No.690;
ON THE EAST : By 10 feet wide road;
ON THE SOUTH : By Dag No.687 and
ON THE WEST : By Dag No.685.

2. DOCUMENTS PERUSED :

Photo-copies of the following :-

A. Certified copy of Deed of Partition dated the 29th day of May 1959 made between one Abdul Hamid Sardar therein referred to as the party to the First Part, one Dwijendra Mohan Kundu therein referred to as the party to the Second Part, one Jamila Khatun Bibi therein referred to as the party to the Third Part and one Sukran Bibi, Eslam Ali Sardar, Osman Ali Sardar and Noor Jahan Bibi therein jointly referred to as the party to the Fourth Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.67 Pages 1 to 12 Being No.4974 for the year 1959.

B. Certified copy of Bengali Kobala (Deed of Sale) dated the 15th day of September, 1959 made between the said Abdul Hamid Sardar therein referred to as the Vendor of the One Part and one Abdul Kader Sardar, Abdul Rashid Sardar, Abdul Latif Sardar and Abdul Mannan Sardar therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.96 Pages 127 to 128 Being No.8125 for the year 1959.

C. Death Certificate of Abdul Latif Sardar.

D. Farhaznama.

E. 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 No.719 appurtaining to L.R. Khatian Nos.183, 200, 215 & 216 Police Station Sonarpur in the District South 24-Parganas.

F. General Diary Entry No.1800 dated the 17th day of March, 2011.

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 24 Parganas, 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. By a Deed of Partition dated the 29th day of May 1959 made between one Abdul Hamid Sardar therein referred to as the party to the First Part, one Dwijendra Mohan Kundu therein referred to as the party to the Second Part, one Jamila Khatun Bibi therein referred to as the party to the Third Part and one Sukran Bibi, Eslam Ali Sardar, Osman Ali Sardar and Noor Jahan Bibi therein jointly referred to as the party to the Fourth Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.67 Pages 1 to 12 Being No.4974 for the year 1959, the said Abdul Hamid Sardar to the exclusion of others was allocated amongst others 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 Touji No.255 comprised in R.S. Dag No.686 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as the **said land**).

B. By a Bengali Kobala (Deed of Sale) dated the 15th day of September, 1959 made between the said Abdul Hamid Sardar therein referred to as the Vendor of the One Part and one Abdul Kader Sardar, Abdul Rashid Sardar, Abdul Latif Sardar and Abdul Mannan Sardar therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.96 Pages 127 to 128 Being No.8125 for the year 1959, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein All That the said land containing an area of 12 Sataks be the same a little more or less more fully and particularly described in the Schedule thereunder written, absolutely and forever.

C. The said Abdul Latif Sardar died intestate on 28th December, 2008 leaving him surviving his widow namely Rahima Sardar, 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 his 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.

D. 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 Touji No.255 comprised in R.S. Dag No.686 corresponding to L.R. Dag No.719 appertaining to L.R. Khatian Nos.183, 200, 215 & 216 Police Station Sonarpur in the District of South 24-Parganas free from all encumbrances, charges, liens, lispens, 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.

So searches for the aforementioned years could not be properly carried out.

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 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.719 appurtaining to L.R. Khatian Nos.183, 200, 215 & 216 is classified as "Sali".

g] It also reveals from the General Diary Entry No.1800 dated the 17th day of March, 2011 that the original title deed namely the aforerecited Bengali Kobala (Deed of Sale) dated the 15th day of September, 1959 has been lost.



h) 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, subject to indemnifying the intending purchasers in respect of the said lost Bengali Kobala (Deed of Sale) dated the 15th day of September, 1959.

Dated this the ^{25th} day of April, 2011.

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


(D.N. MITTRA)
PARTNER



T0318.32a