



# VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,  
PATENT & TRADEMARK ATTORNEYS.

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

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

## REPORT ON TITLE

1. **OWNER :** **MAHABUB ALI MOLLA**, son of the Late Ahadat Ali Molla, residing at Village Fartabad, Garia, Police Station Sonarpur, District South 24-Parganas

2. **DESCRIPTION OF THE LAND :**

**ALL THAT** the piece and parcel of land containing an area of 21 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 North 24-Parganas comprised in :-

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area
683	293	716	984	Doba	19 Sataks
684	-do-	717	-do-	Danga	2 Sataks
				<b>TOTAL :</b>	<b>21 Sataks</b>

and butted and bounded in the manner following :-

- ON THE NORTH** : By R.S. Dag No. 682;  
**ON THE EAST** : By R.S. Dag No. 691/2258 & 691;  
**ON THE SOUTH** : By R.S. Dag No. 685 and  
**ON THE WEST** : By R.S. Dag No. 674.

3. **DOCUMENTS PERUSED :**

Photo-copies of the following :-

A. Bengali Kobala (Deed of Sale) dated the 5<sup>th</sup> day of June 1953 made between the said Mohammad Habibur Rahaman Sardar and Mujibar Rahaman Sardar therein jointly referred to as the Vendors of the One Part and the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.42 Pages 239 to 243 Being No.4174 for the year 1953.

B. 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 Nos.716 & 717 appurtenant to L.R. Khatian No.984.



**4. 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.

**5. DEVOLUTION OF TITLE :**

A. One Safar Uddin Laskar 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 21 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 24-Parganas comprised in :-

R.S. Dag Nos.	R.S. Khatian No.	Classification	Area
683	293	Doba	19 Sataks
684	-do-	Danga	2 Sataks
	<b>Total :</b>		<b>21 Sataks</b>

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

B. The said Safar Uddin Laskar died intestate leaving him surviving his only son namely Abdul Hamid Laskar and only daughter Ayesha Khatun Bibi as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the said land in their respective proportions.

C. By a Registered Bengali Kobala (Deed of Sale) dated the 12<sup>th</sup> day of April 1944 made between the said Abdul Hamid Laskar and Ayesha Khatun Bibi therein jointly referred to as the Vendors of the One Part and one Mohammad Habibur Rahaman Sardar and Mujibar Rahaman



Sardar therein jointly referred to as the Purchasers of the Other Part, 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 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 5<sup>th</sup> day of June 1953 made between the said Mohammad Habibur Rahaman Sardar and Mujibar Rahaman Sardar therein jointly referred to as the Vendors of the One Part and the Owner herein therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.42 Pages 239 to 243 Being No.4174 for the year 1953, the Vendors 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 said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

E. Thus the Owner herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 21 Sataks be the same a little more or less more fully and particularly described hereinabove free from all encumbrances, charges, liens, lispensens, 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.



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 the said land situate lying at Mouja Kumrakhali J.L. No.48 comprised in L.R. Dag No.716 is classified as "Doba" and L.R. Dag No.717 is classified as "Danga" both appertaining to L.R. Khatian No.984.

vi) We caused advertisements to be published in Telegraph and Ananda Bazar Patrika. 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 Owner abovenamed has title thereto as aforesaid.

Dated this the <sup>24<sup>th</sup></sup> day of March, 2010.

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

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

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