



VICTOR MOSES & CO.

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SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

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REPORT ON TITLE

OWNERS :

(1) **BIJAY DAS alias BIJOY DAS,**

(2) **SANJAY DAS alias SANJOY DAS,**

-both sons of the Late Satish Das, both residing at Majher Para, Police Station - Sonarpur, District South 24 Parganas,

(3) **SIJOLI RUIDAS ALIAS SUJALI RUIDAS,**

-wife of Shambhu Ruidas, residing at Bikihakola, Police Station Panchla, District Howrah,

(4) **ANIMA DAS,**

-wife of Shyamal Das, residing at Das Para Madarat, Baruipur, District South 24 Parganas,

(5) **BABLU DAS ALIAS BABUL DAS,**

-son of the Late Santosh Das, residing at Majher Para, Police Station Sonarpur, District South 24 Parganas,

(6) **BIJOLI DAS ALIAS NAMITA DAS,**

-wife of Bablu Das, residing at 109, Purba Arampur, Bairagi Para, Arampur, Gosaba, District South 24 Parganas, and

(7) **KAKULI DEBNATH,**

-wife of Uttam Debnath, residing at Uttar Kumrakhali, Narendrapur, Police Station Sonarpur, District South 24 Parganas.

1. DESCRIPTION OF THE LAND :

ALL THAT the piece and parcel of land containing an area of 20 Sataks equivalent to 12 Cottahs 1 Chittack 27 Sq.ft. be the same a little more or less, classified as "Bastu" situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.259 comprised in R.S. Dag No.486 appertaining to R.S. Khatian No.356 corresponding to L.R. Dag No.511 appertaining to L.R. Khatian Nos.1315/7, 1478, 379, 443, 882 & 883 Police Station Sonarpur in the District of South 24-Parganas and butted and bounded in the manner following :-

- ON THE NORTH** : By R.S. Dag No. 485;
ON THE EAST : By R.S. Dag Nos. 483 and 484;
ON THE SOUTH : By R.S. Dag Nos. 487 and 482;
ON THE WEST : By R.S. Dag No. 489.



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2. DOCUMENTS PERUSED :

Photo-copies of the following :-

A. Indenture of Conveyance dated the 7th day of December 2007 made between the said Shyamal Das, Kamal Das, Sunita Das, Amullya Das, Montu Ruidas, Jhantu Ruidas, Mintu Ruidas, Pintu Ruidas and Kamala Das therein jointly referred to as the Vendors of the One Part and the said Bijay Das, Sanjay Das, Sijoli Das and Anima Das therein jointly referred to as the Purchasers of the Other Part and registered with the District Sub-Registrar IV Alipore in Book No.I CD Volume No.2 Pages 3278 to 3306 Being No.00477 for the year 2010.

B. Indenture of Conveyance dated the 11th day of December 2007 made between the said Kamini Das therein referred to as the Vendor of the One Part and one Kakuli Debnath therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar IV Alipore in Book No.I Being No.00246 for the year 2009.

C. Indenture of Conveyance dated the 11th day of December 2007 made between the said Khuki Das alias Nirobala Das therein referred to as the Vendor of the One Part and the said Bablu Das alias Babul Das therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar IV Alipore in Book No.I CD Volume No.2 Pages 3254 to 3277 Being No.00476 for the year 2010

D. 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.511 appurtaining to L.R. Khatian Nos.1315/7, 1478, 379, 443, 882 & 883.

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 Monsha Mondal alias Monsha Das and Khokan Mondal alias Khokon Das 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 20 Sataks equivalent to 12 Cottahs 1 Chittack 27 Sq.ft. be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.259 comprised in R.S. Dag No.486 appertaining to R.S. Khatian No.356 Police Station Sonarpur in the then District 24-Parganas (hereinafter collectively referred to as **the said land**).
- B. The said Khokan Mondal alias Khokon Das who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 1964 as bachelor leaving him surviving his only brother namely the said Monsha Mondal alias Monsha Das as his surviving heir and legal representative who inherited amongst others All That the undivided half part or share in the said land, absolutely and forever.
- C. The said Monsha Mondal alias Monsha Das who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 1967 leaving him surviving his widow namely Haridasi Das two sons namely Satish Das and Santosh Das and two daughters Bala Das and Khuki Das as his surviving heirs, heiresses and legal representatives who inherited amongst others All That the said land, absolutely and forever each having undivided 1/5th part or share therein.
- D. The said Bala Das who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 1981 leaving her surviving her only son namely Badal Das and only daughter namely Kanan Ruidas as her surviving heir, heiress and legal representatives who inherited amongst others All That the undivided 1/5th part or share in the said land, absolutely and forever each having undivided 1/10th part or share therein.
- E. The said Santosh Das who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 1983 leaving him surviving his mother namely the said Haridasi Das widow Kamini Das only son namely Bablu Das alias Babul Das and only daughter namely Bijoli Das alias Namita Das as his surviving heir, heiresses and legal representatives who inherited amongst others All



That the undivided $1/5^{\text{th}}$ part or share in the said land, absolutely and forever each having undivided $1/20^{\text{th}}$ part or share therein.

F. The said Haridasi Das who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 1987 leaving her surviving her son namely the said Satish Das, daughter namely the said Khuki Das, son and daughter of her predeceased son namely the said Bablu Das alias Babul Das and Bijoli Das alias Nomita Das and son and daughter of her predeceased daughter namely the said Kanan Ruidas and Badal Ruidas as her surviving heir, heiress and legal representatives who inherited amongst others All That the undivided $1/4^{\text{th}}$ part or share in the said land absolutely and forever in the following manner :-

- i) Satish Das - $1/16^{\text{th}}$
- ii) Khuki Das - $1/16^{\text{th}}$
- iii) Bablu Das alias Babul Das - $1/32^{\text{nd}}$
- iv) Bijoli Das alias Nomita Das - $1/32^{\text{nd}}$
- v) Kanan Ruidas - $1/32^{\text{nd}}$
- vi) Badal Das - $1/32^{\text{nd}}$

G. The said Badal Das who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 1988 leaving him surviving his widow Sunita Das and two sons namely Kamal Das and Shyamal Das as his surviving heirs, heiress and legal representatives who inherited amongst others All That the undivided $21/160^{\text{th}}$ part or share in the said land, absolutely and forever each having undivided $7/160^{\text{th}}$ part or share therein.

H. The said Satish Das who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometimes in the year 1990 leaving him surviving his two sons namely Bijay Das and Sanjay Das and two daughters namely Sijoli Ruidas alias Sujali Ruidas and Anima Das as his surviving heirs, heiresses and legal representatives who inherited amongst others All That the undivided $21/80^{\text{th}}$ part or share in the said land, absolutely and forever each having undivided $21/320^{\text{th}}$ part or share therein.

I. The said Kanan Ruidas who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 1996 leaving her surviving her husband namely Kanta Ruidas five sons namely Amullya Ruidas, Montu Ruidas, Jhantu Ruidas, Mintu Ruidas and Pintu Ruidas and only daughter namely Kamala Das as her surviving heirs, heiress and legal representatives who inherited amongst others All That the undivided $21/160^{\text{th}}$ part or share in the said land,



absolutely and forever each having undivided 3/160th part or share therein.

J. The said Kanta Ruidas who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 2000 leaving him surviving his five sons namely the said Amullya Ruidas, Montu Ruidas, Jhantu Ruidas, Mintu Ruidas and Pintu Ruidas and only daughter namely the said Kamala Das as his surviving heirs, heiress and legal representatives who inherited amongst others All That the undivided 3/160 part or share in the said land, each having undivided 1/320th part or share therein.

K. Thus the said co-sharers became seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said land free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts of whatsoever nature in the following proportions :-

- i) Khuki Das - 21/80th
- ii) Bijay Das - 21/320th
- iii) Sanjay Das - 21/320th
- iv) Sijoli Ruidas alias Sujali Ruidas - 21/320th
- v) Anima Das - 21/320th
- vi) Kamini Das - 1/20th
- vii) Bablu Das alias Babul Das - 13/160th
- viii) Bijoli Das alias Nomita Das - 13/160th
- ix) Amullya Ruidas - 7/320th
- x) Montu Ruidas - 7/320th
- xi) Jhantu Ruidas - 7/320th
- xii) Mintu Ruidas - 7/320th
- xiii) Pintu Ruidas - 7/320th
- xiv) Kamala Das - 7/320th
- xv) Sunita Das - 7/160th
- xvi) Kamal Das - 7/160th
- xvii) Shyamal Das - 7/160th

L. By an Indenture of Conveyance dated the 7th day of December 2007 made between the said Shyamal Das, Kamal Das, Sunita Das, Amullya Das, Montu Ruidas, Jhantu Ruidas, Mintu Ruidas, Pintu Ruidas and Kamala Das therein jointly referred to as the Vendors of the One Part and the said Bijay Das, Sanjay Das, Sijoli Das and Anima Das therein jointly referred to as the Purchasers of the Other Part and registered with the District Sub-Registrar IV Alipore in Book No.I CD Volume No.2 Pages 3278 to 3306 Being No.00477 for the year 2010, the Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the



Purchasers therein All That the piece and parcel of land containing an area of 2286.87 Sq.Ft. wrongly mentioned as 3 Cottahs be the same a little more or less out of the said land, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

M. By another Indenture of Conveyance dated the 11th day of December 2007 made between the said Kamini Das therein referred to as the Vendor of the One Part and one Kakuli Debnath therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar IV Alipore in Book No.I Being No.00246 for the year 2009, 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 piece and parcel of land containing an area of 435.6 Sq.Ft. wrongly mentioned as 1 Cottah be the same a little more or less out of the said land, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

N. By another Indenture of Conveyance dated the 11th day of December 2007 made between the said Khuki Das alias Nirobala Das therein referred to as the Vendor of the One Part and the said Bablu Das alias Babul Das therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar IV Alipore in Book No.I CD Volume No.2 Pages 3254 to 3277 Being No.00476 for the year 2010, 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 piece and parcel of land containing an area of 2286.9 Sq.Ft. wrongly mentioned as 3 Cottahs be the same a little more or less out of the said land, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

O. Thus the Owners became seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said land containing an area of 20 Sataks equivalent to 12 Cottahs 1 Chittack 27 Sq.ft. be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.259 comprised in R.S. Dag No.486 appertaining to R.S. Khatian No.356 corresponding to L.R. Dag No.511 appertaining to L.R. Khatian Nos.1315/7, 1478, 379, 443, 882 & 883 Police Station Sonarpur in the District of South 24-Parganas more particularly mentioned and described hereinbefore (hereinafter referred to as **the said land**) free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature in the following proportions :-

i) Bijay Das - $571.72 + 571.72 = 1143.44$ Sq.Ft.

ii) Sanjay Das - $571.72 + 571.72 = 1143.44$ Sq.Ft.



- iii) Sijoli Ruidas alias Sujali Ruidas - $571.72+571.72=1143.44$ Sq.Ft.
- iv) Anima Das - $571.72+571.72=1143.44$ Sq.Ft.
- v) Bablu Das alias Babul Das - $707.85+2286.9=2994.75$ Sq.Ft.
- vi) Bijoli Das alias Nomita Das - 707.85 Sq.Ft.
- vii) Kakuli Debnath - 435.6 Sq.Ft.

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 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; 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; 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 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.

v] 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.

vi] 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.511 appertaining to



L.R. Khatian Nos.1315/7, 1478, 379, 443, 882 & 883 is classified as "Bastu".

vii) 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 ^{23rd} day of February, 2010.

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




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