

REPORT ON TITLE

Pradip Chatterjee, Advocate
Associate Govt. Pleader, Alipore,
104, Motilal Nehru Road,
Kolkata 700 029.

Subject Property: Plot of land measuring 23 Decimal (more or less), comprised in Mouza Kumrakhali, J.L.No.48, R.S. No.101, Touzi No. 255, R.S. Khatian No.61, L.R. Khatian No.970, R.S. Dag No. 1509, Police Station Sonarpur, District South 24 Paranas, Holding No. 171, Kumrakhali under Ward No. 25 of Rajpur Sonarpur Municipality.

Nature of Property: Vacant land recorded as SALI

Area of land : 23 (Twenty Three) Decimals equivalent to 13 Kattahs 14 Chhataks 28.8 Sq.feet.

Present recorded Owner: MUSSAMAT MOMEENA ALIAS MOMINA BIBI, daughter of late Walijan Khan, residing at Kamalgaji, P.S. Sonarpur.

DOCUMENTS RELIED UPON:

1. Registered Deed of Conveyance in Bengali dated 21.05.1985;
2. Record of Rights;
3. Land Revenue Receipts;
4. Tax Receipt of Rajpur Sonarpur Municipality;
5. Copy of unregistered agreement for development of the subject property dated 31.12.1999 by and between Mst.Momeena alias Momina Bibi and M/s. Sabyasachi Development Private Ltd.
6. Registered Power of Attorney dated 28th July, 2003 by Momina Bibi, infavour of Sri Sabyasachi Sutradhar;
7. Newspaper Publication/General Notification.
8. Reply/response to the aforesaid publication/notification.
9. Search Receipts and Search Notes.

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HISTORY OF TITLE :

One Naba Mondal was the sole and absolute owner of All That a piece and parcel of Sali Land admeasuring 23 Decimals be the same a little more or less comprised in Mouza Kumrakhali, J.L.No.48, R.S. No.101, Touzi No. 255, R.S. Khatian No.61, R.S. Dag No. 1509, Police Station Sonarpur, District South 24 Paranas.

The said Naba Mondal died intestate leaving behind him surviving his four sons namely Ibrahim Mondal, Kotchimuddin Mondal, Korban Mondal and Yasin Mondal who jointly inherited the aforesaid property that the said Late Naba Mondal died possessed of.

The aforesaid sons of Naba Mondal while in joint possession of the aforesaid property as joint owners thereof, Yasin Mondal one of the sons of the said Naba Mondal died intestate leaving behind him surviving his widow Achiran Bibi and four daughters who jointly the undivided right, title, interest and share in the said property that the said Yasin Mondal died possessed of.

Achiran Bibi and her four daughters while in joint possession of the aforesaid property, granted, sold, transferred and conveyed their undivided share in the aforesaid property being 5 Decimals of land out of the aforesaid property unto and in favour of Sashibhusan Bhattacharjee by a registered deed of conveyance dated 08.10.1958 duly executed and registered in Book No.I, Volume No.84, at Pages 206 to 208, being Deed No.7983 for the year 1958 of the office of Sub Registrar at Baruipur.

Ibrahim Mondal, Kotchimuddin Mondal, Korban Mondal, the other co-owners of the aforesaid property subsequently granted, sold, transferred and conveyed their undivided share in the aforesaid property being 18 Decimals of land out of the aforesaid property unto and in favour of Sashibhusan Bhattacharjee by a registered deed of conveyance dated 30.01.1959 duly executed and registered in Book No.I, Volume

Q. A. K. Singh
Adv.

No.12, at Pages 255 to 257, being Deed No.633 for the year 1959 of the office of Sub Registrar at Barulpur.

Sashibhusan Bhattacharjee thus became sole and absolute owner in respect of 23 Decimals of the subject property by two successive purchases as aforesaid.

Sashibhusan Bhattacharjee while thus in exclusive possession and occupation of the aforesaid property as sole and absolute owner thereof, granted, sold, transferred and conveyed the aforesaid property being 23 Decimals of land unto and in favour of Smt. Mimita Sharma wife of Debendar Sharma by a registered deed of conveyance dated 12.11.1979 duly executed and registered in Book No.I, Volume No.140, at Pages 244 to 246, being Deed No.6062 for the year 1979 of the office of Dist. Registrar at Alipore.

Smt. Mimita Sharma while thus in exclusive possession and occupation of the aforesaid property as sole and absolute owner thereof, granted, sold, transferred and conveyed the aforesaid property being 23 Decimals of land unto and in favour of Momina Bibi daughter of Walijan Khan by a registered deed of conveyance dated 21.05.1985 duly executed and registered in Book No.I, Volume No.115, at Pages 44 to 50, being Deed No.6814 for the year 1985 of the office of Dist. Registrar at Alipore.

Momina Bibi is the present recorded owner of the aforesaid property and has been in possession thereof.

Momina Bibi has entered into a unregistered agreement dated 31.12.1999 for development of the subject property with M/s. Sabyasachi Development Private Ltd. And has also executed and registered one general power of attorney in favour of Sabyasachi Sutradhar.

Caused searches in the office of office of B.L.& L.R.O where from it transpires that land revenue for the subject property is in arrears and the present owner has not mutated her name in

D. K. Chatterjee
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office of B.L.& L.R.O. However from the records of B.L.& L.R.O the subject property does not appear to be under any scheme of acquisition or requisition of the State Government.

From perusal of the suit registers of the concerned Courts having jurisdiction over the subject property, no suit touching the subject property has been filed by or against the present owner of the subject property.

From perusal of the search notes of the concerned registration offices having jurisdiction over the subject property, no entries relating to sale, transfer, gift, mortgage or otherwise could be found between the period June 1985 to December 2, 2010.

General Notification was made and published in two leading daily newspapers as to proposed sale and purchase of the subject property and save and except the letter from Ld. Advocate of Sri Sabyasachi Sutradhar intimating his client's vested interest that of an agreement holder of the subject property no others objections have been received till date.

REPRESENTATIONS BY VENDOR:

***** The Vendor has represented that she will clear all the arrears of land revenue upto the date of sale and transfer of the subject property.

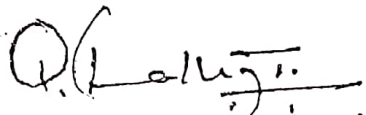
REPRESENTATIONS BY THE AGREEMENT HOLDER:

+++++++ The Agreement holder has represented that he shall not have any objection to the sale and transfer of the subject property subject however to the condition that his investment made in respect of the subject property are taken care of and has agreed to confirm the sale and transfer of the subject property by being a Confirming Party to the final deed of conveyance of the subject property.

(Signature)
D. K. Sanyal
Adv.

OVERALL STATUS OF THE SUBJECT PROPERTY:

The subject property appears to have a marketable title.


Advocate. WBS/745/87

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West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN Q 038284

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 44664
- 2. Date of application..... 29/11/10
- 3. Search for the year(s)..... 985-10
- 4. Name of office to which the record to be searched or inspected relates.....
R. H. O. - Sonarpur
- 5. Name of person or property to be searched.....
- 6. Nature of document..... M. K. Dasgupta
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
Ch. 61 Page 1509
- 8. From whom received..... S. Dasgupta
- 9. Fees paid under Article—
- F (1) (i)
- F (1) (ii)
- F (2)

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S.B.P., Calcutta-700 015.

**THE DISTRICT OFFICE
SARAWAK
KUCHING**

I.R. Aripaz, D-S-RIV
Year 1985-1986

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**THE DISTRICT OFFICE
SARAWAK
KUCHING**

ADSR - Sarawak

Year 1985-1986

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S. Don Cepha,

alone
Add. Dist. Sub. Office
Kuching

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Sale 211

Holra - Kumbakali.

Kh - 61, Dag - 1509.

P - S - Samespur.

AOSR - Samespur.

Year - 1985 - 2010.

Year	Nilu	Amount
1985	Devmangl.	
1986	"	
1987	"	
1988	"	
1989	Page Tran	
1990	"	
1991	"	
1992	"	
1993	"	
1994	"	
1995	"	
1996	"	2008 Nil (394)
1997	"	2009
1998	"	2010
1999	Bill	Nil
2000	"	
2001	"	
2002	"	2008 Nil (394)
2003	"	2009
2004	"	2010
2005	Page Tran	
2006	"	
2007	"	

Sr Dwa Gupta
 Dt - 24-12-010