

No. REGN BB 129191

Receipt for Fees Deposited for Search or Inspection

513007572/2023

from 26/03/2008 onwards

ir, Plot No: RS- 00127

Serial Number of application..... 25291

Date of application 12/9/23

Search for the year (s) 2008 - 2023

Name of office to which the record to be searched or inspected relates

DR F BR Bishnupur

5. Name of person or property to be searched M. Bishnupur

6. Nature of document R/S + L/R D - 122

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)

hali Dasgupta)

BISHNUPUR

A.D.S.R. BISHNUPUR

8. From whom received

Sardar (Adv)

9. Fees paid under Article

F (1) (i)

F (2) (ii)

F (2)



..... Registrar of

Government of West Bengal
Office of the BISHNUPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 11-09-2023

Serial No of Application	1613007572/2023	Search No	1613007572/2023
Search for the Years	From 2008 To 2023	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00127		
From whom Received	D SARDAR		
Fees Paid under Articles	F1(i) 2/-	F1(ii)	15/-

Search Result: No Record Found



(Mrs Baishali Dasgupta)
A.D.S.R. BISHNUPUR
OFFICE OF THE A.D.S.R. BISHNUPUR

Government of West Bengal
Office of the BISHNUPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 11-09-2023

Serial No of Application	1613007573/2023	Search No	1613007573/2023
Search for the Years	From 2008 To 2023	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00127		
From whom Received	D SARDAR		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 15/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00127/00000 Khatian: 00414/00	Area of Land: 8.50000000 decimal
Deed Details :		Deed No: I-161300446/2022, Query No: 16132000139806/2022, Serial No: 1613000417/2022, Page: 17496 - 17517, Date of Registration: 20/01/2022, Date of Completion: 28/01/2022,		
2	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00127/00000 Khatian: 00497/00	Area of Land: 16.00000000 decimal
Deed Details :		Deed No: I-161300446/2022, Query No: 16132000139806/2022, Serial No: 1613000417/2022, Page: 17496 - 17517, Date of Registration: 20/01/2022, Date of Completion: 28/01/2022,		
3	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: LR-00127/00000 Khatian: 02194/00	Area of Land: 5.77500000 decimal (3 Katha, 8 Chatak) Area of Structure: 1650 Sq Ft
Deed Details :		Deed No: I-161305234/2023, Query No: 16132001895746/2023, Serial No: 1613005135/2023, Page: 109442 - 109485, Date of Registration: 02/08/2023, Date of Completion: 10/08/2023,		



(Mrs Baishali Dasgupta)
A.D.S.R. BISHNUPUR
OFFICE OF THE A.D.S.R. BISHNUPUR

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-09-2023

Serial No of Application	1604011430/2023	Search No	1604011430/2023
Search for the Years	From 2008 To 2023	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00127		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 15/-	

Search Result: No Record Found

(Mr. Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-09-2023

Serial No of Application	1604011431/2023	Search No	1604011431/2023
Search for the Years	From 2008 To 2023	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00127		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 15 /-	

Search Result: No Record Found

(Mr Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-09-2023

Serial No of Application	1901025849/2023	Search No	1901025849/2023
Search for the Years	From 2008 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00127		
From whom Received	D SARDAR		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 15 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-09-2023

Serial No of Application	1901025850/2023	Search No	1901025850/2023
Search for the Years	From 2008 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00127		
From whom Received	D SARDAR		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 15/-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



DHANANJOY SARDAR

ADVOCATE

**ALIPORE POLICE COURT
KOLKATA - 700027**

Resl. & Chamber :-

Vill. Nandabhanga, P.O. Kanganberia,
P.S. Bishnupur, District 24 Pgs. (S)
Pin - 743503

Contact :-

Mobile : 7685088085

Date : 15.09.2023

NON ENCUMBRANCES CERTIFICATE AND TITLE SEARCH REPORT.

Re. : ALL THAT piece and parcel of **Bastu land** measuring more or less an area of **24.50 Decimals**, lying and situate at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262 corresponding to L.R. Khatian No. 2194, appertaining to R.S. & L.R. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas.**

Present Owner : OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **IFTESHAM SEIKH** daughter of Late Ramjan Ali Sk, by Faith - Islam, by Nationality - Indian, by Occupation - Business, residing at Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377.

I have caused necessary searches in the Office of A.D.S.R. Bishnupur, D.R. Alipore and ARA at Kolkata for a period from 2008 to 2023 (till date) and all other relevant documents in respect of the aforesaid land.

I found that above name Owner/Vendor is the sole and absolute owner seized and possessed of **ALL THAT** piece and parcel of **Bastu land** measuring more or less an area of **24.50 Decimals**, lying and situate at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262 corresponding to L.R. Khatian No. 2194, appertaining to R.S. & L.R. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas.**

In course of search work and in terms of the records made available as per records I have found one entry evidencing transfer of the said land.

THAT One Paban Ghosh alias Paban Chandra Ghosh, son of Late Pulin Ghosh alias Pulin Behari Ghosh while seized and possessed of the said land due to

*Dhananjay Sardar (Adv.)
Alipore Police Court
Kol - 27*

DHANANJOY SARDAR

ADVOCATE

**ALIPORE POLICE COURT
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Pin - 743503

Contact :-

Mobile : 7685088085

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Date : 15.09.2023

urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 24.50 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262 corresponding to L.R. Khatian Nos. 497 & 414, appertaining to R.S. & L.R. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **IFTESHAM SEIKH** daughter of Late Ramjan Ali Sk, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, dated - 18.01.2022 registered on 28.01.2022, in the office of A.D.S.R. Bishnupur, recorded in Book No.I, Volume No. 1613-2022, Pages from 17496 to 17517, Being No. 161300446 for the year 2022 at the valuable consideration, mentioned therein.

MY REPORT AS FOLLOWS :-

THAT One Paban Ghosh alias Paban Chandra Ghosh, son of Late Pulin Ghosh alias Pulin Behari Ghosh of Chandpur, P.O. Kanganberia, P.S. Bishnupur, District South 24 Parganas seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 16.50 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262, appertaining to R.S. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, by virtue of a registered Deed of Sale, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 96, Pages from 161 to 163, Being No. 10118 for the year 1975 from its the then owner namely Smt. Debu Bala Ghosh, wife of Panchu Gopal Ghosh at the valuable consideration, mentioned therein.

THEREAFTER since ever date of purchase the aforesaid land said Paban Ghosh alias Paban Chandra Ghosh, son of Late Pulin Ghosh alias Pulin Behari Ghosh duly recorded his name in the records of the B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 497 in respect of the said land.

THAT on the other hand the said Smt. Debu Bala Ghosh, wife of Panchu Gopal Ghosh seized and possessed of or otherwise well and sufficiently entitled

*Dhananjoy Sardar (Adv.)
Alipore Police Court
Kol - 27*

DHANANJOY SARDAR

ADVOCATE

ALIPORE POLICE COURT

KOLKATA - 700027

Resl. & Chamber :-

Vill. Nandabhanga, P.O. Kanganberia,

P.S. Bishnupur, District 24 Pgs. (S)

Pin - 743503

Contact :-

Mobile : 7685088085

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Date : 15.09.2023

to **ALL THAT** piece and parcel of land measuring more or less 08 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262, appertaining to R.S. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, by virtue of a registered Deed of Gift, dt. 04.06.1963, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Being No. 6127 for the year 1963 from her father Pulin Chandra Ghosh in consideration for the love and affection.

THEREAFTER since ever got the land said Smt. Debu Bala Ghosh, wife of Panchu Gopal Ghosh duly recorded her name in the records of the B.L. & L.R.O. and finally, fully and absolutely published her name in the records of rights under L.R. Khatian No. 414 in respect of the said land.

THAT the said Smt. Debu Bala Ghosh, wife of Panchu Gopal Ghosh while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 08 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262 corresponding to L.R. Khatian No. 414, appertaining to R.S. & L.R. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of Paban Ghosh alias Paban Chandra Ghosh, son of Late Pulin Ghosh alias Pulin Behari Ghosh, by virtue of a registered Deed of Sale, dt. 03.09.1984, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 34, Pages from 495 to 498, Being No. 6485 for the year 1984 at the valuable consideration, mentioned therein.

THAT by virtue of two registered Deed of Sale the said Paban Ghosh alias Paban Chandra Ghosh, son of Late Pulin Ghosh alias Pulin Behari Ghosh became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less 24.50 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262 corresponding to L.R. Khatian Nos. 497 & 414, appertaining to R.S. & L.R. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas.

THEREAFTER in pursuance to the above the said Paban Ghosh alias Paban Chandra Ghosh, son of Late Pulin Ghosh alias Pulin Behari Ghosh while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel


Dhananjay Sardar (Adv.)
Alipore Police Court
Kol - 27

DHANANJOY SARDAR

ADVOCATE

ALIPORE POLICE COURT

KOLKATA - 700027

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Vill. Nandabhanga, P.O. Kanganberia,

P.S. Bishnupur, District 24 Pgs. (S)

Pin - 743503

Contact :-

Mobile : 7685088085

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Date : 15.09.2023

of land measuring more or less 24.50 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262 corresponding to L.R. Khatian Nos. 497 & 414, appertaining to R.S. & L.R. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **IFTESHAM SEIKH** daughter of Late Ramjan Ali Sk, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, dated - 18.01.2022 registered on 28.01.2022, in the office of A.D.S.R. Bishnupur, recorded in Book No.I, Volume No. 1613-2022, Pages from 17496 to 17517, Being No. 161300446 for the year 2022 at the valuable consideration, mentioned therein.

THEREAFTER by virtue of aforesaid Deed the said **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **IFTESHAM SEIKH** daughter of Late Ramjan Ali Sk, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less 24.50 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No. 262 corresponding to L.R. Khatian Nos. 497 & 414, appertaining to R.S. & L.R. Dag No. 127, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, and accordingly the said Company duly recorded its name in the records of the B.L. & L.R.O. and finally, fully and absolutely published its name in the records of rights under **L.R. Khatian No. 2194** in respect of the said land.

THAT the said **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by

*Dhananjoy Sardar (Adv.)
Alipore Police Court
Kol - 27*

DHANANJOY SARDAR

ADVOCATE

**ALIPORE POLICE COURT
KOLKATA - 700027**

Resl. & Chamber :-

Vill. Nandabhanga, P.O. Kanganberia,
P.S. Bishnupur, District 24 Pgs. (S)
Pin - 743503

Contact :-

Mobile : 7685088085

5

Date : 15.09.2023

its Director **IFTESHAM SEIKH** daughter of Late Ramjan Ali Sk, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein duly conversion the aforesaid landed property Sali to Bahutal Abason before the Office of the Additional District Magistrate and District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8th & 9th Floor), Kolkata - 700027, vide **Memo No. 57 (C)/1071/11981/1(3)/P/22, dated 12.12.2022** and to that effect the Office of the said Additional District Magistrate and District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8th & 9th Floor), Kolkata - 700027 has been changed the classification of the said landed property **Sali to Bahutal Abason.**

I hereby certify that the above mentioned land of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **IFTESHAM SEIKH** daughter of Late Ramjan Ali Sk, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377 is free from all sorts of encumbrances, charges, liabilities, liens and lispendences attachment of any kind whatsoever and the said land have an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the B.L. & L.R.O. and any other authority. The receipts for the relevant search is enclosed herewith.



Dhananjoy Sardar (Adv.)
F - 1019/1190/2015
Alipore Police Court
Kol - 27

ADVOCATE