

159

DHANANJOY SARDAR

ADVOCATE

ALIPORE POLICE COURT
KOLKATA - 700027

Resl. & Chamber :-
Vill. Nandabhang, P.O. Kanganberia,
P.S. Bishnupur, District 24 Pgs. (S)
Pin - 743503
Contact :-
Mobile : 7685088085

Date : 21.03.2023

NON ENCUMBRANCES CERTIFICATE AND TITLE SEARCH REPORT.

Re. : **ALL THAT** piece and parcel of **Bastu land** measuring more or less an area of **60 Decimals**, lying and situate at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 159, 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 **60 Decimals**, lying and situate at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 159, 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 two entries evidencing transfer of the said land.

THAT One Azizur Rahaman Sk alias Azipur Rahaman Sk. son of Late Sk. Abed Ali Alias Abed Ali Sk., of Vill. & P.O. Alamnagar, P.S. Budge Budge, District South 24 Parganas, Pin - 700137 seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less 60 Decimals, lying and


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

ANANJOY 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 : 21.03.2023

situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1739, appertaining to R.S. & L.R. Dag No. 159, 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, executed on 08.02.2019 and registered on 06.03.2019, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2019, Pages from 26930 to 26947, Being No. 161301241 for the year 2019 from my brother Sk. Hafizur Rahaman alias Hafizul Sk. in consideration for his love and affection gifted, transferred and conveyed the aforesaid land unto and in favour of his brother Azizur Rahaman Sk alias Azipur Rahaman Sk.

THEREAFTER since ever date of got the land said Azizur Rahaman Sk alias Azipur Rahaman Sk. son of Late Sk. Abed Ali Alias Abed Ali Sk., of Vill. & P.O. Alamnagar, P.S. Budge Budge, District South 24 Parganas, Pin - 700137 duly recorded his name in the records of B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1739 in respect of the said land.

THAT the said Azizur Rahaman Sk alias Azipur Rahaman Sk. son of Late Sk. Abed Ali Alias Abed Ali Sk., of Vill. & P.O. Alamnagar, P.S. Budge Budge, District South 24 Parganas, Pin - 700137 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 Sali land measuring more or less 60 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1739, appertaining to R.S. & L.R. Dag No. 159, 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 namely **RAMJAN ALI SEKH**, since deceased, son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, by virtue of a registered Bengali Deed of Sale, executed and registered on 28.07.2021, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2021, Pages from 103980 to 103999, Being No. 161303879 for the year 2021.

Dhananjoy Sardar (Adv.)
Alipore Police Court
Kolkata - 27

ANANJOY SARDAR
ADVOCATE
ALIPORE POLICE COURT
KOLKATA - 700027

Resl. & Chamber :-
VIII Nandabhanga, P.O. Kanganberia,
P.S. Bishnupur, District 24 Pgs. (S)
Pin - 743503
Contact :-
Mobile : 7685088085

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Date : 21.03.2023

THEREAFTER since ever date of purchase the land 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. Bakhrabat, 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 namely **RAMJAN ALI SEKH**, since deceased, son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377 became the absolute lawful owner of **ALL THAT** piece and parcel of Sali land measuring more or less 60 Decimals, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1739, appertaining to R.S. & L.R. Dag No. 159, 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, morefully and particularly described in the Schedule hereunder written and the said free hold property seized and possessed by the said company without any lets or hindrances, free from all encumbrances 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. 1640** 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. Bakhrabat, 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 Ramjan Ali Sekh, since deceased, son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377 while seized and possessed of the Schedule "A" landed property but unfortunately said Ramjan Ali Sekh was died on **29.08.2021** and to that effect Board Directors of the said Private Limited Company held a meeting on **17.09.2021**, with their Board of Directors and accordingly the said Board of Directors of the said Company passed a Board Resolution that in future daughter of Ramjan Ali Sekh namely **IFTESHAM SEIKH** shall deal all sale proceeds in respect of the Schedule "A" landed property on **17.09.2021**, as a Director of the said Private Limited Company and empowered her to do all acts as well as such purposes i.e. Sign, Issues/Receipt/Receive Cash/ Cheque/Bank Transaction/ Demand Draft of the existing project as when require the same in respect of the said Company.


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

ANANJOY SARDAR
ADVOCATE
ALIPORE POLICE COURT
KOLKATA - 700027

Resl. & Chamber :-
Vill. Nandabhanga, P.O. Kanganberia,
P.S. Bishnupur, District 24 Pgs. (S)
Pin - 743503
Contact :-
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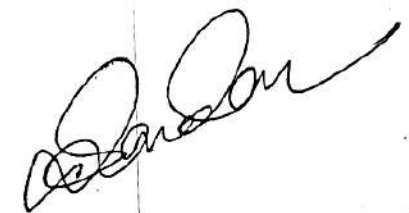
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Date : 21.03.2023

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 its Director namely **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 Abasan 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)/377/2265/1(3)/P/22, dated 06.04.2022** 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 lispences 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.



ADVOCATE

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

No. REGN BB 546793

Receipt for Fees Deposited for Search or Inspection

1613002537/2023

From 26/03/2008 onwards

Plot No: RS- 00159

Pr

Serial Number of application..... 8593

Date of application 12/3/23

Search for the year (s) 2008-2012

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

Name of person or property to be searched DR + Bishnupur

Nature of document D - 159

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

From whom received D. Sarden (Adv)

Fees paid under Article —

(i)

(ii)

)

34/-



an No Area of Property

00
3/00Area of Land: 3
Decimal,0/2003, Page: 658 - 669, Date
07/2012, Date of Delivery:00
3/00Area of Land: 5
Decimal,0/2003, Page: 658 - 669, Date
07/2012, Date of Delivery:

Dasgupta)

H NUPUR

S.R. BISHNUPUR

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

Application: 17-03-2023

No of Application 1613002537/2023 Search No 1613002537/2023
Search for the Years From 2008 To 2016 Record Available From 26/03/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00159
From whom Received D Sardar
Fees Paid under Articles F1(i) 2/- F1(ii) 8/-

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, NAHAJARI	Property Type: Land Transaction: Gift, Gift in f/o family members and others*	Plot No: RS-00159/00000 Khatian: 00699/00	Area of Land: 3 Decimal,
Deed Details :		Deed No: I-161304390/2012, , Serial No: 161302970/2003, Page: 658 - 669, Date of Registration: 02/07/2012, Date of Completion: 02/07/2012, Date of Delivery: 09/07/2012		
2	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, NAHAJARI	Property Type: Land Transaction: Gift, Gift in f/o family members and others	Plot No: RS-00159/00000 Khatian: 00972/00	Area of Land: 5 Decimal,
Deed Details :		Deed No: I-161304390/2012, , Serial No: 161302970/2003, Page: 658 - 669, Date of Registration: 02/07/2012, Date of Completion: 02/07/2012, Date of Delivery: 09/07/2012		



(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



Application: 17-03-2023

No of Application 1613002539/2023 Search No 1613002539/2023
Search for the Years From 2016 To 2023 Record Available From 26/03/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00159
From whom Received D Sardar
Fees Paid under Articles F1(i) 2/- F1(ii) 7/-

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: [0201] Gift, Gift in Favour of family members	Plot No: LR-00159/00000 Khatian: 00699/00	Area of Land: 4.24995000 decimal
Deed Details :		Deed No: I-161302822/2019, Query No: 16130000834280/2019, Serial No: 1613002821/2019, Page: 71283 - 71311, Date of Registration: 03/06/2019, Date of Completion: 13/06/2019, Date of Delivery: 20/06/2019		
2	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-00159/00000 Khatian: 00972/00	Area of Land: 9.63390000 decimal
Deed Details :		Deed No: I-161302822/2019, Query No: 16130000834280/2019, Serial No: 1613002821/2019, Page: 71283 - 71311, Date of Registration: 03/06/2019, Date of Completion: 13/06/2019, Date of Delivery: 20/06/2019		
3	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-00159/00000 Khatian: 01685/00	Area of Land: 60.00000000 decimal
Deed Details :		Deed No: I-161301241/2019, Query No: 16131000033286/2019, Serial No: 1613001260/2019, Page: 26930 - 26947, Date of Registration: 05/03/2019, Date of Completion: 06/03/2019, Date of Delivery: 07/03/2019		
4	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00159/00000 Khatian: 01739/00	Area of Land: 60.00000000 decimal
Deed Details :		Deed No: I-161303879/2021, Query No: 16132001199476/2021, Serial No: 1613003789/2021, Page: 103980 - 103999, Date of Registration: 03/08/2021, Date of Completion: 12/08/2021,		
5	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00159/00000 Khatian: 01640/00	Area of Land: 2.51000000 decimal
Deed Details :		Deed No: I-161307047/2022, Query No: 16132002791781/2022, Serial No: 1613006862/2022, Page: 156627 - 156661, Date of Registration: 26/09/2022, Date of Completion: 29/09/2022,		
6	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00159/00000 Khatian: 01640/00	Area of Land: 2.33000000 decimal
Deed Details :		Deed No: I-161307046/2022, Query No: 16132002791824/2022, Serial No: 1613006861/2022, Page: 156709 - 156741, Date of Registration: 26/09/2022, Date of Completion: 29/09/2022,		
7	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-00159/00000 Khatian: 01640/00	Area of Land: 2.42916675 decimal (1 Katha, 7 Chatak, 25 Sqft)

Deed No: I-161308935/2022, Query No: 16132003637826/2022, Serial No: 1613008707/2022, Page: 4333 - 4375, Date of Registration: 29/12/2022, Date of Completion: 04/01/2023,			
South 24-Parganas, PS; Mouza: Gazipur, Gram: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00159/00000 Khatian: 01640/00	Area of Land: 2.50800000 decimal
Deed No: I-161300009/2023, Query No: 16132003638565/2022, Serial No: 1613000003/2023, Page: 5298 - 5329, Date of Registration: 02/01/2023, Date of Completion: 05/01/2023,			
9. District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00159/00000 Khatian: 01640/00	Area of Land: 2.32604175 decimal (1 Katha, 6 Chalak, 25 Sqft)
Deed Details :			
Deed No: I-161300096/2023, Query No: 16132003638631/2022, Serial No: 1613008703/2022, Page: 5614 - 5645, Date of Registration: 04/01/2023, Date of Completion: 05/01/2023,			



(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: 17-03-2023

Serial No of Application	1604003424/2023	Search No	1604003424/2023
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- 00159		
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: 17-03-2023

Serial No of Application	1604003425/2023	Search No	1604003425/2023
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- 00159		
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: 18-03-2023

Serial No of Application	1901007790/2023	Search No	1901007790/2023
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- 00159		
From whom Received	Laltu Bera		
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: 18-03-2023

Serial No of Application	1901007793/2023	Search No	1901007793/2023
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- 00159		
From whom Received	Laltu Bera		
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

