

163
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 : 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 **13 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. 298, L.R. Khatian No. 2194**, appertaining to R.S. & L.R. Dag No. 163, 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. 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 **IFTESHAM SEIKH** daughter of Late Ramjan Ali Sk, by Faith - Islam, by Nationality - Indian, by Occupation - Business, residing at Village Nandabhanga, P.O. Bakhrabat, 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 **13 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. 298, L.R. Khatian No. 2194**, appertaining to R.S. & L.R. Dag No. 163, 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 thereafter the said Sri Prasanta Kumar Mandal, son of Late Ajit Mandal alias Ajit Kumar Mandal 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 15 Cottahs 02 Chattaks 20 Sq.ft. corresponding to 25 Decimals out of which Sali land

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

2

Date : 21.03.2023

measuring more or less 13 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 163, Sali land measuring more or less 04 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 165 and Sali land measuring more or less 08 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 166, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, L.R. Khatian No. 559, 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 Owner herein, by virtue of a registered Bengali Deed of Sale, dated - 28.01.2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2022, Pages from 20015 to 20036, Being No. 161300922 for the year 2022 at the valuable consideration, mentioned therein.

My report is as follows :-

THAT One Sri Prasanta Kumar Mandal, son of Late Ajit Mandal alias Ajit Kumar Mandal, of Angarberia, P.O. Nahazari, Police Station - Bishnupur, Kolkata - 700104 in the District of South 24 Parganas seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less 15 Cottahs 02 Chattaks 20 Sq.ft. corresponding to 25 Decimals out of which Sali land measuring more or less 13 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. Dag No. 163, Sali land measuring more or less 04 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. Dag No. 165 and Sali land measuring more or less 08 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. Dag No. 166, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, 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 two registered Deed of Sale, dated - 27.03.1974, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.I, Volume No. 41, Pages from 111 to 112, Being No. 3841 for the year 1974 from its the then owner namely Bhim Chandra Das

**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

3

Date : 21.03.2023

son of Ashutosh Das and another one recorded in Book No.I, Volume No. 36, Pages from 284 to 286, Being No. 3849 for the year 1974 from its the then owner namely Chunilal Das son of Adhar Chandra Das at the valuable consideration, mentioned therein.

THEREAFTER after purchased the aforesaid landed property said Sri Prasanta Kumar Mandal, son of Late Ajit Mandal alias Ajit Kumar Mandal 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. 559 in respect of the said land.

THAT thereafter the said Sri Prasanta Kumar Mandal, son of Late Ajit Mandal alias Ajit Kumar Mandal 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 15 Cottahs 02 Chattaks 20 Sq.ft. corresponding to 25 Decimals out of which Sali land measuring more or less 13 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 163, Sali land measuring more or less 04 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 165 and Sali land measuring more or less 08 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 166, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, L.R. Khatian No. 559, 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 Owner herein, by virtue of a registered Bengali Deed of Sale, dated - 28.01.2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2022, Pages from 20015 to 20036, Being No. 161300922 for the year 2022 at the valuable consideration, mentioned therein.

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. 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**


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

DHANANJOY 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

4

Date : 21.03.2023

daughter of Late Ramjan Ali Sk of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Owner herein became the absolute lawful owner of **ALL THAT** piece and parcel of Sali land measuring more or less 15 Cottahs 02 Chattaks 20 Sq.ft. corresponding to 25 Decimals out of which Sali land measuring more or less 13 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 163, Sali land measuring more or less 04 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 165 and Sali land measuring more or less 08 Decimals, comprised in R.S. Khatian No. 298, appertaining to R.S. & L.R. Dag No. 166, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, L.R. Khatian No. 559, 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 the Present Vendor herein seized and possessed of the said land without any lets or hindrances, free from all encumbrances and accordingly the Present Vendor herein 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 thereafter 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 Owner 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 09.12.2022** 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

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

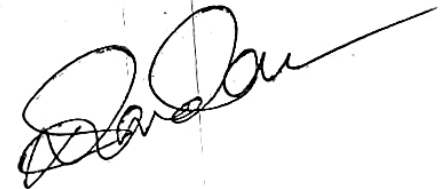
5

Date : 21.03.2023

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.



ADVOCATE

Dhananjoy Sardar (Adv.)

F - 1019/1190/2015

Alipore Police Court

Kol - 27

No. REGN BB 546794

Receipt for Fees Deposited for Search or Inspection

2023

008 onwards

IS- 00163

1. Serial Number of application..... 8594
2. Date of application 17/3/23
3. Search for the year (s) 2008 - 2023
4. Name of office to which the record to be searched or inspected relates Dt. Dighpur
5. Name of person or property to be searched H. Garipar
6. Nature of document 0 - 163
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
8. From whom received D. Sardar
9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)
- By 
- Registrar of

ota)

JR

SHNUPUR

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

Date of Application: 17-03-2023

Serial No of Application	1613002532/2023	Search No	1613002532/2023
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- 00163		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-		
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: 17-03-2023

Serial No of Application 1613002533/2023
Search for the Years From 2016 To 2023

Property to be Searched District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00163
From whom Received D Sardar

Fees Paid under Articles F1(i) 2/- F1(ii) 7/-

Search No
Record Available

1613002533/2023
From 26/03/2008 onwards

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-00163/00000 Khatian: 00653/00	Area of Land: 45.00000000 decimal
Deed Details :		Deed No: I-161303303/2021, Query No: 16132001002464/2021, Serial No: 1613003244/2021, Page: 88195 - 88217, Date of Registration: 05/07/2021, Date of Completion: 15/07/2021,		
2	District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00163/00000 Khatian: 00559/00	Area of Land: 13.00000000 decimal
Deed Details :		Deed No: I-161300922/2022, Query No: 16132000293028/2022, Serial No: 1613000886/2022, Page: 20015 - 20036, Date of Registration: 01/02/2022, Date of Completion: 02/02/2022,		



(Ms. Baishali Dasgupta)

OFFICE OF THE 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 1604003420/2023 Search No 1604003420/2023
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- 00163
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, NAHAJARI	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00163/00000 Khatian: 00000/00	Area of Land: 43 Decimal,
Deed Details :		Deed No: I-160402591/2014, , Serial No: 160400290/2007, Page: 2333 - 2348, Date of Registration: 10/04/2014, Date of Completion: 10/04/2014, Date of Delivery: 10/04/2014		

(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 1604003421/2023
Search for the Years From 2008 To 2023
Property to be Searched District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00163
From whom Received D Sardar

Search No

1604003421/2023

Record Available

From 23/02/2009 onwards

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 1901007788/2023
Search for the Years From 2008 To 2023
Property to be Searched District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00163
From whom Received Laltu Bera

Search No

1901007788/2023

Record Available

From 10/11/2008 onwards

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

