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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 : 09.01.2023

NON ENCUMBRANCES CERTIFICATE AND TITLE SEARCH REPORT.

Re. : **ALL THAT** piece and parcel of **Bastu land** measuring more or less an area of **32 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. 435 corresponding to L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 171, 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 **32 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. 435 corresponding to L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 171, 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 Golam Mohammed Mallick, since deceased or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less 37 Decimals out of which land measuring more or less 05 Decimals, comprised in R.S. Dag No. 169 and land measuring

Dhananjay Sardar (Adv.)
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more or less 32 Decimals, comprised in R.S. Dag No. 171, lying and situated at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, appertaining to R.S. Khatian No. 435, 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, dated - 07.02.1977, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.I, Volume No. 18, Pages from 22 to 24, Being No. 865 for the year 1977 from its father and accordingly the said Golam Mohammed Mallick, since deceased after got the said land seized and possessed of the same by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

THEREAFTER thereafter the said Golam Mohammed Mallick, since deceased 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. 298** in respect of the said land.

THAT in pursuance to the above the said Golam Mohammed Mallick, since deceased became the absolute lawful owner of **ALL THAT** piece and parcel of **Sali land** measuring more or less **37 Decimals** out of which land measuring more or less **05 Decimals, comprised in R.S. & L.R. Dag No. 169** and land measuring more or less **32 Decimals, comprised in R.S. & L.R. Dag No. 171**, lying and situated at **Mouza - Gazipur, J.L. No. 24**, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, appertaining to **R.S. Khatian No. 435 corresponding to L.R. Khatian No. 298**, 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 said Golam Mohammed Mallick while seized and possessed of the said land died intestate leaving behind his eight sons namely 1. Giasuddin Mollick, 2. Nasiruddin Mallik, 3. Alfa Mallick, 4. Hannan Ali Mallick, 5. Mannan Mollick, 6. Borhan Mallick, 7. Sirali Mollick, 8. Laltu Mallick and two daughters namely 1. Asura Bibi and 2. Manjura Bibi, as his only surviving legal heirs to inherit the said land under the provision of Mohammedan Act. of Law, then in force.

AFTER demise of the said Golam Mohammed Mallick his surviving legal heirs or heiress namely 1. Giasuddin Mollick, 2. Nasiruddin Mallik, 3. Alfa Mallick, 4. Hannan Ali Mallick, 5. Mannan Mollick, 6. Borhan Mallick, 7. Sirali Mollick, 8. Laltu Mallick, 9. Asura Bibi and 10. Manjura Bibi jointly entitled to the said land and accordingly the said 1. Giasuddin Mollick, 2. Nasiruddin Mallik, 3. Alfa Mallick, 4. Hannan Ali Mallick, 5. Mannan Mollick, 6. Borhan Mallick, 7. Sirali Mollick, 8. Laltu Mallick,

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Alipore Police Court
Kolkata

PHANANJOY SARDAR

ADVOCATE

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9. Asura Bibi and 10. Manjura Bibi jointly sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of **Sali land** measuring more or less **37 Decimals** out of which land measuring more or less **05 Decimals, comprised in R.S. & L.R. Dag No. 169** and land measuring more or less **32 Decimals, comprised in R.S. & L.R. Dag No. 171**, lying and situated at **Mouza - Gazipur, J.L. No. 24**, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, appertaining to **R.S. Khatian No. 435 corresponding to L.R. Khatian No. 298**, 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 103137 to 103185, Being No. 161303827 for the year 2021.

THAT 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 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 became the absolute lawful owner of **ALL THAT** piece and parcel of **Sali land** measuring more or less **37 Decimals** out of which land measuring more or less **05 Decimals, comprised in R.S. & L.R. Dag No. 169** and land measuring more or less **32 Decimals, comprised in R.S. & L.R. Dag No. 171**, lying and situated at **Mouza - Gazipur, J.L. No. 24**, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, appertaining to **R.S. Khatian No. 435 corresponding to L.R. Khatian No. 298**, 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

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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.

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 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 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.

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

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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.



ADVOCATE

Dhananjoy Sardar (Adv.)
F - 1019/1190/2015
Alipore Police Court
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Government of West Bengal
Office of the BISHNUPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 04-01-2023

Serial No of Application	1613000109/2023	Search No	1613000109/2023
Search for the Years	From 2008 To 2022	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00171		
From whom Received	D SARDAR		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 14 /-	

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: 04-01-2023

Serial No of Application	1613000110/2023	Search No	1613000110/2023
Search for the Years	From 2016 To 2022	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00171		
From whom Received	D SARDAR		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 6/-	

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-00171/00000
Khatian: 00298/00

Area of Land:
32.00000000 decimal

Deed Details :

Deed No: I-161303827/2021, Query No: 16132001199913/2021, Serial No:
1613003757/2021, Page: 103137 - 103185, Date of Registration: 03/08/2021, Date
of Completion: 12/08/2021,

(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: 05-01-2023

Serial No of Application	1604000129/2023	Search No	1604000129/2023
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- 00171		
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



Date of Application: 06-01-2023

Serial No of Application	1604000131/2023	Search No	1604000131/2023
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- 00171		
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

Application: 05-01-2023

No of Application
Search for the Years
Property to be Searched
From whom Received

1901000398/2023
From 2008 To 2023
District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00171
D Sardar

Search No
Record Available

1901000398/2023
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



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

Date of Application: 05-01-2023

Serial No of Application	1901000400/2023	Search No	1901000400/2023
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- 00171		
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

