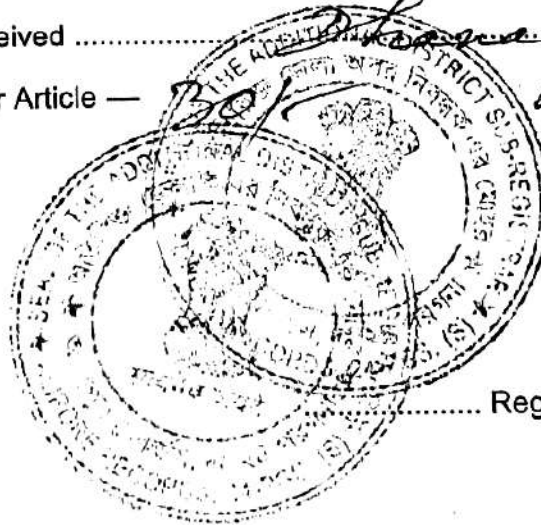


No. REGN BB 508787

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 26688
2. Date of application 5.9.22
3. Search for the year (s) 2009 - 2022
4. Name of office to which the record to be searched or inspected relates D. N. Alipore & Bishnupur
5. Name of person or property to be searched m - Bishnupur
6. Nature of document RS + LR Day - 181,
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) RS - Bishnupur
8. From whom received Bhawanjoy Sarker
1. Fees paid under Article —
- (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: 06-09-2022

Serial No of Application	1613006981/2022	Search No	1613006981/2022
Search for the Years	From 2009 To 2022	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00181		
From whom Received	D SARDAR		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

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: [0601] Exchange, Exchange	Plot No: RS-00181/00000 Khatian: 00265	Area of Land: 22.42000000 decimal

Deed Details :

Deed No: I-161304502/2015, Query No: 16131000197687/2015, Serial No: 1613004322/2015, Page: 35001 - 35012, Date of Registration: 24/08/2015, Date of Completion: 03/09/2015, Date of Delivery: 14/09/2015

(Mrs Kamalika Datta)

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: 06-09-2022

Serial No of Application	1613006982/2022	Search No	1613006982/2022
Search for the Years	From 2009 To 2022	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00181		
From whom Received	D SARDAR		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

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-00181/00000 Khatian: 00399/00	Area of Land: 11.86000000 decimal
Deed Details :				
Deed No: I-161307478/2018, Query No: 16131000317391/2018, Serial No: 1613007576/2018, Page: 172712 - 172735, Date of Registration: 17/12/2018, Date of Completion: 21/12/2018, Date of Delivery: 24/12/2018				
2	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00181/00000 Khatian: 00399/00	Area of Land: 33.00000000 decimal
Deed Details :				
Deed No: I-161307479/2018, Query No: 16131000317430/2018, Serial No: 1613007575/2018, Page: 172687 - 172711, Date of Registration: 17/12/2018, Date of Completion: 21/12/2018, Date of Delivery: 24/12/2018				
3	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00181/00000 Khatian: 00234/00	Area of Land: 7.70000000 decimal
Deed Details :				
Deed No: I-161301143/2019, Query No: 16130000262817/2019, Serial No: 1613001154/2019, Page: 30337 - 30371, Date of Registration: 28/02/2019, Date of Completion: 12/03/2019, Date of Delivery: 13/03/2019				
4	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00181/00000 Khatian: 01669/00	Area of Land: 7.54000000 decimal
Deed Details :				
Deed No: I-161302077/2019, Query No: 16130000603977/2019, Serial No: 1613002070/2019, Page: 51431 - 51450, Date of Registration: 18/04/2019, Date of Completion: 29/04/2019, Date of Delivery: 02/05/2019				
5	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00181/00000 Khatian: 01670/00	Area of Land: 7.55000000 decimal
Deed Details :				
Deed No: I-161302077/2019, Query No: 16130000603977/2019, Serial No: 1613002070/2019, Page: 51431 - 51450, Date of Registration: 18/04/2019, Date of Completion: 29/04/2019, Date of Delivery: 02/05/2019				
6	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00181/00000 Khatian: 01671/00	Area of Land: 7.54000000 decimal
Deed Details :				
Deed No: I-161302077/2019, Query No: 16130000603977/2019, Serial No: 1613002070/2019, Page: 51431 - 51450, Date of Registration: 18/04/2019, Date of Completion: 29/04/2019, Date of Delivery: 02/05/2019				
7	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00181/00000 Khatian: 01380/00	Area of Land: 44.50000000 decimal

Details :

8 District: South 24-Parganas, PS;
Bishnupur, Mouza: Gazipur, Gram
Panchayat: NAHAJARI,

Deed No: I-161307095/2021, Query No: 16132002322483/2021, Serial No:
1613006965/2021, Page: 186385 - 186408, Date of Registration: 23/11/2021, Date
of Completion: 26/11/2021,

Property Type: Land
Transaction: [0101] Sale, Sale
Document

Plot No:
LR-00181/00000
Khatian: 00028/00

Area of Land:
22.42000000 decimal

Deed Details :

9 District: South 24-Parganas, PS;
Bishnupur, Mouza: Gazipur, Gram
Panchayat: NAHAJARI,

Deed No: I-161307095/2021, Query No: 16132002322483/2021, Serial No:
1613006965/2021, Page: 186385 - 186408, Date of Registration: 23/11/2021, Date
of Completion: 26/11/2021,

Property Type: Land
Transaction: [0104] Sale, Sale
agreement without possession
[Full Stamp]

Plot No:
LR-00181/00000
Khatian: 01640/00

Area of Land:
7.42500000 decimal (4
Katha, 8 Chatak)
Area of Structure
2306 Sq Ft

Deed Details :

Deed No: I-161300251/2022, Query No: 16132000068182/2022, Serial No:
1613000228/2022, Page: 11686 - 11724, Date of Registration: 13/01/2022, Date of
Completion: 17/01/2022,

(Mrs Kamalika Datta)

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: 13-09-2022

Serial No of Application	1604009185/2022	Search No	1604009185/2022
Search for the Years	From 2009 To 2022	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00181		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

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: 13-09-2022

Serial No of Application	1604009186/2022	Search No	1604009186/2022
Search for the Years	From 2009 To 2022	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00181		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

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: 10-09-2022

Serial No of Application	1901022456/2022	Search No	1901022456/2022
Search for the Years	From 2009 To 2022	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00181		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

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: 10-09-2022

Serial No of Application	1901022457/2022	Search No	1901022457/2022
Search for the Years	From 2009 To 2022	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00181		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

Search Result: No Record Found

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



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... found two entries ...
... Sri Ajodhya Pal son of ...
... of the said land was ...
...endra Nath Nath, son ...
... respect of the said land ...

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 : 15.09.2022

NON ENCUMBRANCES CERTIFICATE AND TITLE SEARCH REPORT.

Re. : ALL THAT piece and parcel of **Bastu land** measuring more or less an area of **66.92 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. 265 corresponding to L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 181, 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 2009 to 2022 (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 **66.92 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. 265 corresponding to L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 181, 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 Sri Ajodhya Pal son of Late Bankim Chandra Pal while seized and possessed of the said land with a view to exchange the said land to said Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar in respect of the said land measuring more or less an area of


Dhananjay 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 : 15.09.2022

22.42 Decimals, lying an 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. 265 corresponding to L.R. Khatian No. 28, appertaining to R.S. & L.R. Dag No. 181, 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 Exchange, which was executed on 24.08.2015 and registered on 03.09.2015, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2015, Pages from 35001 to 35012, Being No. 161304502 for the year 2015.

THEREAFTER thereafter the said Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar 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 an area of **66.92 Decimals**, lying an 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. 265 corresponding to L.R. Khatian Nos. 1380 and 28, appertaining to R.S. & L.R. Dag No. 181, 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 **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, executed on 18.11.2021 and registered on 23.11.2021, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2021, Pages from 186385 to 186408, Being No. 161307095 for the year 2021 at the valuable consideration, mentioned therein.

My report is as follows :-

THAT One Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less an area of 15 Decimals, lying an 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. 265, appertaining to R.S. Dag No. 181, under Police Station - Bishnupur,


Dhananjay 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 : 15.09.2022

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, dated - 16.05.1990, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.I, Volume No. 34, Pages from 25 to 30, Being No. 2746 for the year 1990 from its the then owner namely Sri Hrishikesh Mondal son of Sri Narendra Nath Mondal at the valuable consideration, mentioned therein.

THEREAFTER the said Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar also purchased **ALL THAT** piece and parcel of land measuring more or less an area of 15 Decimals, lying an 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. 265, appertaining to R.S. Dag No. 181, 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 another registered Deed of Sale, dated - 16.05.1990, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.I, Volume No. 34, Pages from 31 to 34, Being No. 2747 for the year 1990 from its the then owner namely Sri Ramen Kumar Naskar son of Sri Santosh Kumar Naskar at the valuable consideration, mentioned therein.

THAT the said Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar also purchased **ALL THAT** piece and parcel of land measuring more or less an area of 14.50 Decimals, lying an 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. 265, appertaining to R.S. Dag No. 181, 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 another registered Deed of Sale, executed on 20.06.2003 and registered on 28.04.2004, in the office of Sub-Registrar at Bishnupur, recorded in Book No.I, Volume No. 14, Pages from 397 to 400, Being No. 987 for the year 2004 from its the then owner namely Sri Panchanan Jana son of Late Baburam Jana and Sri Sudip Jana and Sri Anup Jana both sons of Late Kalipada Jana at the valuable consideration, mentioned therein.

THAT by virtue of aforesaid three Deeds the said Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of 44.50 Decimals, lying an 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. 265, appertaining to R.S. Dag No. 181, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office


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

DHANANJOY SARDAR

ADVOCATE

**ALIPORE POLICE COURT
KOLKATA - 700027**

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

4

Date : 15.09.2022

A.D.S.R. Bishnupur, in the District South 24 Parganas and accordingly the said Dwijendra Nath Naskar 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. 1380 in respect of the said land.

THAT One Sri Ajodhya Pal son of Late Bankim Chandra Pal seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less an area of 22.42 Decimals, lying an 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. 265, appertaining to R.S. Dag No. 181, 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, dated - 06.04.1981, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.I, Volume No. 34, Pages from 129 to 131, Being No. 2636 for the year 1981 from its the then owner namely Smt. Lalita Bala Jana wife of Late Baburam Jana at the valuable consideration, mentioned therein.

THEREAFTER the said Sri Ajodhya Pal son of Late Bankim Chandra Pal 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. 28 in respect of the said land.

THAT the said Sri Ajodhya Pal son of Late Bankim Chandra Pal while seized and possessed of the said land with a view to exchange the said land to said Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar in respect of the said land measuring more or less an area of 22.42 Decimals, lying an 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. 265 corresponding to L.R. Khatian No. 28, appertaining to R.S. & L.R. Dag No. 181, 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 specifically described in the Schedule "B" of the below mentioned Deed of Exchange, which was executed on 24.08.2015 and registered on 03.09.2015, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2015, Pages from 35001 to 35012, Being No. 161304502 for the year 2015.

THAT IN PURSUANCE TO THE ABOVE the said Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of **66.92 Decimals**, lying an 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. 265 corresponding to L.R. Khatian Nos. 1380 and 28, appertaining to R.S. & L.R. Dag No. 181, under Police**


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

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 the said Dwijendra Nath Naskar, son of Late Subhas alias Subas Chandra Naskar 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 an area of **66.92 Decimals**, lying an 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. 265 corresponding to L.R. Khatian Nos. 1380 and 28, appertaining to R.S. & L.R. Dag No. 181, 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 **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, executed on 18.11.2021 and registered on 23.11.2021, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2021, Pages from 186385 to 186408, Being No. 161307095 for the year 2021 at the valuable consideration, mentioned therein.

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 **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 became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of **66.92 Decimals**, lying an 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. 265 corresponding to L.R. Khatian Nos. 1380 and 28, appertaining to R.S. & L.R. Dag No. 181, 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


Dhananjay 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 : 15.09.2022

the then Owner therein 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. 1640** in respect of the said land.

THAT recorded its name 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 Owner herein duly conversion the aforesaid landed property Sali to Bahutal Abasan before the Office of the Block Land & Land Reforms Officer, Bishnupur - II, South 24 Parganas, vide Memo Nos. 19/97/B.L. & L.R.O./Bish.-II/2022, dated 13.01.2022, 19/120/B.L. & L.R.O./Bish.-II/2022, dated 15.02.2022, 19/143/B.L. & L.R.O./Bish.-II/2022, dated 16.02.2022 and 19/221/B.L. & L.R.O./Bish.-II/2022, dated 28.02.2022 and to that effect the Office of the said Block Land & Land Reforms Officer, Bishnupur - II, South 24 Parganas has been changed the classification of the said landed property Sali to Bahutal Abasan.

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 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 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


Dhananjay Sardar (Adv.)
Alipore Police Court
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DHANANJOY SARDAR

ADVOCATE

**ALIPORE POLICE COURT
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**Vill. Nandabhanga, P.O. Kanganberia,
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Pin - 743503**

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Date : 15.09.2022

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.



ADVOCATE

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