

DIHANANJOY SARDAR
ADVOCATE
ALIPORE POLICE COURT
KOLKATA - 700027

534
Resl. & Chamber :-
Vill. Nandabhangra, P.O. Kanganberia,
P.S. Bishnupur, District 24 Pgs. (S)
Pin - 743503
Contact :-
Mobile : 7685088085

Date : 07.07.2020

NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

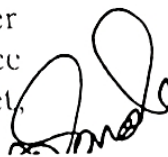
Ref. : An area of Commercial Bastu land admeasuring more or less an area of 06 Cottahs 05 Chattaks 38 Sq.ft. corresponding to 10.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in R.S. Khatian No.181, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas.

I have caused necessary searches in the Office of A.D.S.R. Bishnupur for the period from 2007 to 2020 (till date) and in the D.R. Alipore for the period from 2007 to 2020 (till date) and in the ARA at Kolkata for the period from 2007 to 2020 (till date) and have inspected the settlement Records, JLRO Mutation and all the other relevant documents in respect of the aforesaid land.

My report is as follows :-

THAT One Jahar Lal Saha was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Danga land measuring more or less an area of 2.625 Decimals ALONG WITH other properties, 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.181, under L.R. Khatian No. 1168, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, by way of inheritance from his demised father Panchu Charan Saha under the provision of the Hindu Succession Act., 1956, then in force.

THEREAFTER the said Jahar Lal Saha while seized and possessed of the said land in consideration for love and affection gifted, transferred, conveyed, assigned and assured of ALL THAT piece and parcel of Danga land measuring more or less an area of 2.625 Decimals ALONG WITH other properties, 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.181, under L.R. Khatian No. 1168, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet.



DIHANANJOY SARDAR

ADVOCATE

ALIPORE POLICE COURT

KOLKATA - 700027

Resi. & Chamber :-

Vill. Nandabhanga, P.O. Kanganberia,

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

Pin - 743503

Contact :-

Mobile : 7685088085

2

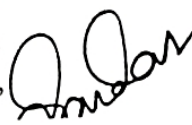
Date : 07.07.2020

under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of his son Sri Premangshu Saha, by virtue of registered Deed of Gift, executed on 11.04.2017 and registered on 02.05.2017 duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2017, Pages from 39881 to 39898, Being No. 161301882 for the year 2017.

THEREAFTER the said Premangshu Saha while seized and possessed of the said land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1646 in respect of the R.S. & L.R. Dag No. 534 of the said land.

THEREAFTER the said Sri Premangshu Saha 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 Danga land measuring more or less an area of 2.625 Decimals ALONG WITH other properties, 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.181, under L.R. Khatian No. 1646, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV 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 **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, 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, executed on 25.09.2018 and registered on 01.10.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 136822 to 136848, Being No. 161305917 for the year 2018.

THEREAFTER the said Jahar Lal Saha while seized and possessed of the said land in consideration for love and affection gifted, transferred, conveyed, assigned and assured of ALL THAT piece and parcel of Danga land measuring more or less an area of 2.625 Decimals ALONG WITH other properties, 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.181, under L.R. Khatian No. 1168, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet,

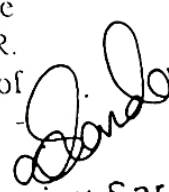


under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of his son Sri Shyamal Saha, son of Jahar Lal Saha, by virtue of registered Deed of Gift, executed on 11.04.2017, registered on 02.05.2017, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2017, Pages from 39899 to 39916, Being No. 161301883 for the year 2017.

THEREAFTER the said Sri Shyamal Saha while seized and possessed of the said land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1599 in respect of the R.S. & L.R. Dag No. 534 of the said land.

THEREAFTER the said Sri Shyamal Saha 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 Danga land measuring more or less an area of 2.625 Decimals ALONG WITH other properties, 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.181, under L.R. Khatian No. 1599, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV 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 **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, 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, executed on 02.11.2018 and registered on 05.11.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 148263 to 148288, Being No. 161306551 for the year 2018.

THEREAFTER Panchu Charan Saha, father of the said Hiralal Saha was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Danga land measuring more or less an area of 5.25 Decimals ALONG WITH other properties, 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.181, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar -


Dhananjoy Sar
Adv
F/1019/2015

Date : 07.07.2020

IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, by virtue of a registered Bengali Deed of Partition, dated 07.09.1953, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.1, Being No. 5621 for the year 1953.

THEREAFTER the said Panchu Charan Saha 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 Danga land measuring more or less an area of 5.25 Decimals ALONG WITH other properties, 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.181, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of Hiralal Saha, by virtue of a registered Deed of Sale, dated 16.04.1983, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 51, Pages from 74 to 77, Being No. 3353 for the year 1983.

THEREAFTER since ever purchase the said land the said Hiralal Saha duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of L.R. Khatian No. 1093 in respect of the said land.

THEREAFTER the said Hiralal Saha 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 Danga land measuring more or less an area of 5.25 Decimals ALONG WITH other properties, 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.181, under L.R. Khatian No. 1093, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV 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. 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** son of Late Sawkat Ali Sekh, of Village Nandabhang, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, executed on 18.01.2019 and registered on 24.01.2019, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2019, Pages from 12230 to 12256, Being No. 161300317 for the year 2019.

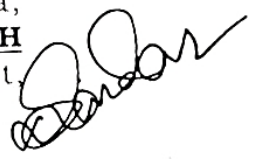

Chamanjoy Sardar
Advocate
F/1019/2015
Alipore Police Court, Kor-27

Date : 07.07.2020

THEREAFTER by virtue of aforesaid three registered Deed of Sale 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** son of Late Sawkat Ali Sekh, 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 **Danga land** measuring more or less an area of **06 Cottahs 05 Chattaks 38 Sq.ft. corresponding to 10.50 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.181, under L.R. Khatian No. 1646, 1599 & 1093, appertaining to R.S. & L.R. Dag No. 534, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV 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 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.

AFTER 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 **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, 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 Commercial Bastu 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)/151/3525 (B)/P/19, dated 02.07.2019** 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 Commercial Bastu**.

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** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat,



DHANANJOY SARDAR

ADVOCATE

**ALIPORE POLICE COURT
KOLKATA - 700027**

Resi. & Chamber :-

Vill. Nandabhanga, P.O. Kanganberia,

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

Pin - 743503

Contact :-

Mobile : 7685088085

6

Date : 07.07.2020

P.S. Bishnupur, District South 24 Parganas, Pin - 743377 after purchasing the aforesaid land became the absolute owner of the aforesaid area of **06 Cottahs 05 Chattaks 38 Sq.ft. corresponding to 10.50 Decimals** of land as mentioned above/also mutated as a recorded owner in JLRO Office and Panchayet/Municipal Office and paid the relevant taxes upto date.

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. Bakhrahata, 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** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahata, P.S. Bishnupur, District South 24 Parganas, Pin - 743377 is free from all sorts of encumbrances, charges, liabilities, liens and dispendences attachment of any kind whatsoever and the said land has an absolutely clear, free and marketable.

I also 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 CMDA/ B.L. & L.R.O. and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant search is enclosed herewith.

Dhananjay Sardar

Dhananjay Sardar
Advocate

F/1019/2015

Alipore Police Court, Kol-27

ADVOCATE