

No. REGN X

531146

Receipt for Fees Deposited for Search or Inspection

Serial Number of application.....

43446

Date of application.....

17/10/03

Search for the year(s).....

2003

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

DKF (S. Shunpoo)

Name of person or property to be searched.....

De Goli p.m.

6. Nature of document.....

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

D 537, Kh 146.

8. From whom received.....

D Larder (Adv)

9. Fees paid under Article—

362

F (1) (i)

F (1) (ii)

F (2)



**No. REGN AA 454957**

**Receipt for Fees Deposited for Search or Inspection**

1. Serial Number of application ..... 114157
2. Date of application ..... 18/10/18
3. Search for the year(s) ..... 2003-18
4. Name of office to which the record to be searched or inspected relates ..... m
5. Name of person or property to be searched ..... 5
6. Nature of document ..... m
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... m Garzipur D 537  
146
8. From whom received ..... D. Sarder
9. Fees paid under Article —

altors Pvt. L  
(i)  
43

187

Registrar of ..

**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 : 21.10.2019**

**NON ENCUMBRANCES CERTIFICATE AND TITLE SEARCH REPORT.**

**Re. : ALL THAT** piece and parcel of **Commercial Bastu land** measuring more or less an area of **08 Cottahs 10 Chattaks 12 Sq.ft.** corresponding to **14.26 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.146, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 537, 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.**

**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 **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of 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 2003 to 2019 (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 **Commercial Bastu land** measuring more or less an area of **08 Cottahs 10 Chattaks 12 Sq.ft. corresponding to 14.26 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.146, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 537, 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.**

In course of search work and in terms of the records made available as per records I have found no entry evidencing transfer of the said land.

My report is as follows :-

**THAT** one Dharanidhar Jana, since deceased was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals **ALONG WITH** other properties, lying and situated at Mouza- Gazipur,

For OAS Realtors Pvt. Ltd.

Ramjan Ali Sekh

Director

**DIHANANJOYSARDAR**

ADVOCATE

ALIPORE POLICE COURT  
KOLKATA - 700027

**Res. & Chamber :-**

Vill. Nandabhang, P.O. Kanganberia,

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

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**Date : 21.10.2019**

**2**

J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 146, appertaining to R.S. Dag No. 537, under Police Station Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore and the said Dharanidhar Jana, since deceased seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

**THREATER** the said Dharanidhar Jana while seized and possessed of the said land died intestate leaving behind him, four sons namely Charu Chandra Jana, Atul Krishna Jana, since deceased, Baburam Jana, since deceased and Bankim Chandra Jana, since deceased, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

**AFTER** demise of the said Dharanidhar Jana his surviving legal heirs namely Charu Chandra Jana, Atul Krishna Jana, since deceased, Baburam Jana, since deceased and Bankim Chandra Jana, since deceased jointly entitled to the said land and accordingly they jointly recorded their names in the records of L.R. Settlement and finally, fully and published their names in the records of rights under L.R. Khatian Nos. 575 (Bankim Chandra Jana, since deceased) and 595 (Baburam Jana, since deceased) in respect of the said land.

**THREATER** the said Bankim Chandra Jana while seized and possessed of his respective share of land died intestate without any issue leaving behind him, three brothers namely Charu Chandra Jana, Atul Krishna Jana, since deceased, Baburam Jana, since deceased, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

**THREATER** the said Baburam Jana while seized and possessed of his respective share of land died intestate as a bachelor leaving behind him, two brothers namely Charu Chandra Jana and Atul Krishna Jana, since deceased, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

**THREATER** after demise of the said Bankim Chandra Jana and Baburam Jana their only surviving legal heirs or successors namely Charu Chandra Jana and Atul Krishna Jana, since deceased jointly becomes the absolute lawful owners of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals **ALONG WITH** other properties, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 146, under L.R. Khatian Nos. 575 and 595, appertaining to R.S. & L.R. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in

For OAS Realtors Pvt. Ltd.

Rangan Nile

Director

**DHANANJOY SARDAR**

**ADVOCATE**

**ALIPORE POLICE COURT  
KOLKATA - 700027**

**Resl. & Chamber :-**

**Vill. Nandabhanga, P.O. Kanganberia,**

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

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**Contact :-**

**Mobile : 7685088085**

**3**

**Date : 21.10.2019**

the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore.

**THREATER** the said Atul Krishna Jana while seized and possessed of his respective share of land died intestate without any issue leaving behind him, two sons namely Kalipada Jana and Panchanan Jana, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

**AFTER** demise of the said Atul Krishna Jana his surviving legal heirs and/or successors namely 1. Kalipada Jana, 2. Panchanan Jana, both sons of Late Atul Krishna Jana, along with 3. Charu Chandra Jana, son of Late Dharanidhar Jana, all of Gazipur, P.S. Bishnupur, District South 24 Parganas jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **6.54 Decimals**, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 146, under L.R. Khatian Nos. 575 and 595, appertaining to R.S. & L.R. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of 1. SRI SUKUMAR MONDAL, AND 2. SRI RABINDRA NATH MONDAL, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, by virtue of a registered Bengali Deed of Sale, dated 26/02/1968, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No. I, Volume No. 31, Pages from 135 to 138, Being No. 2517 for the year 1968.**

**AFTER** purchasing the aforesaid land the said 1. **SRI SUKUMAR MONDAL, AND 2. SRI RABINDRA NATH MONDAL**, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal became the absolute lawful joint owners of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **6.54 Decimals ALONG WITH** Other Properties, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 146, under L.R. Khatian Nos. 575 and 595, appertaining to R.S. & L.R. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, and accordingly the Present Vendors herein duly recorded their names in the records of L.R. Settlement and finally, fully and absolutely published their names in the records of rights under **L.R. Khatian No. 987 (Sukumar Mondal) AND L.R. Khatian No. 820 (Rabindra Nath Mondal)** in respect of the said land.**

For OAS Realtors Pvt. Ltd.

*Rampal S. S.*

Director

**DIHANANJOY SARDAR**

ADVOCATE

ALIPORE POLICE COURT  
KOLKATA - 700027

*Res. & Chamber*

Vill. Nandabhanga, P.O. Kanganberia,

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

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Contact :-

Mobile : 7685088085

4

Date : 21.10.2019

**THEREAFTER** the said 1. **SRI SUKUMAR MONDAL, AND 2. SRI RABINDRA NATH MONDAL**, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal while jointly 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 an area of **6.54 Decimals, ALONG WITH** other properties, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 146, under L.R. Khatian Nos. 575, 595, 987 & 820, appertaining to R.S. & L.R. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore**, 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 Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Deed of Conveyance, executed on 05.09.2018 and registered on 14.09.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 131667 to 131699, Being No. 161305508 for the year 2018.

**THAT** 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less **7.72 Decimals** along with other properties, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 146, appertaining to R.S. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore**, by way of inheritance from their demise father namely Abdul Wahab Molla under the provision of the Mahamedan Act. of Law, then in force and the said 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances.

**THEREAFTER** the the said 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*

Director

Anowara Bibi jointly 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 **7.72 Decimals** along with other properties, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 146, appertaining to R.S. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of ALTAF MOLLA, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, by virtue of a registered Bengali Deed of Sale, dated 11.08.1981, duly registered in the office of S.R. at Bishnupur, recorded in Book No.I, Being No. 5781 for the year 1981 at a valuable consideration, mentioned therein.**

**THEREAFTER** the said ALTAF MOLLA, son of Late Abdul Wahab Molla while seized and possessed of the aforesaid 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. 145**, in respect of the said land.

**THEREAFTER** the said ALTAF MOLLA, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal 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 an area of **7.72 Decimals**, along with other properties, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 146, L.R. Khatian No. 145, appertaining to R.S. & L.R. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, 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 Nandabhangra, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Deed of Conveyance, executed on 05.09.2018 and registered on 14.09.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume**

**DHANANJOY SARDAR**

**ADVOCATE**

**ALIPORE POLICE COURT  
KOLKATA - 700027**

**Resl. & Chamber:-**

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**Contact:-**

**Mobile : 7685088085**

**Date : 21.10.2019**

**6**

No. 1613-2018, Pages from 131725 to 131749, Being No. 161305510 for the year 2018.

**THEREAFTER** by virtue of aforesaid seven 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 **Commercial Bastu** land measuring more or less an area of **08 Cottahs 10 Chattaks 12 Sq.ft. corresponding to 14.26 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. 146, under L.R. Khatian Nos. 575 & 145, appertaining to R.S. & L.R. Dag No. 537, 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**.

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

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*

Director

**DHANANJOY SARDAR**

**ADVOCATE**

**ALIPORE POLICE COURT  
KOLKATA - 700027**

*Resl. & Chamber :-*

**Vill. Nandabhanga, P.O. Kanganberia,  
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*Contact :-*

**Mobile : 7685088085**

**7**

**Date : 21.10.2019**

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 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.

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*  
Director

  
**Dhananjoy Sardar**  
Advocate  
F/1019/2015  
Alipore Police Court, Vol-27  
**ADVOCATE**