

No. REGN AA 305971

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 8031
16/3/22
2. Date of application
3. Search for the year (s) 2009-2022
4. Name of office to which the record to be searched or inspected relates
SR District Registrar
5. Name of person or property to be searched
Gazipur
6. Nature of document
RS+LR-543. SR District Registrar
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
11
8. From whom received
Shanaiya
9. Fees paid under Article — 301 —
- (1) (i)
- (2) (ii)
- (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: 15-03-2022

Serial No of Application	1613002052/2022	Search No	1613002052/2022
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- 00543		
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, NAHAJARI	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00543/00000 Khatian: 00000/00	Area of Land: 13.5 Decimal,

Deed Details :

Deed No: I-161305021/2009, Query No: 1613006423 /2009, Serial No: 161303928/2009, Page: 2077 - 2086, Date of Registration: 31/08/2009, Date of Completion: 31/08/2009, Date of Delivery: 31/08/2009

2 District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, NAHAJARI	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00543/00000 Khatian: 00000/00	Area of Land: 5 Decimal,
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Deed Details :

Deed No: I-161300666/2010, Query No: 1613000944 /2010, Serial No: 161300524/2010, Page: 2009 - 2024, Date of Registration: 05/02/2010, Date of Completion: 05/02/2010, Date of Delivery: 09/02/2010

3 District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: RS-00543/00000 Khatian: 00000/00	Area of Land: 18.50000000 decimal
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Deed Details :

Deed No: I-161300544/2016, Query No: 16131000039425/2016, Serial No: 1613003538/2007, Page: 14057 - 14085, Date of Registration: 01/02/2016, Date of Completion: 09/02/2016, Date of Delivery: 18/02/2016

(Mr Asif Nadim)

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: 15-03-2022

Serial No of Application	1613002054/2022	Search No	1613002054/2022
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- 00543		
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-00543/00000 Khatian: 00402/00	Area of Land: 11.75000000 decimal
Deed Details :	Deed No: I-161300185/2019, Query No: 16130000063828/2019, Serial No: 1613000184/2019, Page: 9383 - 9402, Date of Registration: 14/01/2019, Date of Completion: 14/01/2019, Date of Delivery: 15/01/2019		
2 District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00543/00000 Khatian: 00612/00	Area of Land: 6.51000000 decimal
Deed Details :	Deed No: I-161300550/2019, Query No: 16130000167477/2019, Serial No: 1613000541/2019, Page: 13436 - 13459, Date of Registration: 31/01/2019, Date of Completion: 01/02/2019, Date of Delivery: 04/02/2019		
3 District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00543/00000 Khatian: 01673/00	Area of Land: 18.50000000 decimal
Deed Details :	Deed No: I-161304880/2019, Query No: 16130001397777/2019, Serial No: 1613004925/2019, Page: 114011 - 114054, Date of Registration: 16/09/2019, Date of Completion: 16/09/2019, Date of Delivery: 19/09/2019		
4 District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00543/00000 Khatian: 01640/00	Area of Land: 8.25000000 decimal (5 Katha)
Deed Details :	Deed No: I-161300794/2020, Query No: 16130000254782/2020, Serial No: 1613000769/2020, Page: 16049 - 16095, Date of Registration: 14/02/2020, Date of Completion: 18/02/2020, Date of Delivery: 19/02/2020		

(Mr Asif Nadim)
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: 15-03-2022

Serial No of Application	1604002601/2022	Search No	1604002601/2022
Search for the Years	From 2016 To 2022	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00543		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 6/-	

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 15-03-2022

Serial No of Application	1604002600/2022	Search No	1604002600/2022
Search for the Years	From 2009 To 2016	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00543		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 7 /-	

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



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 : 17.03.2022

NON ENCUMBRANCES CERTIFICATE AND TITLE SEARCH REPORT.

Re. : **ALL THAT** piece and parcel of Bastu land measuring more or less an area of **18.50 Decimals**, lying and situate at **Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 100, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 543, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, Additional District Sub-Registrar Office at Bishnupur, District Sub-Registrar at Alipore.**

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 **18.50 Decimals**, lying and situate at **Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 100, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 543, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, Additional District Sub-Registrar Office at Bishnupur, District Sub-Registrar at Alipore.**

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 1. Sukumar Paul, 2. Smt. Basanti Manna alias Sajeda Bibi, 3. Md. Rejjak Mollick and 4. Smt. Lata Bala Mondal while jointly seized and possessed of said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and

Dhananjoy 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

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Date : 17.03.2022

parcel of Sali land measuring more or less an area of 60.785 Decimals, out of Sali land measuring more or less an area of 27 Decimals, comprised in R.S. & L.R. Dag No. 525, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 527, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 528, under R.S. Khatian No. 98, L.R. Khatian No. 1082, Sali land measuring more or less an area of 4.285 Decimals, comprised in R.S. Dag No. 541, under R.S. Khatian No. 98, and Sali land measuring more or less an area of 18.50 Decimals, comprised in R.S. Dag No. 543, under R.S. Khatian No. 100, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, 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. at Alipore, unto and in favour of **KAUSHAL & COMPANY BHILAI PVT. LTD.**, A Private Limited Company incorporated under the Companies Act., 1956, having its Registered Office at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New Market, Kolkata - 700013, in the District - Kolkata, being represented by one of the Directors of the Company **SRI PREM NARAYAN KHANDELWAL**, son of Sri Hari Vallabh Khandelwal, of 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala, Kolkata - 700034, in the District South 24 Parganas, by virtue of a registered Deed of Conveyance, executed on 18.07.2007 and registered on 09.02.2016, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2016, Pages from 14057 to 14085, Being No. 161300544 for the year 2016.

THEREAFTER the said **KAUSHAL & COMPANY BHILAI PVT. LTD.**, A Private Limited Company incorporated under the Companies Act., 1956, having its Registered Office at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New Market, Kolkata - 700013, in the District - Kolkata, being represented by one of the Directors of the Company **SRI PREM NARAYAN KHANDELWAL**, son of Sri Hari Vallabh Khandelwal, of 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala, Kolkata - 700034, in the District South 24 Parganas 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 **18.50 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. 100, under L.R. Khatian No. 1673, appertaining to R.S. & L.R. Dag No. 543, 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. at Alipore, unto and in**

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

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Date : 17.03.2022

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 Vill. Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin : 743377, by virtue of a registered Deed of Conveyance, executed on 04.09.2019 and registered on 16.09.19, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2019, Pages from 114011 to 114054, Being No. 161304880 for the year 2019 at a valuable consideration, mentioned therein.

My report is as follows :-

THAT One Smt. Charu Bala Dasi, wife of Late Sital Chandra Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas 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 32.50 Decimals, out of which Sali land measuring more or less an area of 27 Decimals, appertaining to R.S. & L.R. Dag No. 525 and Sali land measuring more or less an area of 05.50 Decimals, appertaining to R.S. & L.R. Dag No. 527, lying and situated at Mouza-Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 100, under L.R. Khatian No. 323, 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. at Alipore and accordingly the said Smt. Charu Bala Dasi, wife of Late Sital Chandra Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas seized and possessed of the said land by paying rents to the competent authority without any lets or hindrances, free from all encumbrances.

THEREAFTER the said Smt. Charu Bala Dasi, wife of Late Sital Chandra Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas 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 32.50 Decimals, out of which Sali land measuring more or less an area of 27 Decimals, appertaining to R.S. & L.R. Dag No. 527 and Sali land measuring more or less an area of 05.50 Decimals, appertaining to R.S. & L.R. Dag No. 525, lying and situated at Mouza-Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 100, under L.R.

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

PHANANJOY 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

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Date : 17.03.2022

Khatian No. 323, 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. at Alipore, unto and in favour of Anath Maity son of Sri Vim Chandra Maity of Nandabhanga, P.S. Bishnupur, District South 24 Parganas, by virtue of a registered Deed of Conveyance, dated 04.12.1992, duly registered in the office of A.D.S.R. at Bishnupur and recorded in Book No.1, Volume No. 68, Pages from 107 to 110, Being No. 6623 for the year 1992 at a valuable consideration, mentioned therein.

THAT the said Anath Maity son of Sri Vim Chandra Maity of Nandabhanga, P.S. Bishnupur, District South 24 Parganas 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 32.50 Decimals, out of which Sali land measuring more or less an area of 27 Decimals, appertaining to R.S. & L.R. Dag No. 525 and Sali land measuring more or less an area of 5.50 Decimals, appertaining to R.S. & L.R. Dag No. 527, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 100, under L.R. Khatian No. 323, 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. at Alipore, unto and in favour of Sri Sukumar Paul, son of Sri Bankim Chandra Paul, by virtue of a Deed of Conveyance, dated 19.01.1994, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No.2, Pages from 277 to 282, Being No. 237 for the year 1994.

THAT One Smt. Mannamayee Manna, since deceased, wife of Sri Akkhaya Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas 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 44 Decimals, out of which Sali land measuring more or less an area of 11 Decimals, appertaining to R.S. Dag No. 528 and Sali land measuring more or less an area of 33 Decimals, appertaining to R.S. Dag No. 541, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 98, 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. at Alipore and accordingly the said Smt. Mannamayee Manna, since deceased, wife of Sri Akkhaya Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas seized and possessed of the said land by paying rents to the competent authority without any lets or hindrances, free from all encumbrances.

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

DIHANANJOY 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 : 17.03.2022

THEREAFTER the said Smt. Mannamayee Manna, since deceased, wife of Sri Akkhaya Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas while seized and possessed of the said land died intestate leaving behind her only son Niranjana Manna, as her only surviving legal heir to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

THAT after demised of the said Smt. Mannamayee Manna her surviving legal heir namely Niranjana Manna entitled to the said land and accordingly said Niranjana Manna 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 11 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 98, appertaining to R.S. Dag No. 528, 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. at Alipore, unto and in favour of Sri Adhir Chandra Mondal and his brother of Angarberia, P.S. Bishnupur, District South 24 Parganas, by virtue of a registered Deed of Conveyance, dated 28.06.1975, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Being No. 879 for the year 1975.

THEREAFTER said Sri Adhir Chandra Mondal and his brother of Angarberia, P.S. Bishnupur, District South 24 Parganas 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 11 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 98, appertaining to R.S. Dag No. 528, 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. at Alipore, unto and in favour of Smt. Hassya Bala Mondal, wife of Late Khudiram Mondal of Angarberia, P.S. Bishnupur, in the District South 24 Parganas, by virtue of a registered Deed of Conveyance, dated 03.03.1984, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Being No. 1730 for the year 1984.

THAT the said Smt. Hassya Bala Mondal while seized and possessed of the said land duly recorded her name in the records of B.L. & L.R.O and finally, fully and absolutely published her name in the records of rights under L.R. Khatian No. 1082 in respect of the said land.

THAT the said Smt. Hassya Bala Mondal 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 11 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate

DIHANANJOY 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 : 17.03.2022

Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 98, under L.R. Khatian No. 1082, appertaining to R.S. & L.R. Dag No. 528, 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. at Alipore, unto and in favour of Smt. Hassya Bala Mondal, wife of Late Khudiram Mondal of Angarberia, P.S. Bishnupur, in the District South 24 Parganas, unto and in favour of Rejjak Mollick, by virtue of a registered Deed of Conveyance, executed on 02.06.2004 and registered on 19.06.2007, in the office of A.D.S.R. at Bishnupur and recorded in Book No.1, Being No. 537 for the year 2007 at a valuable consideration, mentioned therein.

THEREAFTER the said Nirnanjan Manna while seized and possessed of the said land, containing an area of 30 Decimals out of 33 Decimals, comprised in R.S. Dag No. 541 died intestate leaving behind him, widow Smt. Malati Manna, sons namely 1. Madan Manna, 2. Mohan Manna, 3. Tapash Manna, 4. Tapan Manna, 5. Tarun Manna and 6. Smt. Basanti Manna, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, each having got 1/7th respective share of 30 Decimals i.e. 4.285 Decimals in respect of entire land, as stated above.

THAT by way of inheritance the said Smt. Basanti Manna had become owner of land measuring more or less an area of 4.285 Decimals out of 30 Decimals, comprised in R.S. Khatian No. 98, appertaining to R.S. Dag No. 541, in the District South 24 Parganas.

THEREAFTER by virtue of a registered Deed of Conveyance, dated 30.01.1969 duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.1, Volume No. 10, Pages from 143 to 145, Being No. 842 for the year 1969, One Sri Dulal Chandra Manna son of Late Prassanya Kumar Manna of Nandabhanga, P.S. Bishnupur, District South 24 Parganas, therein referred to as the Vendor and Smt. Late Bala Mondal, therien referred to as the Purchaser, whereby and whereunder the said Vendor therein sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 18.50 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 100, appertaining to R.S. Dag No. 543, 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. at Alipore, unto and in favour of the Purchaser therein, at a valuable consideration, mentioned therein.

THAT in pursuance to the above the said 1. Sukumar Paul, 2. Smt. Basanti Manna alias Sajeda Bibi, 3. Md. Rejjak Mollick and 4. Smt. Lata Bala Mondal jointly became the absolute lawful owners of **ALL**

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

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

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Date : 17.03.2022

THAT piece and parcel of Sali land measuring more or less an area of 60.785 Decimals, out of Sali land measuring more or less an area of 27 Decimals, comprised in R.S. & L.R. Dag No. 525, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 527, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 528, under R.S. Khatian No. 98, L.R. Khatian No. 1082, Sali land measuring more or less an area of 4.285 Decimals, comprised in R.S. Dag No. 541, under R.S. Khatian No. 98, and Sali land measuring more or less an area of 18.50 Decimals, comprised in R.S. Dag No. 543, under R.S. Khatian No. 100, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, 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. at Alipore.

THEREAFTER the said 1. Sukumar Paul, 2. Smt. Basanti Manna alias Sajeda Bibi, 3. Md. Rejjak Mollick and 4. Smt. Lata Bala Mondal while jointly seized and possessed of 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 60.785 Decimals, out of Sali land measuring more or less an area of 27 Decimals, comprised in R.S. & L.R. Dag No. 525, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 527, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 528, under R.S. Khatian No. 98, L.R. Khatian No. 1082, Sali land measuring more or less an area of 4.285 Decimals, comprised in R.S. Dag No. 541, under R.S. Khatian No. 98, and Sali land measuring more or less an area of 18.50 Decimals, comprised in R.S. Dag No. 543, under R.S. Khatian No. 100, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, 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. at Alipore, unto and in favour of **KAUSHAL & COMPANY BHILAI PVT. LTD.**, A Private Limited Company incorporated under the Companies Act., 1956, having its Registered Office at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New Market, Kolkata - 700013, in the District - Kolkata, being represented by one of the Directors of the Company **SRI PREM NARAYAN KHANDLWAL**, son of Sri Hari Vallabh Khandelwal, of 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala, Kolkata - 700034, in the District South 24 Parganas, by virtue of a registered Deed of Conveyance, executed on 18.07.2007 and registered on 09.02.2016, in the office of A.D.S.R. at

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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Date : 17.03.2022

Bishnupur, recorded in Book No.1, Volume No. 1613-2016, Pages from 14057 to 14085, Being No. 161300544 for the year 2016.

THAT after purchasing the aforesaid landed property the said **KAUSHAL & COMPANY BHILAI PVT. LTD.**, A Private Limited Company incorporated under the Companies Act., 1956, having its Registered Office at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New Market, Kolkata - 700013, in the District - Kolkata, being represented by one of the Directors of the Company **SRI PREM NARAYAN KHANDELWAL**, son of Sri Hari Vallabh Khandelwal, of 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala, Kolkata - 700034, in the District South 24 Parganas becomes the absolute lawful owner of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 60.785 Decimals, out of Sali land measuring more or less an area of 27 Decimals, comprised in R.S. & L.R. Dag No. 525, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 527, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 528, under R.S. Khatian No. 98, L.R. Khatian No. 1082, Sali land measuring more or less an area of 4.285 Decimals, comprised in R.S. Dag No. 541, under R.S. Khatian No. 98, and Sali land measuring more or less an area of 18.50 Decimals, comprised in R.S. Dag No. 543, under R.S. Khatian No. 100, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, 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. at Alipore and accordingly the said **KAUSHAL & COMPANY BHILAI PVT. LTD.**, A Private Limited Company incorporated under the Companies Act., 1956, having its Registered Office at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New Market, Kolkata - 700013, in the District - Kolkata, being represented by one of the Directors of the Company **SRI PREM NARAYAN KHANDELWAL**, son of Sri Hari Vallabh Khandelwal, of 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala, Kolkata - 700034, in the District South 24 Parganas duly recorded its name in the records of B.L. & L.R.O. and finally, fully and absolutely published its name in the records of rights under L.R. Khatian No. 1673 in respect of the said land.

THEREAFTER the said **KAUSHAL & COMPANY BHILAI PVT. LTD.**, A Private Limited Company incorporated under the Companies Act., 1956, having its Registered Office at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New Market, Kolkata - 700013, in the District - Kolkata, being represented by one of the Directors of the Company **SRI PREM NARAYAN KHANDELWAL**, son of Sri Hari Vallabh Khandelwal, of 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala, Kolkata - 700034, in the District South 24 Parganas while

PHANANJOY SARDAR

ADVOCATE

**ALIPORE POLICE COURT
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Date : 17.03.2022

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 **18.50 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. 100, under L.R. Khatian No. 1673, appertaining to R.S. & L.R. Dag No. 543, 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. 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 namely **RAMJAN ALI SEKH**, since deceased, son of Late Sawkat Ali Sekh, of Vill. Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin : 743377, by virtue of a registered Deed of Conveyance, executed on 04.09.2019 and registered on 16.09.19, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2019, Pages from 114011 to 114054, Being No. 161304880 for the year 2019 at a valuable consideration, mentioned therein.

THAT since ever purchased 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. 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 namely **RAMJAN ALI SEKH**, since deceased, son of Late Sawkat Ali Sekh, of Vill. Nandabhanga, P.O. Bakhrabat, 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 an area of **18.50 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. 100, under L.R. Khatian No. 1673, appertaining to R.S. & L.R. Dag No. 543, 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. at Alipore** and accordingly the said company duly recorded its name in the records of 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.

Dhananjay Sardar (Adv.)
Alipore Police Court
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THAT 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**, since deceased, son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377 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)/72/1721/P/2020, dated 26.08.2020** 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 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 "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.

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,

DHANANJOY SARDAR

ADVOCATE

**ALIPORE POLICE COURT
KOLKATA - 700027**

Resl. & Chamber :-

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

Pin - 743503

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Date : 17.03.2022

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 - 1019/2015
Alipore Police Court
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