

550

Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN BB 580628

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 23228
2. Date of application 5.8.22
3. Search for the year (s) 2008-2022
4. Name of office to which the record to be searched or inspected relates District Registrar Bishnupur
5. Name of person or property to be searched Mr. Gazi pur
6. Nature of document RS + CRD - 550
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) PS - Bishnupur
8. From whom received D. Sardar
9. Fees paid under Article —
- = (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: 18-08-2022

Serial No of Application	1613006580/2022	Search No	1613006580/2022
Search for the Years	From 2008 To 2022	Record Available	From 26/03/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00550		
From whom Received	DHANANJOY SARDAR		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

Search Result: No Record Found

(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: 18-08-2022

Serial No of Application 1613006581/2022 Search No 1613006581/2022
Search for the Years From 2008 To 2022 Record Available From 26/03/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00550
From whom Received DHANANJOY SARDAR
Fees Paid under Articles F1(i) 2/- F1(ii) 14/-

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-00550/00000 Khatian: 00000/00	Area of Land: 5.25000000 decimal
Deed Details :		Deed No: I-161301272/2017, Query No: 16131000074555/2017, Serial No: 1613001291/2017, Page: 28443 - 28465, Date of Registration: 16/03/2017, Date of Completion: 23/03/2017, Date of Delivery: 27/03/2017		
2	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00550/00000 Khatian: 00090/00	Area of Land: 15.75000000 decimal
Deed Details :		Deed No: I-161304457/2018, Query No: 16130001124226/2018, Serial No: 1613004532/2018, Page: 107556 - 107602, Date of Registration: 19/07/2018, Date of Completion: 26/07/2018, Date of Delivery: 26/07/2018		
3	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00550/00000 Khatian: 00391/00	Area of Land: 5.25000000 decimal
Deed Details :		Deed No: I-161304457/2018, Query No: 16130001124226/2018, Serial No: 1613004532/2018, Page: 107556 - 107602, Date of Registration: 19/07/2018, Date of Completion: 26/07/2018, Date of Delivery: 26/07/2018		
4	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00550/00000 Khatian: 00773/00	Area of Land: 0.25200000 decimal
Deed Details :		Deed No: I-161304868/2018, Query No: 16130001234433/2018, Serial No: 1613004873/2018, Page: 116696 - 116720, Date of Registration: 08/08/2018, Date of Completion: 09/08/2018, Date of Delivery: 10/08/2018		
5	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Gram Panchayat: NAHAJARI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-00550/00000 Khatian: 01448/00	Area of Land: 5.00000000 decimal
Deed Details :		Deed No: I-161304868/2018, Query No: 16130001234433/2018, Serial No: 1613004873/2018, Page: 116696 - 116720, Date of Registration: 08/08/2018, Date of Completion: 09/08/2018, Date of Delivery: 10/08/2018		



(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: 05-08-2022

Serial No of Application	1604007828/2022	Search No	1604007828/2022
Search for the Years	From 2008 To 2022	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: LR- 00550		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

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: 05-08-2022

Serial No of Application	1604007827/2022	Search No	1604007827/2022
Search for the Years	From 2008 To 2022	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00550		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

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: Gift, Gift in Favour of family members	Plot No: RS-00550/00000 Khatian: 00000/00	Area of Land: 5 Decimal, Area of Structure: 100 Sq Ft
Deed Details :	Deed No: I-160402031/2012, Query No: 1604003224 /2012, Serial No: 160401967/2012, Page: 3222 - 3240, Date of Registration: 13/03/2012, Date of Completion: 16/03/2012, Date of Delivery: 16/03/2012		
2 District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, NAHAJARI	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00550/00000 Khatian: 00019/00	Area of Land: 5.25 Decimal,
Deed Details :	Deed No: I-160406847/2012, Query No: 1604014414 /2012, Serial No: 160406903/2012, Page: 4560 - 4574, Date of Registration: 27/08/2012, Date of Completion: 27/08/2012, Date of Delivery: 28/08/2012		
3 District: South 24-Parganas, PS; Bishnupur, Mouza: Gazipur, NAHAJARI	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00550/00000 Khatian: 00298/00	Area of Land: 21 Decimal,
Deed Details :	Deed No: I-160406846/2012, Query No: 1604014438 /2012, Serial No: 160406904/2012, Page: 4575 - 4592, Date of Registration: 27/08/2012, Date of Completion: 27/08/2012, Date of Delivery: 28/08/2012		

(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: 27-08-2022

Serial No of Application	1901021332/2022	Search No	1901021332/2022
Search for the Years	From 2008 To 2022	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No: RS- 00550		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

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

Application: 27-08-2022

Serial No of Application	1901021333/2022	Search No	1901021333/2022
Search for the Years	From 2008 To 2022	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Bishnupur, Mouza: Gazipur, Plot No. LR- 00550		
From whom Received	D Sardar		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 14 /-	

Search Result: No Record Found

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



HANANJOY 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

Date : 29.08.2022

NON ENCUMBRANCES CERTIFICATE AND TITLE SEARCH REPORT.

Re. : **ALL THAT** piece and parcel of **Bastu** land measuring more or less an area of **15 Cottahs 14 Chattaks 21 Sq.ft. corresponding to 26.252 Decimals**, lying and situate at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 124, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 550, 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 - I at Kolkata for a period from 2008 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 **15 Cottahs 14 Chattaks 21 Sq.ft. corresponding to 26.252 Decimals**, lying and situate at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 124, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 550, 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.

AND WHEREAS after demise of the said Abdul Sattar Beg his surviving legal heirs or heiress namely 1. Rabiya Beg, 2. Abdul Rahaman Beg,


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

3. Abdul Rahim Beg, 4. Rakib Beg, 5. Rajjak Beg, 6. Abdul Rahamat Beg, 7. Abdul Roup Beg, 8. Jamila Bibi, 9. Sabera Bibi Chaprash, 10. Samiran Bibi and 11. Rahima Bibi jointly entitled to the said land and accordingly they 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 land measuring more or less 12 Cottahs 11 Chattaks 29 Sq.ft. corresponding to 21 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. 124 corresponding to L.R. Khatian Nos. 90 & 391, appertaining to R.S. & L.R. Dag No. 550, 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. 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, by virtue of a registered Bengali Deed of Sale, executed and registered on 14.07.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 107556 to 107602, Being No. 161304457 for the year 2018 at the valuable consideration, mentioned therein.

AND WHEREAS One Judhisthir Das and Umakanta Das, son of Judhisthir Das 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 land measuring more or less 3 Cottahs 2 Chattaks 37 Sq.ft. corresponding to 5.252 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in L.R. Khatian Nos. 773 & 1448, appertaining to R.S. & L.R. Dag No. 550, 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. 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, by virtue of a registered Bengali Deed of Sale, executed on 01.08.2018 and registered on 08.08.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages

Date : 29.08.2022

from 116696 to 116720, Being No. 161304868 for the year 2018 at the valuable consideration, mentioned therein.

My report is as follows :-

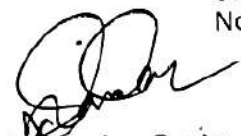
THAT One Abdul Sattar Beg, since deceased seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 21 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 124, appertaining to R.S. Dag No. 550, 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, by virtue of a registered Deed of Sale, dated - 18.02.1976, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No. I, Volume No. 28, Pages from 88 to 91, Being No. 2048 for the year 1976 from its erstwhile owner namely Debendranath Dutta and others at the valuable consideration, mentioned therein.

THE THEN owner while enjoyed, occupied and used the said land duly recorded his name in the records of B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 391, containing an area more or less 5.25 Decimals out of 21 Decimals.

SINCE EVER date of purchase land the said Abdul Sattar Beg, since deceased while seized and possessed of the said land duly recorded his name in the records of B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 90, containing an area more or less 15.75 Decimals out of 21 Decimals.

THEREAFTER the said Abdul Sattar Beg while seized and possessed of the said land died intestate leaving behind his seven sons namely 1. Rabiya Beg, 2. Abdul Rahaman Beg, 3. Abdul Rahim Beg, 4. Rakib Beg, 5. Rajjak Beg, 6. Abdul Rahamat Beg, 7. Abdul Roup Beg, and four daughters namely 1. Jamila Bibi, 2. Sabera Bibi Chaprashi, 3. Samiran Bibi and 4. Rahima Bibi, as his only surviving legal heirs or heiress to inherit the said land under the provision of the Mohammedan Act. of Law, then in force.

AFTER demise of the said Abdul Sattar Beg his surviving legal heirs or heiress namely 1. Rabiya Beg, 2. Abdul Rahaman Beg, 3. Abdul Rahim Beg, 4. Rakib Beg, 5. Rajjak Beg, 6. Abdul Rahamat Beg, 7. Abdul Roup Beg, 8. Jamila Bibi, 9. Sabera Bibi Chaprashi, 10. Samiran Bibi and 11. Rahima Bibi jointly entitled to the said land and accordingly they 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 land measuring more or less 12 Cottahs 11 Chattaks 29 Sq.ft. corresponding to 21 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. 124 corresponding to L.R. Khatian Nos. 90 & 391, appertaining to R.S. & L.R. Dag No. 550, under Police Station - Bishnupur, within the jurisdiction of Nahazari



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

Date : 29.08.2022

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. 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, by virtue of a registered Bengali Deed of Sale, executed and registered on 14.07.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 107556 to 107602, Being No. 161304457 for the year 2018 at the valuable consideration, mentioned therein.

THAT One Judhisthir Das seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 5.252 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in L.R. Khatian No. 773, appertaining to R.S. & L.R. Dag No. 550, 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 Judhisthir Das duly recorded his name in the records of B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 773, containing an area of 5.252 Decimals in respect of the entire land and the said Judhisthir Das while 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.

THEREAFTER the said Judhisthir Das while seized and possessed of the said land in consideration for love and affection gifted, transferred and conveyed of **ALL THAT** piece and parcel of land measuring more or less 5 Decimals out of 5.252 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in L.R. Khatian No. 773, appertaining to R.S. & L.R. Dag No. 550, 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 his beloved son Umakanta Das, son of Judhisthir Das, by virtue of a registered Bengali Deed of Gift, dated 13.03.2012, duly registered in the office of Sadar District Sub-Registrar at Alipore, recorded in Book No.I, CD Volume No. 7, Pages from 3222 to 3240, Being No. 2031 for the year 2012.

SINCE EVER got the land said Umakanta Das, son of Judhisthir Das while seized and possessed of the said land duly recorded his name in the records of B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1448 in respect of the entire land.

THAT in pursuance to the above the said Judhisthir Das and Umakanta Das, son of Judhisthir Das while jointly seized and possessed of the said land due



Date : 29.08.2022

to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 3 Cottahs 2 Chattaks 37 Sq.ft. corresponding to 5.252 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in L.R. Khatian Nos. 773 & 1448, appertaining to R.S. & L.R. Dag No. 550, 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. 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, by virtue of a registered Bengali Deed of Sale, executed on 01.08.2018 and registered on 08.08.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 116696 to 116720, Being No. 161304868 for the year 2018 at the valuable consideration, mentioned therein.

AND WHEREAS by virtue of aforesaid two registered Bengali 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**, since deceased, son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377 become the absolute lawful owner of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **15 Cottahs 14 Chattaks 21 Sq.ft. corresponding to 26.252 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. 124, under L.R. Khatian Nos. 90, 391, 773 & 1448, appertaining to R.S. & L.R. Dag No. 550, 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**, morefully and particularly described in the Schedule hereunder written and accordingly the said Company 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.

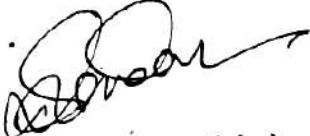
AND WHEREAS after recorded its name the said **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat,

Date : 29.08.2022

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


Dhananjoy 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 : 29.08.2022

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.

Dhananjay Sardar

Dhananjay Sardar (Adv.)

F - 1019/1190/2015

Alipore Police Court

Kol - 27

ADVOCATE