

559

West Bengal Form No. 1556

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

No. REGN AA 411351

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 8451
2. Date of application 24/3/21
3. Search for the year (s) 2008-21
4. Name of office to which the record to be searched or inspected relates D.A. & Sd. Bisnupur
5. Name of person or property to be searched Sazifur
6. Nature of document RS + LR D - 559
- Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 11

8. From whom received Dhananjay Sarda

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)



Registrar of

No. REGN. AA 411350

Receipt for Fees Deposited for Search or Inspection

Serial Number of application.....

8450

Date of application.....

24/3/21

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

2008-21

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

D R. S. R. Bisshupur

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

2021/21

Nature of document.....

PS - 560

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

11

8. From whom received.....

Dhananjay Sardar

9. Fees paid under Article —

28/

F (1) (i)

F (2) (ii)

F (2)



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

Date : 20.04.2021

NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref. : An area of **Commercial Bastu** land admeasuring more or less an area of **37 Cottahs 09 Chattaks 10 Sq.ft. corresponding to 62 Decimals**, lying and situate at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 559, 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 **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of 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 for the period from 2008 to 2021 (till date) and in the D.R. Alipore for the period from 2008 to 2021 (till date) and in the ARA at Kolkata for the period from 2008 to 2021 (till date) and have inspected the settlement Records, JLRO Mutation and all the 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** admeasuring more or less an area of **37 Cottahs 09 Chattaks 10 Sq.ft. corresponding to 62 Decimals**, lying and situate at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 559, 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 five entries evidencing transfer of the said land.

My report is as follows :-

THAT One Bankim Chandra Pal, since deceased, seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of


Dhananjay 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

2

Date : 20.04.2021

land measuring more or less 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No.576, appertaining to R.S. & L.R. Dag No. 559, 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 and accordingly the said Bankim Chandra Pal, since deceased, 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. 576 in respect of the said land and the said Bankim Chandra Pal, 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.

THEREAFTER the said Bankim Chandra Pal while seized and possessed of the said land died intestate leaving behind his widow Smt. Anila Pal, two sons namely Ajodhya Pal (Roy), Ram Prasad Pal (Roy) and one daughter namely Smt. Tanusree Purkait (Pal Roy), wife of Mahaprasad Purkait, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.


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

THEREAFTER the said Smt. Anila Pal, Ajodhya Pal (Roy), Ram Prasad Pal (Roy) and Smt. Tanusree Purkait (Pal Roy) 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 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No.576, appertaining to R.S. & L.R. Dag No. 559, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of Akhitara Bibi, wife of Rahamutullah Sk, by virtue of a registered Deed of Sale, executed on 29.09.2016 and registered on 22.11.2016, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2016, Pages from 129827 to 129850, Being No. 1613005893 for the year 2016.

THAT since ever date of purchase the said Akhitara Bibi, wife of Rahamutullah Sk while seized and possessed of the said land duly recorded her name in the records of the B.L. & L.R.O. and finally, fully and absolutely published her name in the records of rights under L.R. Khatian No. 1538 in respect of the said land.

THEREAFTER the said Akhitara Bibi, wife of Rahamutullah Sk while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land

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

3

Date : 20.04.2021

measuring more or less 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1538, appertaining to R.S. & L.R. Dag No. 559, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. 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 Bengali Deed of Sale, executed on 04.10.2018 and registered on 01.11.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 146525 to 146547, Being No. 161306440 for the year 2018.

THAT One Rupa Bibi, wife of Maidul Mondal seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1635, appertaining to R.S. & L.R. Dag No. 559, 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 and accordingly the said Rupa Bibi, wife of Maidul Mondal while seized and possessed of the said land duly recorded her name in the records of the B.L. & L.R.O. and finally, fully and absolutely published her name in the records of rights under L.R. Khatian No. 1635 in respect of the said land and the said Rupa Bibi, wife of Maidul Mondal 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 Rupa Bibi, wife of Maidul 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 land measuring more or less 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1635, appertaining to R.S. & L.R. Dag No. 559, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet,

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

4

Date : 20.04.2021

under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **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 19.12.2018 and registered on 28.12.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 174584 to 174603, Being No. 161307612 for the year 2018.



THAT One Sitab Mallick son of Late Jaj Ali Mallick seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1634, appertaining to R.S. & L.R. Dag No. 559, 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 and accordingly the said Sitab Mallick son of Late Jaj Ali Mallick while seized and possessed of the said land duly recorded his name in the records of the B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1634 in respect of the said land and the said Sitab Mallick son of Late Jaj Ali Mallick 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 Sitab Mallick son of Late Jaj Ali Mallick while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1634, appertaining to R.S. & L.R. Dag No. 559, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South

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

5

Date : 20.04.2021

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 19.12.2018 and registered on 28.12.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 174564 to 174583, Being No. 161307613 for the year 2018.



THAT One Ruhul Ullah Sk son of Late Ismail Sk, seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1633, appertaining to R.S. & L.R. Dag No. 559, 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 and accordingly the said Ruhul Ullah Sk son of Late Ismail Sk while seized and possessed of the said land duly recorded his name in the records of the B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1633 in respect of the said land and the said Ruhul Ullah Sk son of Late Ismail Sk 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 Ruhul Ullah Sk son of Late Ismail Sk while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 09 Cottahs 06 Chattaks 14 Sq.ft. corresponding to 15.50 Decimals, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 1633, appertaining to R.S. & L.R. Dag No. 559, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas,

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 : 20.04.2021

Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, executed on 19.12.2018 and registered on 28.12.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 174544 to 174563, Being No. 161307614 for the year 2018.

THEREAFTER by virtue of aforesaid four 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 **Sali** land measuring more or less an area of **37 Cottahs 09 Chattaks 10 Sq.ft. corresponding to 62 Decimals**, lying and situate at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian Nos. 1538, 1633, 1634 & 1635, appertaining to R.S. & L.R. Dag No. 559, 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**.

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

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

7

Date : 20.04.2021

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 after purchasing the aforesaid land became the absolute owner of the aforesaid area of **37 Cottahs 09 Chattaks 10 Sq.ft. corresponding to 62 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. 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 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
Alipore Police Court
KOL - 27

ADVOCATE

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

Date : 20.04.2021

NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref. : An area of **Commercial Bastu** land admeasuring more or less an area of **60 Decimals**, 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. 116, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. 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 **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of 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 for the period from 2008 to 2021 (till date) and in the D.R. Alipore for the period from 2008 to 2021 (till date) and in the ARA at Kolkata for the period from 2008 to 2021 (till date) and have inspected the settlement Records, JLRO Mutation and all the 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 admeasuring more or less an area of **60 Decimals**, 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. 116, under L.R. Khatian No. 1640, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. at Alipore.**

In course of search work and in terms of the records made available as per records I have found six entries evidencing transfer of the said land.

My report is as follows :-

THAT by virtue of a registered Bengali Deed of Sale, executed on 14.07.2018 and registered on 26.07.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 107490 to 107511, Being No. 161304453 for the year 2018, One Mozammel Molla, son of Ohab Molla

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

alias Abdul Ohab of Vill. Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, therein referred to as the Vendor and **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, therein referred to as the Purchaser, being the Present Owner herein whereby and whereunder the Vendor therein sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of **6.26 Decimals**, lying and situated at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 737, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of the said Purchaser at a valuable consideration, mentioned therein.**

THAT by virtue of another registered Bengali Deed of Sale, executed on 14.07.2018 and registered on 26.07.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 107468 to 107489, Being No. 161304454 for the year 2018, One Monir Alam Molla, son of Ohab Molla alias Abdul Ohab of Vill. Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, therein referred to as the Vendor and **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, therein referred to as the Purchaser, being the Present Owner herein whereby and whereunder the Vendor therein sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of **6.25 Decimals**, lying and situated at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 692, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of the said Purchaser at a valuable consideration, mentioned therein.**

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

Date : 20.04.2021

THAT by virtue of another registered Deed of Sale, executed on 05.09.2018 and registered on 13.09.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 130114 to 130140, Being No. 161305499 for the year 2018, One Smt. Shipra Mandal, wife of Sankar Chandra Mandal of Vill. Sanjua, P.O. Bakhrahahat, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743377, therein referred to as the Vendor and **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. Bakhrahahat, 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. Bakhrahahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, therein referred to as the Purchaser, being the Present Owner herein whereby and whereunder the Vendor therein sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of **30 Decimals**, 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. 116, L.R. Khatian No. 126, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas**, unto and in favour of the said Purchaser at a valuable consideration, mentioned therein.

THAT by virtue of another registered Deed of Sale, 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 No. 1613-2018, Pages from 131725 to 131749, Being No. 161305510 for the year 2018, One Altaf Molla son of Late Abdul Wahab Molla of Vill. Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, therein referred to as the Vendor and **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. Bakhrahahat, 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. Bakhrahahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, therein referred to as the Purchaser, being the Present Owner herein whereby and whereunder the Vendor therein sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of **6.26 Decimals**, lying and situated at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 145, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar**

Dhananjay Sardar
Alipore Police Court
Kolkata - 700027

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

4

Date : 20.04.2021

Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of the said Purchaser at a valuable consideration, mentioned therein.

THAT by virtue of another registered Deed of Sale, 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 No. 1613-2018, Pages from 131750 to 131774, Being No. 161305511 for the year 2018, One Jamal Uddin Molla son of Late Abdul Wahab Molla of Vill. Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, therein referred to as the Vendor and **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, therein referred to as the Purchaser, being the Present Owner herein whereby and whereunder the Vendor therein sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of **6.26 Decimals**, lying and situated at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, comprised in L.R. Khatian No. 347, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas**, unto and in favour of the said Purchaser at a valuable consideration, mentioned therein.

THAT by virtue of another registered Deed of Sale, executed on 06.09.2018 and registered on 14.09.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 131775 to 131798, Being No. 161305512 for the year 2018, One Dibyendu Ghosh son of Late Gour Mohan Ghosh of Santoshpur Ghosh Para, P.O. & P.S. Maheshtala, Kolkata - 700140, in the District South 24 Parganas, therein referred to as the Vendor and **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, therein referred to as the Purchaser, being the Present Owner herein whereby and whereunder the Vendor therein sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of **5 Decimals**, lying and situated at **Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate**

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

5

Date : 20.04.2021

Touzi No. 93, comprised in L.R. Khatian No. 309, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of the said Purchaser at a valuable consideration, mentioned therein.

THAT by virtue of aforesaid six 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 Owner herein became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of **60 Decimals**, lying and situate at 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. 116, under L.R. Khatian Nos. 737, 692, 126, 145, 347 & 309, appertaining to R.S. & L.R. Dag No. 560, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. at Alipore, 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.**

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** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Owner herein duly conversion the aforesaid landed property Sali to 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.,

Dhananjoy Sardar (Adv.)
Alipore Police Court
Kolkata - 700027

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

6

Date : 20.04.2021

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 after purchasing the aforesaid land became the absolute owner of the aforesaid area of **60 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. 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 lispences 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

ADVOCATE