

05563/18

1-5510/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 128149

1/246973/18  
 05/09/18  
 4.20pm  
 Aug

The endorsement sheets attached to this document are the part of this document

*[Signature]*  
 Adul. Dist. sub- Registrar  
 Bishnupur South 24 Pgs

12 SEP 2018

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 05<sup>TH</sup> day of September

Two Thousand and Eighteen (2018) E E T W E E N



04 SEP 2018

1518

5000/-

OAS Realty Pvt Ltd.

Bibirhat

Bishnupur, 24 Parganas

PIN-743377

Santosh Kr. Dey  
ALIPORE POLICE COURT  
Kolkata-27

04 SEP 2018

1518 - 5000X1 = 5000/-

Handwritten notes in Bengali script.



2494



Handwritten signature.

Add. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas



2495

5 SEP 2018

For OAS Realtors Pvt. Ltd.

Rangan Ali SK  
Director

Phonariya Sarda  
s/o - Suresh Chandra Sarda  
Alipore Police Court  
Kolkata-27.

- :: ( 2 ) :: -

**ALTAF MOLLA**, son of Late Abdul Wahab Molla, by Faith - Islam, by Nationality - Indian, by Occupation - Retired Person, residing at Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, PAN - AABCO1647F, 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 SK** son of Late Sawkat Ali Sk, having PAN - AZEPS7322L, 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, hereinafter called and referred to as the "**PURCHASER**" (which term or expression



- :: ( 3 ) :: -

shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors, executors, administrators, legal representatives and assigns) of the

**OTHER PART.**

**WHEREAS** 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of **Sali land** measuring more or less **7.72 Decimals** along with other properties, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 145, appertaining to R.S. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore**, by way of inheritance from their demise father namely Abdul Wahab Molla under the provision of the Mahamedan Act. of Law, then in force and the said 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of the said land by paying rents and taxes to the

- :: ( 4 ) :: -

competent authority without any lets or hindrances.

**AND WHEREAS** the the said 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of **Sali land** measuring more or less **7.72 Decimals** along with other properties, lying and situated at **Mouza-Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 145, appertaining to R.S. Dag No. 537, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of ALTAF MOLLA, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, dated 11.08.1981, duly registered in the office of S.R. at Bishnupur, recorded in Book No.I, Being No. 5781 for the year 1981 at a valuable consideration, mentioned therein.**



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**AND WHEREAS** the Present Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to as a recorded owner of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **3 (three) Cottahs 12 (twelve) Chattaks 32 (thirty two) Sq.ft. corresponding to 6.26 Decimals out of 60 Decimals, under 1042 Share, 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. 145, 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 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore.**

**AND WHEREAS** the Present Vendor herein while seized and possessed of the aforesaid land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under **L.R. Khatian No. 145**, in respect of the said land.

**AND WHEREAS** the Present Vendor being in need of money for meeting his various legal necessities declared for absolute sale of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **8 (eight) Cottahs 07 (seven) Chattaks 26**

- :: ( 6 ) :: -

**(twenty six) Sq.ft. corresponding to 13.98 Decimals, out of which Sali land measuring more or less an area of 7.72 Decimals, comprised in L.R. Khatian No. 145, appertaining to R.S. & L.R. Dag No. 537, and Sali land measuring more or less an area of 6.26 Decimals, comprised in L.R. Khatian No. 145, appertaining to R.S. & L.R. Dag No. 560, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, 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. - IV at Alipore, TOGETHER WITH right to use of all easement and quasi-easement adjacent to the said land and the Purchaser herein proposed to purchase the said land at a fixed price of Rs.3,00,000/- (Rupees Three Lakhs) only.**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs.3,00,000/- (Rupees Three Lakhs) only** being the lawful money of the union of India well and truly paid by the said Purchaser to the Vendor on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendor do hereby admit and



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acknowledge as per Memo of consideration hereunder written) and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said Purchaser as the said land hereby transferred the Vendor do hereby grant, transfer, convey, sell, assure and assign unto the said Purchaser of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **8 (eight) Cottahs 07 (seven) Chattaks 26 (twenty six) Sq.ft. corresponding to 13.98 Decimals**, out of which **Sali land** measuring more or less an area of **7.72 Decimals**, comprised in **L.R. Khatian No. 145, appertaining to R.S. & L.R. Dag No. 537, and Sali land** measuring more or less an area of **6.26 Decimals**, comprised in **L.R. Khatian No. 145, appertaining to R.S. & L.R. Dag No. 560**, lying and situated at **Mouza- Gazipur, J.L. No. 24**, R.S. No. 160, 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. - IV at Alipore TOGETHER WITH** right to use of all easement and quasi-easement adjacent to the said property as described in the schedule hereunder written or howsoever otherwise the said land hereditaments now is or are or heretofore was or were



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situated, butted, bounded, called, known, numbered, described or distinguished with all other former and ancient rights, liberties, benefits privileges, advantages, easements, appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title interest, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said and every part thereof and all the deeds, pattahs, muniments, writings evidences, of title relating to or concerning the said land hereditaments and land or every part thereof which now are or may hereafter be in the custody power, control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit to have and to hold the said land and hereditaments so to be unto the said Purchaser absolutely forever free from all encumbrances. The Vendor do hereby covenant with the said Purchaser that notwithstanding any act, thing, deed, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and

indefeasible title to grant, transfer, convey, sell the said land hereby sole or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Vendor every part thereof and pay the rents to the Collector South 24 Parganas for the State of W. B. upon getting the name duly mutated in the B.L. & L.R.O. concerned in place of the Vendor and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

**FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, and things and matters whatsoever for further better and more perfectly assuring and conveying the land to and unto the said Purchaser as shall or may reasonably be required.



- :: ( 10 ) :: -

**THE VENDOR** also declares that the land, hereditaments and land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendor and there is no charge, liens, lispens, encumbrances and attachments whatsoever. The said land, hereditaments and land is not subject to any litigation nor any case, suit or proceeding is pending against the said land and/or land before any Court of Law. The Vendor sold the said land, hereditaments and land having good, clear and marketable title therein and free from all encumbrances.

**THE SAID LAND HAS** not been acquired by the State Govt. of West Bengal, Acquisition and Requisition Department or any other authority concern nor the Vendor received any notice for acquisition or requisition of the said land or any part thereof.

**IF ANY OF THE REPRESENTATIONS OR COVENANTS** made hereinbefore by the Vendor is subsequently found to be false or any fraud is detected hereafter the Vendor shall be liable to compensate the loss if sustained by the Purchaser.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Sali land measuring more or less an area of 8 (eight) Cottahs 07 (seven) Chattaks 26 (twenty six) Sq.ft. corresponding to 13.98 Decimals, out of

which **Sali land** measuring more or less an area of **7.72 Decimals**, comprised in **L.R. Khatian No. 145**, appertaining to **R.S. & L.R. Dag No. 537**, and **Sali land** measuring more or less an area of **6.26 Decimals**, comprised in **L.R. Khatian No. 145**, appertaining to **R.S. & L.R. Dag No. 560**, lying and situated at **Mouza- Gazipur, J.L. No. 24**, **R.S. No. 160**, 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. - IV at Alipore**, **TOGETHER WITH** right to use of all easements and quasi-easements adjacent to the said plot of land thereto and the same is butted and bounded as under :-

<u>Mouza</u>	<u>Khatian No.</u>	<u>Dag No.</u>	<u>Classification</u>	<u>Measurement</u>
	<u>L.R.</u>	<u>R.S. &amp; L.R.</u>		
Gazipur	145	537	Sali	7.72 Decimals
	145	560	Sali	6.26 Decimals
			<b>Total</b>	<b>13.98 Decimals</b>
			<b>and/or 8 Cottahs 07 Chattaks</b>	<b>26 Sq.ft.</b>

**BUTTED AND BOUNDED**

**ON THE NORTH** : Purchaser's Land.

**ON THE SOUTH** : Purchaser's Land.

**ON THE EAST** : Purchaser's Land.

**ON THE WEST** : Purchaser's Land.



IN WITNESS WHEREOF the parties have hath hereunto sets and subscribed their hand and seals on this the day, month and year first above written.

SIGNED AND DELIVERED AT KOLKATA

in the presence of:

WITNESSES:-

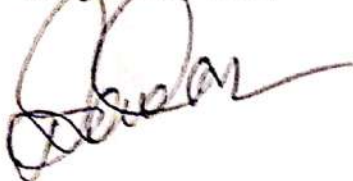
1. Laxshmi Kanta Samphai  
5/0 Paresu Gopal Samphai  
vill - Machhali.  
P.O. - Bakhrai of  
BU - 24 PPS (S). phone 743377
2. Purajay Bano  
vill - Saigra. P.O. Belkhal  
Dist - South West.  
P.O. - 743377

*Abdo Follolob*

*Abdo Follolob*

SIGNATURE OF THE VENDOR

Drafted by me :-



**DHANANJOY SARDAR**

Advocate

Enrollment No. F-1019/2015

Alipore Police Court,  
Kolkata - 700 027.

Computerised Printed by

*Kuntal Mukherjee*  
Kuntal Mukherjee

For OAS Realtors Pvt. Ltd.

*Kanyan Ali SK*

Director

SIGNATURE OF THE PURCHASER

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned the sum of **Rs.3,00,000/- (Rupees Three Lakhs) only** being the full and entire consideration money of this Indenture by following memo of Consideration :

**MEMO**

by way of Cheque No. 127731 dt. 04.09.2018  
drawn on IDBI. Bank, Ambala Branch Rs.3,00,000/-

**Total Rs.3,00,000/-**

(Rupees Three Lakhs only)

**WITNESSES:**

1. Laxshmi Kanta Sanghi  
S/o - Panchu Gopal Sanghi  
vill- machalia.  
P.O - Barchhahat  
Dist - 24 P.S (S).  
PIN - 743327
2. Puranjay Bann  
vill Sanjua. P.O - Barchhahat  
Dist - South West C.  
Pin - 743377

*(Signature)*

**SIGNATURE OF THE VENDOR**

*(Vertical Signature)*



V.E-1274/18



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas**  
**Signature / LTI Sheet of Query No/Year 16131000246973/2018**

**I. Signature of the Person(s) admitting the Execution at Private Residence.**

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Altaf Molla , Gazipur, P.O.- Kanganberia, P.S.- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Seller			Altaf Molla 05.09.18
2	Ramjan Ali Sekh , Nandabhanga, P.O.- Bakhrahat, P.S.- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743377	Representative of Buyer [OAS REALTOR PRIVATE LIMITED]			For OAS Realtors Pvt. Ltd. Director Ramjan Ali Sekh 05.09.18
SI No.	Name and Address of Identifier	Identifier of			Signature with date
1	Shri Dhananjay Sardar Son of Shri Samar Chandra Sardar , Alipore Police Court, P.O.- Alipore, P.S.- Alipore, District.-South 24-Parganas, West Bengal, India, PIN - 700027	Altaf Molla, Ramjan Ali Sekh			 05.09.18

(Asif Nadim)  
**ADDITIONAL DISTRICT  
 SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R.**  
**BISHNUPUR**  
 South 24-Parganas, West Bengal





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

BRN: 19-201819-028363985-1  
GRN Date: 07/09/2018 11:42:09  
BRN: CKH0207637

Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 07/09/2018 11:42:26

DEPOSITOR'S DETAILS

Name: Dhananjoy Sardar  
Contact No.: Mobile No.: +91 7685088085  
E-mail:  
Address: Alipore Police Court  
Applicant Name: Mr DHANANJOY SARDAR  
Office Name:  
Office Address:  
Status of Depositor: Advocate  
Purpose of payment / Remarks: Sale, Sale Document Payment No 3

Id No.: 16131000246973/3/2018  
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16131000246973/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	26737
2	16131000246973/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	6357
3	16131000246973/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	559
<b>Total</b>				<b>33653</b>

In Words: Rupees Thirty Three Thousand Six Hundred Fifty Three only

## Major Information of the Deed

Deed No :	I-1613-05510/2018	Date of Registration	12/09/2018
Query No / Year	1613-1000246973/2018	Office where deed is registered	
Query Date	05/09/2018 3:57:37 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	DHANANJOY SARDAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7685088085, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 6,34,343/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,737/- (Article:23)	Rs. 6,357/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: NAHAJARI, Mouza: Gazipur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-537	LR-145	Organisati on	Shali	7.72 Dec	1,60,000/-	3,50,295/-	
L2	LR-560	LR-145	Organisati on	Shali	6.26 Dec	1,40,000/-	2,84,048/-	
		<b>TOTAL :</b>			13.98Dec	3,00,000 /-	6,34,343 /-	
		<b>Grand Total :</b>			13.98Dec	3,00,000 /-	6,34,343 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Altaf Molla (Presentant )</b> Son of Late Abdul Wahab Molla , Gazipur, P.O:- Kanganberia, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 05/09/2018 , Admitted by: Self, Date of Admission: 05/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/09/2018 , Admitted by: Self, Date of Admission: 05/09/2018 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>OAS REALTORS PRIVATE LIMITED</b> , Bibirhat, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377 , PAN No.:: AABCO1647F, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1613-05510/2018-12/09/2018



**Representative Details :**

Name, Address, Photo, Finger print and Signature

**Ramjan Ali Sekh**

Son of Late Dewkat Ali Sa Nandabhangs P O - Bakhrabat P S - Bishnupur District - South 24 Parganas West Bengal, India PIN - 743377 Sex, Male By Caste Muslim, Occupation Business, Citizen of India PAN No AZEPS7322I Status Representative Representative of OAS REALTORS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address

**Shri Dharamojy Sarker**

Son of Shri Sarker Chandra Sarker Allpore Police Court, P O - Allpore, P S - Allpore, District -South 24 Parganas West Bengal, India PIN - 700027 Sex Male, By Caste Hindu, Occupation Advocate, Citizen of India, Identifier Of Atal Mola, Ramjan Ali Sekh

**Transfer of property for L1**

Sl No	From	To, with area (Name-Area)
1	Atal Mola	OAS REALTORS PRIVATE LIMITED-7.72 Dec

**Transfer of property for L2**

Sl No	From	To, with area (Name-Area)
1	Atal Mola	OAS REALTORS PRIVATE LIMITED-6.26 Dec

**Land Details as per Land Record**

District South 24-Parganas, P S - Bishnupur Gram Panchayat NAHAJARI Mouza Gazipur

Sl. No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 537)Corresponding RS Plot No - 537) LR Khatian No - 145	Owner <b>Atal Mola</b> (Atal), Gurdian <b>Atal Mola</b> (Atal), Address <b>Atal</b> , Classification <b>Atal</b> , Area 0.07000000 Acre,
L2	LR Plot No - 560)Corresponding RS Plot No - 560) LR Khatian No - 145	Owner <b>Atal Mola</b> (Atal), Gurdian <b>Atal Mola</b> (Atal), Address <b>Atal</b> , Classification <b>Atal</b> , Area 0.07000000 Acre,

Endorsement For Deed Number : 1 - 161305510 / 2018

Major information of the Deed : 1-1613-05510/2018-12/08/2018

09-2018

entation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

presented for registration at 16:20 hrs on 05-09-2018, at the Private residence by Altaf Molla ,Executant.

ertificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,34,343/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 05/09/2018 by Altaf Molla, Son of Late Abdul Wahab Molla, , Gazipur, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Muslim, by Profession Retired Person

Indetified by Shri Dhananjoy Sardar, , Son of Shri Samar Chandra Sardar, , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 05-09-2018 by Ramjan Ali Sekh, DIRECTOR, OAS REALTORS PRIVATE LIMITED (Private Limited Company), , Bibirhat, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377

Indetified by Shri Dhananjoy Sardar, , Son of Shri Samar Chandra Sardar, , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asif Nadim

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

On 12-09-2018

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,357/- ( A(1) = Rs 6,343/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,357/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/09/2018 11:42AM with Govt. Ref. No: 192018190283639851 on 07-09-2018, Amount Rs: 6,357/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKH0207637 on 07-09-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1613-05510/2018-12/09/2018

14/09/2018 Query No:-16131000246973 / 2018 Deed No :I - 161305510 / 2018, Document is digitally signed.

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**General Meeting Notice**

Notice is hereby given that the Annual General Meeting of the Company will be held on the 15th day of May 2024 at 10.00 AM at the Registered Office of the Company, 123, Main Street, London, EC1A 1AA. The business to be transacted at the meeting is as follows:

1. To receive and approve the accounts of the Company for the financial year ended 31st March 2024 and the auditors' report thereon.

2. To elect directors to hold office until the next Annual General Meeting.

3. To re-appoint the auditors of the Company for the financial year ending 31st March 2025.

4. To consider and, if thought fit, to pass resolutions in connection with the proposed issue of shares by the Company.

5. To consider and, if thought fit, to pass resolutions in connection with the proposed alteration of the Company's Memorandum and Articles of Association.

6. To transact any other business that may properly come before the meeting.

By Order of the Board of Directors  
Director  
123, Main Street, London, EC1A 1AA  
Tel: 020 1234 5678  
Email: info@company.com

State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1613-2018, Page from 131725 to 131749  
Serial No 161305510 for the year 2018.



*Asif Nadim*

Digitally signed by ASIF NADIM  
Date: 2018.09.14 18:00:07 +05:30  
Reason: Digital Signing of Deed

(Asif Nadim) 14-09-2018 17:59:56  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.



Date of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1613-2018, Page from 131725 to 131749  
Deed No 161305510 for the year 2018.



*Asif Nadim*

Digitally signed by ASIF NADIM  
Date: 2018.09.14 18:00:07 +05:30  
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(Asif Nadim) 14-09-2018 17:59:56  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Abdul Mohideen*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

For OAS Realtors Pvt. Ltd.

Name.....

Signature..... *Ramyan A/SK*  
Director.....





*[Handwritten signature]*

Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

05 SEP 2018