

KAUSHIK BAKSHI

Advocate
High Court, Calcutta

Chamber:- 138, Peary
Mohan Roy Road, Alipore,
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Dated: 14 / 05 / 2026

TO WHOM IT MAY CONCERN

Ref:- NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

PROPERTY:-

ALL THAT piece and parcel of landed property measuring about **2 (two)** cottahs **9 (nine)** chittaks more or less together with two storied dwelling structure standing thereon lying and situated at **Premises no. 10/4D, Nepal Bhattacharjee Street, within the Kolkata Municipal Corporation Ward no. 83, P.S. Bhowanipore at present Kalighat, Kolkata 700 026, Assessee no. 11-083-25-0055-0, District-South 24 Parganas, Sub-Registry Office at Alipore.**

Present Owners: -

(1) MR. ANIRBAN GANGULY [PAN. No. AMZPG088B & Aadhar No. 6078 3909 5744], son of Late Haradhan Ganguly alias Haradhane Ganguly, by Occupation Service, **(2) MR. SUJIT GANGULY @ SUJIT KUMAR GANGULY** [PAN. No. ADBPG6730H &

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Aadhar No. 9926 4285 8064], son of Late Tarak Nath Gnaguly, by Occupation Service, **(3) SMT. SUNANDA GUIN** [PAN. No. BEXPG5354M & Aadhar No. 5978 4028 7721], daughter of late Amarendra Nath Ganguly, by Occupation - Housewife, **(4) MR. RANJIT GANGULY** [PAN. No. DKTPG9934F & Aadhar No. 4819 8595 1974], son of late Tarak Nath Ganguly, by Occupation Service, all are by faith Hindu, by Nationality - Indian, resident of Premises No. 10 / 4D, Nepal Bhattacharjee Street, P. S. Kalighat, P. O. - Kalighat, Kolkata 700 026, all are **represented by their Constituted Attorney SRI RAVI KHATIK, (PAN - AXVPK7286L), (AADHAAR NO. - 9636 2806 3841)**, son of Shyamlal Khatik, by faith Hindu, by nationality - Indian Citizen, by occupation Business, residing at 4, Hume Road, P.O. & P.S. Kalighat, Kolkata 700026, District - South 24 Parganas, West Bengal, **[5] SRI RAVI KHATIK, (PAN-AXVPK7286L), (AADHAAR NO. - 9636 2806 3841)**, son of Late Shyamlal Khatik, by Occupation Business, by faith Hindu, by Nationality Indian, residing at Premises No. 4, Hume Road, P. S. Kalighat, P. O. Kalighat, Kolkata 700 026.

REPORT:-

That it appears from the documents that one Bhupendra Nath Ganguly was original owner of ALL THAT piece and parcel of land measuring about 2 (two) cottahs 9 (nine) chittaks lying and situated at Mouza Kalighat Dihi Panchana Gram 6 (six) Division of Sub-Division, previously 125 no. at presently 66 no. Holding within Kolkata Municipality within Police Station Bhowanipore, District South 24 Parganas being Premises no. 10/4, Nepal Bhattacharjee Street, Kolkata-700 026, who purchased the said plot of land and structure by a Bengali Kobala executed and registered on

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24.01.1935 from one Haripada Bhattacharjee and the said Deed of Kobala registered at the office of D.R. Alipore and recorded in Book no.1, Volume no.30, Pages from 21 to 27, Being no.280, for the year 1935 and duly mutated his name before the Kolkata Municipal Corporation being Assessee no. 11-083- 25-0055-0 and paid taxes regularly thereon and subsequently he died in the year 1963. It is mentioned herein that his wife Smt. Prasad Kumari Devi alias Ganguly predeceased him on 18.04.1945.

That on 11.11.1963 said Bhupendra Nath Ganguly @ B.N. Ganguly died intestate leaving behind his three sons namely Taraknath Ganguly @ Taraknath Ganguli, Amarendranath Ganguly @ Amarendranath and Haradhan Ganguly @ Haradhane Ganguli as his surviving legal heirs and successors as per Hindu Successions Act. Be it mentioned here that the wife of said Bhupendra Nath Ganguly namely Smt. Prasad Kumari Devi alias Prasad Kumari Ganguly predeceased him on 18.04.1945.

That thereafter said Tarak Nath Ganguly @ Taraknath Ganguli died intestate in the year 17.04.1988 leaving behind his three sons namely Ajit Kumar Ganguly, Ranjit Ganguly, and Sujit Ganguly, as his only surviving legal heirs and successors as per Hindu Successions Act. Be it mention here that the wife of Taraknath Ganguly namely Chhaya Ganguly was pre-deceased him on 20.01.1988.

That thereafter the younger son of said Taraknath Gaguly, namely Ajit Ganguly died on 08.01.2022 intestate leaving behind his widow namely Susmita Ganguly, and two married daughters namely Jayeeta Banerjee Chowdhury and Ishita Ganguly Trivedi as his only legal heirs and successor according to Hindu Laws of Succession.

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That thereafter said Amarendra Nath Ganguly @ Amarendranath Ganguli son of Late Bhupendra Nath Ganguly died on 26.12.1981 intestate leaving behind his widow namely Suniti Ganguly, and three married daughters namely Chandra Roy, Tandra Ganguly Roy, Sunanda Guin, as his only legal heirs and successor according to Hindu Laws of Succession.

That thereafter said Suniti Ganguly wife of Late Amarendra Nath Ganguly died on 03.08.2010 intestate leaving behind her three married daughters namely Chandra Roy, Tandra Ganguly Roy, Sunanda Guin, as her only legal heirs and successor according to Hindu Laws of Succession.

That thereafter said Tandra Ganguly Roy daughter of Late Amarendra Nath Ganguly died on 18.10.2005 intestate leaving behind her only daughter namely Esha Roy as her only legal heirs and successor according to Hindu Laws of Succession Act, 1956.

That thereafter said Haradhan Ganguly @ Haradhane Ganguli son of Late Bhupendra Nath Ganguly died on 28.09.2003 intestate leaving behind his widow namely Reba Ganguly, and only son namely Anirban Ganguly as his only legal heirs and successor according to Hindu Laws of Succession.

That thereafter said Reba Ganguly wife of Late Haradhan Ganguly died on 08.04.2007 intestate leaving behind her only son namely Anirban Ganguly as her only legal heirs and successor according to Hindu Laws of Succession.

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That after the demise of said Bhupendra Nath Ganguly @ B.N. Ganguly **1)** Ranjit Ganguly, **2)** Sujit Ganguly, **3)** Susmita Ganguly, **4)** Jayeeta Banerjee Chowdhury, **5)** Ishita Ganguly Trivedi, **6)** Chandra Roy, **7)** Esha Roy, **8)** Sunanda Guin **9)** Anirban Ganguly are the only legal heirs and successors -in-interest in respect of both moveable and immovable properties left by said Bhupendra Nath Ganguly @ B.N. Ganguly since deceased.

That the abovementioned land owners inherited the aforesaid property being the legal heirs and successors according to Hindu Law of successions Act, and thereafter for better use and enjoyment they entered into separate development agreement and power of attorney in respect of **ALL THAT** piece and parcel of landed property measuring about 2 (two) cottahs 9 (nine) chittaks more or less together with two storied dwelling structure lying and situated at Premises no. 10/4D, Nepal Bhattacharjee Street, within the Kolkata Municipal Corporation Ward no. 83, P.S. Bhowanipore at present Kalighat, Kolkata 700 026, Assessee no. 11-083-25-0055-0, District-South 24 Parganas, Sub-Registry Office at Alipore and thereafter some of the owners have sold out their undivided shares to the above mentioned developers namely Ravi Khatik and after the said purchase said developer Ravi Khatik became one of the joint owner within the entire property and mutated their name as present owners before the Kolkata Municipal Corporation. **The registration details of the said Development agreement, Power of Attorney and the said purchase are attached herewith in a separate sheet.**

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THAT After being instructed by the owners through their constituted attorney, I have caused the necessary searches regarding the present owner and the said property through the online searching of Registration office at Additional District Sub-Registrar and District Registry office at Alipore, and A.R.A, Kolkata till date and inspected the K.M.C record, and all other relevant papers and documents regarding the aforesaid property.

It appears from the necessary searches that the aforesaid land owners are the absolute owners of the aforesaid property and also mutated their name before the Kolkata Municipal Corporation and paid the relevant taxes upto date.

I hereby certify that the above mentioned property is free from all sorts of encumbrances, charges, liabilities, lines and lispendents attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land Ceeling and Regulation Act, 1976 and the same is not under any claim of the C.M.D.A and the C.I.T and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Thanking You

Yours faithfully,



Advocate
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