

**RASHMITA MITRA**  
Advocate

Alipore Judges Court, Kolkata - 700027

**Residence - Cum - Chamber**  
46/12 Becharam Chatterjee Road,  
Behala, Kolkata - 700034,  
Mob - 8981729810,  
email id : rashmitamitra.21@gmail.com.

Ref.No :-

Date:- 14/08/2022

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

Ref. : ALL THAT piece and parcel of land measuring 07 (Seven) Cottahs 14 (Fourteen) Chittacks 19 (Nineteen) Sft. more or less comprised in R. S. Dag Nos. 951 and 952 appertaining to R.S. Khatian No. 24 and 72, of Mouza - Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta Lane, under Ward No. 94, Assessee No. 21-094-05-0011-4, Mailing Address at 11, Haripada Dutta Lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas.

**Present Owners of the Said Land:- 1. RUPENDRA NATH GANGULY @ RUPENDRA GANGOPADHYAY, 2. SMT. ILA BANERJEE @ ILA RANI BANERJEE, 3. RITA BHATTACHARJEE, 4. DIPANKAR GANGULY, 5. JOYDIP GANGULY @ JOYDIP GANGOPADHYAY, 6. SMT. SHILA GANGULY, and 7. SMT. JAYATREE GANGULY BHATTACHARYYA.**

I have caused necessary searches Index-II in the in the ADSR, DSR and RA Kolkata from 2009-2022 and have inspected the settlement records, J.L.R.O Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

That during inspection of available copies of deeds, documents and records supplied by the present owners, it appears that by virtue of a registered Indenture of Sale "Bangali Kobala" dated 17/09/1958, registered at the office of the S.R. of Alipore and recorded in Book No. 1, Volume No. 149, pages from 125 to 128 Being No. 8048 for the year 1958, one Manindra Nath Ganguly (since deceased) purchased in respect of ALL THAT piece and parcel of land measuring 02 Decimals comprised in R. S. Dag No. 951 appertaining to R.S Khatian No. 24, AND ALL THAT piece and parcel of land measuring 08 Decimals comprised in R. S. Dag No. 952 appertaining to R.S Khatian No. 72, Totaling an area of 10 Decimals equivalent to 06 Cottahs more or less including structure standing thereon of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta Lane, P.S. Tollygunge, District South 24 Parganas from the then previous owners namely 1. Rasid Uddin Ahmmad son of Late Esfauddin Ahmmad AND 2. Afsar Uddin Ahmmad son of Janab Oahid Uddin Ahmmad, both of Q 475, Santoshpur Road, P. S. - Metiabruz, District - South 24 Parganas, for the valuable consideration mentioned therein.

AND WHEREAS by virtue of a registered Rayati Settlement "Bangali Patta" dated 24/05/1963, registered at the office of the S.R. of Alipore and recorded in Book No. 1, Volume No. 112, pages from 96 to 101 Being No. 4462 for the year 1963, the said Manindra Nath Ganguly (since deceased) got allotted on certain terms and conditions mentioned therein in respect of ALL THAT piece and parcel of land measuring 01 Cottah 12 Chittacks 20 Sft. more or less comprised in R. S. Dag No. 951

RASHMITA MITRA  
ADVOCATE  
ALIPORE JUDGES COURT

Rashmita Mitra  
Adv.

**RASHMITA MITRA**  
Advocate

Alipore Judges Court, Kolkata - 700027

**Residence - Cum - Chamber**  
46/12 Becharam Chatterjee Road,  
Behala, Kolkata - 700034,  
Mob - 8981729810,  
email id : rashmitamitra.21@gmail.com.

Ref.No :-

Date:-

appertaining to R.S Khatian No. 24, of Mouza - Chandpur, J. L. No. 41, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, P.S. Tollygunge, District South 24 Parganas from the then previous owner namely Subodh Gopal Basu, son of Sarada Prasad Basu, of 5/2, Rammoy Road, P. S. Bhowanipur, Kolkata 700025.

AND WHEREAS by virtue of another registered Rayati Settlement "Bengali Patta" dated 24/05/1963, registered at the office of the S.R. of Alipore and recorded in Book No. 1, Volume No. 105, pages from 130 to 134 Being No. 4464 for the year 1963, the said Manindra Nath Ganguly (since deceased) got allotted on certain terms and conditions mentioned therein in respect of ALL THAT piece and parcel of land measuring 12 Chittacks 40 Sft. more or less comprised in R. S. Dag No. 951 appertaining to R.S Khatian No. 24, of Mouza- Chandpur, J. L. No. 41, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, P.S. Tollygunge, District South 24 Parganas from the then previous owner namely Subodh Gopal Basu, son of Sarada Prasad Basu, of 5/2, Rammoy Road, P. S. Bhowanipur, Kolkata 700025.

AND WHEREAS thereafter the said Manindra Nath Ganguly for better usage and enjoyment of property amalgamated the three separate plots of land into a single holding and enjoyed the said property as absolute sixteen annas owner thereof.

AND WHEREAS in the manner recited above the said Manindra Nath Ganguly (since deceased) became the sole and absolute owner of the said property totaling an area measuring 08 Cottah 09 Chittacks 15 Square feet more or less comprising of R. S. Dag Nos. 951 & 952 appertaining to R.S Khatian Nos. 24 and 72, of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta Lane, P.S. Tollygunge, District South 24 Parganas, and seized possessed of or otherwise well and sufficiently entitled to the same and was in enjoyment of the same free from all encumbrances causing construction of a two storied brick built building thereon.

AND WHEREAS thereafter while the said Manindra Nath Ganguly enjoyed the said property as absolute sixteen annas owner thereof he died intestate on 07.04.1979 leaving behind him surviving his wife namely Nalini Devi (since deceased) four sons namely 1. Rabindra Nath Ganguly, 2. Barendra Nath Ganguly, 3. Ramendra Nath Ganguly and 4. Rupendra Nath Ganguly @ Rupendra Gangopadhyay, and only daughter namely Ila Banerjee @ Ila Rani Ganguly as his sole body of heirs and legal representatives who became the joint owners in respect of the aforesaid property left by deceased Manindra Nath Ganguly having undivided 1/6th share each.

AND WHEREAS Subsequently after the death of the said Nalini Devi wife of Manindra Nath Ganguly on 20/02/1987 the aforesaid four sons namely 1. Rabindra Nath Ganguly, 2. Barendra Nath Ganguly, 3. Ramendra Nath Ganguly and 4. Rupendra Nath Ganguly @ Rupendra Gangopadhyay, and only

RASHMITA MITRA  
ADVOCATE  
ALIPORE JUDGES COURT

Rashmita Mitra  
Adv.

**RASHMITA MITRA**  
Advocate

Alipore Judges Court, Kolkata - 700027

**Residence - Cum - Chamber**  
46/12 Becharam Chatterjee Road,  
Behala, Kolkata - 700034,  
Mob - 8981729810,  
email id : rashmitamitra.21@gmail.com.

Ref.No :-

Date:-

daughter namely Ila Banerjee @ Ila Rani Banerjee became the joint owners in respect of the aforesaid property left by deceased Manindra Nath Ganguly and Nalini Devi having undivided 1/5th share each. AND WHEREAS after becoming the absolute sixteen annas joint owners the said sons and daughter of deceased Manindra Nath Ganguly and Nalini Devi jointly mutated their names before The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta Lane, under Ward No. 94, being Assessee No. 210940500114, P. S. Tollygunge presently P. S. Golf Green, Kolkata 700033, District South 24 Parganas.

AND WHEREAS thereafter while the aforesaid sons and daughter of deceased Manindra Nath Ganguly and Nalini Devi jointly enjoyed the said property having their undivided 1/5th share each the said Ila Banerjee @ Ila Rani Banerjee by virtue of a registered Deed of Gift dated 23/09/1988, registered at the office of the D.R. of Alipore and recorded in Book No. 1, Volume No. 265, pages from 281 to 285 Being No. 11084 for the year 1988 gifted transferred and conveyed in respect of her undivided 1/5th share of the aforesaid property unto and in favour of her aforesaid four brothers namely 1. Rabindra Nath Ganguly, 2. Barendra Nath Ganguly, 3. Ramendra Nath Ganguly and 4. Rupendra Nath Ganguly @ Rupendra Gangopadhyay.

AND WHEREAS in the manner recited above the said 1. Rabindra Nath Ganguly, 2. Barendra Nath Ganguly, 3. Ramendra Nath Ganguly and 4. Rupendra Nath Ganguly @ Rupendra Gangopadhyay, became joint owner in respect of the aforesaid property i.e. ALL THAT piece and parcel of 08 Cottahs 09 Chittacks 15 Sft. more or less which is in physical measurement found as 07 Cottahs 14 Chittacks 19 Sft. more or less comprised in R. S. Dag No. 951 and 952 appertaining to R.S Khatian No. 24 and 72, of Mouza - Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta Lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas.

AND WHEREAS thereafter during the period of enjoyment the Barendra Nath Ganguly also died intestate on 12/12/2001, as bachelor leaving behind him surviving his aforesaid brother 1. Rupendra Nath Ganguly @ Rupendra Gangopadhyay, 2. Rabindra Nath Ganguly, 3. Ramendra Nath Ganguly and sister 4. Ila Banerjee @ Ila Rani Banerjee as his sole body of heirs and legal representatives who became the joint owners in respect of the aforesaid property left by deceased Barendra Nath Ganguly having their respective share.

AND WHEREAS thereafter during the period of enjoyment of the property Ramendra Nath Ganguly died intestate on 01.05.2012 leaving behind his wife Smt. Shila Ganguly and daughter Smt. Jayatree Ganguly Bhattacharyya as his only legal heirs.

**RASHMITA MITRA**  
ADVOCATE  
ALIPORE JUDGES COURT

*Rashmita Mitra*  
Adv.

**RASHMITA MITRA**  
Advocate

Alipore Judges Court, Kolkata - 700027

**Residence - Cum - Chamber**  
46/12 Becharam Chatterjee Road,  
Behala, Kolkata - 700034,  
Mob - 8981729810,  
email id : rashmitamitra.21@gmail.com.

Ref.No :-

Date:-

AND WHEREAS thereafter during the period of enjoyment of the property Rabindra Nath Ganguly died intestate on 18.01.2018 leaving behind his wife Anima Ganguly, one daughter Rita Bhattacharjee and two sons namely Dipankar Ganguly and Joydip Ganguly @ Joydip Gangopadhyay as his only legal heirs. AND WHEREAS thereafter Anima Ganguly died intestate on 22.03.2018 leaving behind one daughter Rita Bhattacharjee and two sons namely Dipankar Ganguly and Joydip Ganguly @ Joydip Gangopadhyay as her only legal heirs.

AND WHEREAS in the manner recited above the aforesaid Vendor/Developers namely 1. RUPENDRA NATH GANGULY @ RUPENDRA GANGOPADHYAY, 2. SMT. ILA BANERJEE @ ILA RANI BANERJEE, 3. RITA BHATTACHARJEE, 4. DIPANKAR GANGULY, 5. JOYDIP GANGULY @ JOYDIP GANGOPADHYAY, 6. SMT. SHILA GANGULY, and 7. SMT. JAYATREE GANGULY BHATTACHARYYA became the absolute and sixteen annas joint owners in respect of the aforesaid ALL THAT piece and parcel of land measuring 08 Cottahs 09 Chittacks 15 Sft. more or less which is in physical measurement found as 07 Cottahs 14 Chittacks 19Sft. more or less comprised in R. S. Dag No. 951 and 952 appertaining to R.S. Khatian No. 24 and 72, of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta Lane, under Ward No. 94, Assessee No. 21-094-05-0011-4, Mailing Address at 11, Haripada Dutta Lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas.

**Opinion:** I, hereby certify that ALL THAT piece and parcel of land measuring 07 (Seven) Cottahs 14 (Fourteen) Chittacks 19 (Nineteen) Sft. more or less comprised in R. S. Dag Nos. 951 and 952 appertaining to R.S. Khatian No. 24 and 72, of Mouza - Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta Lane, under Ward No. 94, Assessee No. 21-094-05-0011-4, Mailing Address at 11, Haripada Dutta Lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title. Original deeds and documents to be verified.

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 CMDA and the CIT and any other authority and is fit for equitable mortgage. The online receipt for the relevant searches is enclosed herewith.

*Rashmita Mitra*  
Advocate.

WB/1697/2018

RASHMITA MITRA  
ADVOCATE  
ALIPORE JUDGES COURT

14/08/2022