

AMARTYA SEN
Advocate
Civil Bar Association
District & Sessions Judge's Court,
Barasat, Kolkata : 700124.

Chamber:
South Biresh Pally, Madhyamgram
P.O & P.S : Madhyamgram,
Kolkata : 700129 .
Tel:- 8240021169.

Mail Id:-senamartya689@gmail.com

NON ENCUMBRANCE CERTIFICATE

NAME OF THE PRESENT LAND OWNER OF THE SCHEDULE MENTIONED PROPERTY:

(1) **SMT. MALA GANGOPADHYAY**, Wife of Late Amitabha Gangopadhyay, residing at Amarabati Colony, Nabapally, Barasat, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, (2) **NANDITA MUKHERJEE**, D/o - Amitabha Gangopadhyay, residing at 2 No. CKC Road, P.O. & P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700124, (3) **DEBARUPA GANGOPADHYAY**, D/o - Amitabha Gangopadhyay, residing at Manoranjan Abash Jogendra Nath Balika Vidyamandir Road, Amarabati Colony, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, herein referred to as "LAND OWNERS".

NAME OF THE DEVELOPER OF THE SCHEDULE MENTIONED PROPERTY:

CA Kornik, a proprietorship firm represented by its proprietor Sri Archan Majumder (PAN - AJPPM8288C, Aadhaar No. 5733 2935 3393, Voter I.D. No. CKW2840031), son of Jayanta - Majumder, residing at Hridaypur Palbagan, P.O. - Hridaypur, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700127, herein referred to as "DEVELOPER".

NON-ENCUMBRANCE CERTIFICATE & DETAILED REPORT ON TITLE SCHEDULE

All That piece and parcel of Land measuring about 06 **Cattahs 01 Chattak 33 Sq.Ft.** along with a Proposed G+IV Storied Residential Building, which is lying, situate at Holding No. 5, Amrabati Road, within the local limits of Barasat Municipality, Ward No. 9, comprised.



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in L.R. Dag No. 18, L.R. Khatian No. 1773, Mouza: Bhatra, J.L. No. 38,
P.S. - Barasat, District: North 24-Parganas, butted and bounded as the
following manner

On The North By: Property of Nikhil Roy;

On The South By : 20 ft. wide Municipal Road.

On The East By : Monoranjan Abasan ;

On The West By : 20 ft. wide Municipal Road.

OBSERVATION:

I, **AMARTYA SEN** conducted a Title search report regarding the
schedule mentioned property. I have caused necessary searches in the
Office of A.D.S.R. - Kadambagachi, D.S.R.-I, D.S.R. -II, D.S.R.-III, North
24 Parganas, I have not found any adverse entry in respect of aforesaid
land /property.

I have also caused necessary searches in the name of (1) Mala
Gangopadhyay, (2) Nandita Mukherjee, (3) Debarupa
Gangopadhyay, from 2014 to 2025, in the Court of LD. 1st Civil Judge
(Sr. Divn.) at Barasat and Ld. 1st Civil Judge (Jr. Divn.) at Barasat, I
have not found any adverse entry in respect of the said land/property
and no Title Suit or Money Suit has been filed against the aforesaid
captioned Land/Property.



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It is not to be noted here that the erstwhile owner of the schedule land was Amitabha Gangopadhyay and after his sad demise his property devolved upon by his wife Mala Gangopadhyay and two daughters namely Nandita Mukherjee and Debarupa Gangopadhyay and they are now enjoying the said property.

Document Perused and Scrutinized:

1. Development Agreement with Development Power of Attorney, being no.. 06961 for the year 2025, registered at D.S.R. -II, Barasat, North 24 Parganas, recorded in Book No. I, Volume No. 1502-2025, Pages from 197940 to 198000.
2. Mutation Certificate in the name of Mala Gangopadhyay and others being Holding No. 5, Amrabati Road.
5. Tax Receipt, issued by Barasat Municipality.

Date:

Place: Barasat.

Amartya Sen
Advocate
Judges' Court Barasat

Government of West Bengal
Office of the KADAMBAGACHI (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-09-2025

Serial No of Application	1519001530/2025	Search No	1519001530/2025
Search for the Years	From 2014 To 2025	Record Available	From 04/12/2007 onwards
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Bhatra, , Plot No: LR- 00018		
From whom Received	Mr Rana Basu	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	220 /-

Search Result: No Record Found

(Mrs SMRITIKANA SEN)

A.D.S.R. KADAMBAGACHI

OFFICE OF THE A.D.S.R. KADAMBAGACHI



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Date of Application: 12-09-2025

Serial No of Application	1519001533/2025	Search No	1519001533/2025
Search for the Years	From 2025 To 2025	Record Available	From 04/12/2007 onwards
Name of Person to be Searched	First Name : Nandita Last Name : Mukherjee		
From whom Received	Mr Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		



(Mrs SMRITIKANA SEN)

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Date of Application: 12-09-2025

Serial No of Application	1519001534/2025	Search No	1519001534/2025
Search for the Years	From 2025 To 2025	Record Available	From 04/12/2007 onwards
Name of Person to be Searched	First Name : Debarupa Last Name : Gangopadhyay		
From whom Received	Mr Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		

(Mrs SMRITIKANA SEN)

A.D.S.R. KADAMBAGACHI

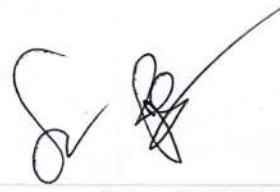
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Date of Application: 12-09-2025

Serial No of Application	1519001531/2025	Search No	1519001531/2025
Search for the Years	From 2014 To 2025	Record Available	From 04/12/2007 onwards
Name of Person to be Searched	First Name : Amitava Last Name : Gangopadhyay		
From whom Received	Mr Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 220 /-	
Search Result:	No Record Found		



(Mrs SMRITIKANA SEN)
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Date of Application: 12-09-2025

Serial No of Application	1519001532/2025	Search No	1519001532/2025
Search for the Years	From 2025 To 2025	Record Available	From 04/12/2007 onwards
Name of Person to be Searched	First Name : Mala Last Name : Gangopadhyay		
From whom Received	Mr Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		

(Mrs SMRITIKANA SEN)

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Date of Application: 16-09-2025

Serial No of Application	1525009267/2025	Search No	1525009267/2025
Search for the Years	From 2025 To 2025	Record Available	From 10/02/2014 onwards
Name of Person to be Searched	First Name : Debarupa Last Name : Gangopadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	0 /-

Search Result: No Record Found

(Mrs Swati De)

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Date of Application: 16-09-2025

Serial No of Application	1525009248/2025	Search No	1525009248/2025
Search for the Years	From 2014 To 2025	Record Available	From 21/02/2014 onwards
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Bhatra, , Plot No: LR- 00018		
From whom Received	Rana Basu	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	220 /-

Search Result: No Record Found

(Mrs Swati De)

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Date of Application: 16-09-2025

Serial No of Application	1525009249/2025	Search No	1525009249/2025
Search for the Years	From 2014 To 2025	Record Available	From 10/02/2014 onwards
Name of Person to be Searched	First Name : Amitava Last Name : Gangopadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 220 /-	
Search Result:	No Record Found		

(Mrs Swati De)

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Date of Application: 16-09-2025

Serial No of Application	1525009250/2025	Search No	1525009250/2025
Search for the Years	From 2025 To 2025	Record Available	From 10/02/2014 onwards
Name of Person to be Searched	First Name : Mala Last Name : Gangopadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		

(Mrs Swati De)

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Date of Application: 16-09-2025

Serial No of Application	1525009251/2025	Search No	1525009251/2025
Search for the Years	From 2025 To 2025	Record Available	From 10/02/2014 onwards
Name of Person to be Searched	First Name : Nandita Last Name : Mukherjee		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		

(Mrs Swati De)

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Date of Application: 12-09-2025

Serial No of Application	1502013241/2025	Search No	1502013241/2025
Search for the Years	From 2022 To 2025	Record Available	From 01/01/2003 onwards
Name of Person to be Searched	First Name : Amitava Last Name : Gangopadhyay, First Name (Father/Mother/Husband/Company): Haridas, Last Name (Father/Mother/Husband/Company): Gangopadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 60 /-	
Search Result:	No Record Found		

(Ms Rita Lepcha)
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Date of Application: 12-09-2025

Serial No of Application	1502013242/2025	Search No	1502013242/2025
Search for the Years	From 2025 To 2025	Record Available	From 01/01/2003 onwards
Name of Person to be Searched	First Name : Mrs Mala Last Name : Gangopadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		

(Ms Rita Lepcha)
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Date of Application: 12-09-2025

Serial No of Application	1502013243/2025	Search No	1502013243/2025
Search for the Years	From 2025 To 2025	Record Available	From 01/01/2003 onwards
Name of Person to be Searched	First Name : Mrs Nandita Last Name : Mukherjee		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		

(Ms Rita Lepcha)
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Date of Application: 12-09-2025

Serial No of Application	1502013244/2025	Search No	1502013244/2025
Search for the Years	From 2025 To 2025	Record Available	From 01/01/2003 onwards
Name of Person to be Searched	First Name : Debarupa Last Name : Gangopadhyay, First Name (Father/Mother/Husband/Company): Amitava, Last Name (Father/Mother/Husband/Company): Gangopadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		

(Ms Rita Lepcha)
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Date of Application: 12-09-2025

Serial No of Application	1502013245/2025	Search No	1502013245/2025
Search for the Years	From 2022 To 2025	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Bhatra, , Plot No: LR- 00018		
From whom Received	Rana Basu	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 60 /-	

Search Result:

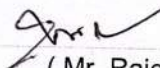
Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Barasat, Mouza: Bhatra, Municipality: BARASAT,, Road: Amarabati Colony Road, , Ward: 9, Holding: 5	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-18 Khatian: 1773	Area of Land: 10.0787 decimal (6 Katha, 1 Chatak, 33 Sqft)
Deed Details :		Deed No: I-150205685/2024, Query No: 15022001570555/2024, Serial No: 1502005530/2024, Page: 145293 - 145339, Date of Registration: 27/06/2024, Date of Completion: 04/07/2024,		
2	District: North 24-Parganas, PS; Barasat, Mouza: Bhatra, Municipality: BARASAT,, Road: Amarabati Lane (Vatra), , Ward: 9, Holding: 5	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-18 Khatian: 1773	Area of Land: 11 decimal
Deed Details :		Deed No: I-150206961/2025, Query No: 15022002034700/2025, Serial No: 1502006881/2025, Page: 197940 - 198000, Date of Registration: 06/08/2025, Date of Completion: 11/08/2025,		
3	District: North 24-Parganas, PS; Barasat, Mouza: Bhatra, Municipality: BARASAT,, Road: Amarabati Lane (Vatra), , Ward: 9, Holding: 5	Property Type: Land Transaction: [0903] Declaration, Cancellation of Agreement / Declaration	Plot No: LR-18 Khatian: 1773	Area of Land: 11 decimal
Deed Details :		Deed No: I-150206952/2025, Query No: 15022002202284/2025, Serial No: 1502006872/2025, Page: 197681 - 197698, Date of Registration: 06/08/2025, Date of Completion: 11/08/2025,		

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Date of Application: 12-09-2025

Serial No of Application	1501043944/2025	Search No	1501043944/2025
Search for the Years	From 2022 To 2025	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Amitava Last Name : Gangapadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 60 /-	
Search Result:	No Record Found		

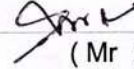

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Date of Application: 12-09-2025

Serial No of Application	1501043947/2025	Search No	1501043947/2025
Search for the Years	From 2025 To 2025	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Mala Last Name : Gangopadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		



(Mr Rajendra Prasad Upadhyay)

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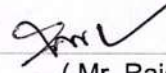
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Date of Application: 12-09-2025

Serial No of Application	1501043949/2025	Search No	1501043949/2025
Search for the Years	From 2025 To 2025	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Nandita Last Name : Mukherjee		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	
Search Result:	No Record Found		



(Mr Rajendra Prasad Upadhyay)

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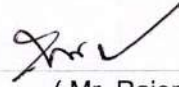


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Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-09-2025

Serial No of Application	1501043950/2025	Search No	1501043950/2025
Search for the Years	From 2025 To 2025	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Debarupa Last Name : Gangopadhyay		
From whom Received	Rana Basu		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 0 /-	

Search Result: No Record Found



(Mr Rajendra Prasad Upadhyay)

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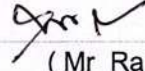


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Date of Application: 12-09-2025

Serial No of Application	1501043962/2025	Search No	1501043962/2025
Search for the Years	From 2022 To 2025	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Bhatra, , Plot No: LR- 00018		
From whom Received	Rana Basu	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 60 /-	

Search Result: No Record Found



(Mr Rajendra Prasad Upadhyay)

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