

**Sri Debapriya Majumdar**

Advocate

HOWRAH JUDGES' COURT

**Residence & Chamber :**

1/53, CHANDRA KUMAR BANERJEE LANE,  
SHIBPUR, HOWRAH - 711 102 (NEAR KOIPIKUR)  
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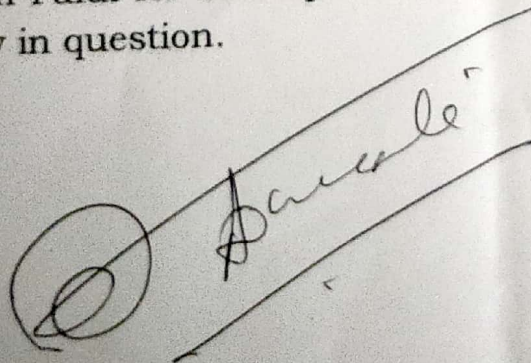
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Date 22/04/2019

### **NON ENCUMBRANCE CERTIFICATE**

All that piece and parcel of a bastu land measuring about 4 cottas and structures thereon alongwith all other easements rights title interest possession and appurtenances thereto comprised in HMC being premises no73/10, Dakshin Baksara 1<sup>st</sup> Bye Lane, P.S. B.Garden, old P.S. Shibpur, District Howrah-711109, H.M.C. Ward No. 41 originally belonged to one Sachinandan Das who acquired the same by way of inheritance. During his lifetime he filed a suit for partition being Title suitno.47 of 2002 before the 3<sup>rd</sup> Civil Judge (Sr.Divn.) at Howrah. After his death his wife namely Runu Rani Das and his daughter namely Smt. Sunanda Das were substituted in the above proceeding and the said suit was finally decreed and the said Runu Rani Das and Sunanda Das were allotted the entire premises being no.73/10, Dakshin Baksara 1<sup>st</sup> bye Lane, P.S. B. Garden, old P.S. Shibpur, District Howrah and they were enjoying the said property peacefully and uninterruptedly.

Thereafter the said Runu Rani Das and Sunanda Das jointly entered into a Development Agreement on 14.12.2011 with Somnath Palui for development of a multi storied building over the property in question.





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(2)

Subsequently Runu Rani Das died and said Smt. Sunanda Das became the absolute owner of the property in question and also executed a registered General Power of Attorney in favour of Sri Somnath Palui son of late Dr. S.B. Palui, which was recorded in Book No. IV, being no. 01051/2014 registered at office of DSR, Howrah.

By virtue of the aforesaid deed of agreement dated 14.12.2011 and Power of Attorney dated 28.09.2014, the said Developer Sri Somnath Palui has raised a building over the property in question in accordance with the building plan sanctioned by HMC vide BRC no.23/15-16.

On perusal of the back deed, being no.5369 of 1960 under Sub Registrar, Howrah mutation certificate, tax bill, sanctioned building plan, Joint Venture Agreement, General Power of Attorney, affidavit dated 28.3.19 before the Judicial Magistrate (1<sup>st</sup> class) Howrah, GDE no982 dated 21.3.2019 and two newspaper publications in view of lost deed formality etc.

According to my opinion said Smt. Sunanda Das has absolute right title and interest over the property in question and the said property is free from all encumbrances.

  
Advocate. 23/04/19