

dt. 3/2021
Date 5-01-2021

भारतीय गैर न्यायिक

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FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

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Mehinda

PARTNER OF MSW BUILDERS
&
AS A CONSTITUTED ATTORNEY OF
1. SRI ASHOK KUMAR KANORIA
2. SRI CHETAN KANORIA
3. SRI JAGDISH PASAD KANORIA
4. SRI OMPRAKASH AGARWAL
Alias OMPRAKASH AGARWALA
5. SRI NIRMAL BINDAL
6. SRI NARESH AGARWAL
7. SRI RAJESH BINDAL

: 1 :

BEFORE THE... NOTARY... PUBLICAT... SILIGURI.....

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 6 JAN 2021

JUDICIAL STAMP

2139

Date 29.12.2020

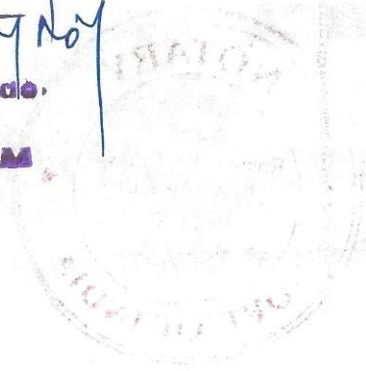
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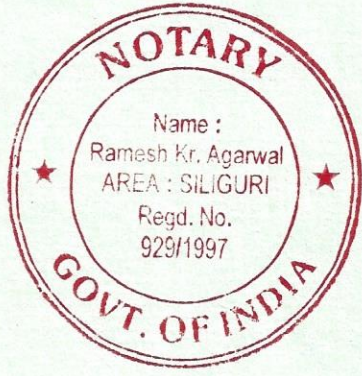
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/ Darjeelin.



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Mrinal Ag

**PARTNER OF MSN BUILDERS
&
ASA CONSTITUTED ATTORNEY OF**
1. SRI ASHOK KUMAR KANORIA
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DEVOLUTION AFFIDAVIT

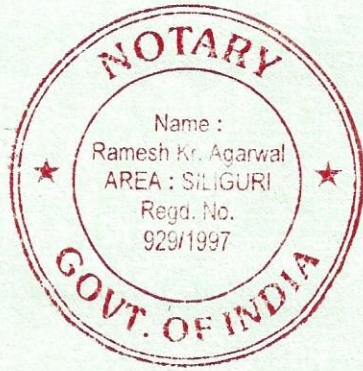
I, **SRI MRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, Partner of **MSN BUILDERS**, a Partnership Firm having its office at Marvel Enterprise, S. F. Road, Siliguri, P.O. & P.S. Siliguri, District - Darjeeling, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O. Siliguri Bazar, P.S. Siliguri, District: Darjeeling, do hereby solemnly affirm and declare as follows:-

1. That one Sri Biswanath Agarwala, Son of Late Ramji Lall Agarwala during his lifetime purchased land measuring 20 Kathas from Sri Bhairab Prosad Acharjya and Bal Kumar Chettri, by virtue of Registered Deed of Sale being Document No. I-2717, for the year 1959 registered in the Office of Sub-Registrar Siliguri, District: Darjeeling.
2. That above named Sri Biswanath Agarwala thereafter sold land measuring 20 Kathas to Sri Narayan Prasad Kanoria, Son of Late Gajanand Kanoria by virtue of Registered Deed of Sale, being Document No. I-2891 for the year 1959 registered in the Office of Sub-Registrar Siliguri, District: Darjeeling.
3. That Sri Narayan Prasad Kanoria died intestate leaving behind his wife, Smt. Satyabhama Kanoria, his only daughter Smt. Kiran Himatsingka and his four sons namely Sri Vinod Kanoria, Sri Bimal Kanoria, Sri Bikash Kanoria and Sri Prakash Kumar as his only legal heirs.
4. That by virtue of inheritance Smt. Satyabhama Kanoria, Smt. Kiran Himatsingka, Sri Vinod Kanoria, Sri Bimal Kanoria, Sri Bikash Kanoria and Sri Prakash Kumar became joint owners of land measuring 20 Kathas having permanent heritable and transferable right, title and interest therein.
5. That thereafter, Smt. Satyabhama Kanoria and Smt. Kiran Himatsingka transferred their 2/6th undivided share measuring 2358.30 sq. ft. in land measuring 9 Kathas 13 Chhataks 10 sq. ft. out of total land measuring 20 Kathas to Sri Vinod Kanoria, Sri Bimal Kanoria, Sri Bikash Kanoria and Sri Prakash Kumar by virtue of Registered Gift Deed being Document No. I-1456 of the year 2018 registered in the Office of ADSR Siliguri, District: Darjeeling.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 6 JAN 2021



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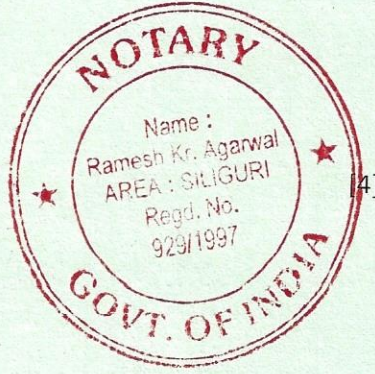
**PARTNER OF MSN BUILDERS
&
AS A CONSTITUTED ATTORNEY OF
1. SRI ASHOK KUMAR KANORIA
2. SRI CHETAN KANORIA
3. SRI JAGDISH PRASAD KANORIA
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Alias OMPROKASH AGARWALA
5. SRI NIRMAL BINDAL
6. SRI NARESH AGARWAL
7. SRI RAJESH BINDAL**

6. That therefore, Sri Vinod Kanoria, Sri Bimal Kanoria, Sri Bikash Kanoria and Sri Prakash Kumar became joint owners of land measuring 9 Kathas 13 Chhataks and 10 sq. ft. having permanent heritable and transferable right, title and interest therein and the remaining land continued to remain in the joint ownership of Smt. Satyabhama Kanoria, Smt. Kiran Himatsingka, Sri Vinod Kanoria, Sri Bimal Kanoria, Sri Bikash Kanoria and Sri Prakash Kumar.
7. That **MSN BUILDERS**, has purchased land measuring 9 Kathas 13 Chhataks 10 sq. ft from Sri Vinod Kanoria and others, by virtue of three separate Registered Deeds of Sale, (i) being Document No. I-1581 for the year 2018 (ii) being Document No. I-1539 for the year 2018 and (iii) being Document No. I-1562 for the year 2018 and all sale deeds were registered in the Office of the Additional District Sub-Registrar Siliguri, in the District: Darjeeling and the said land forms part of the land that is fully described in the Schedule herein below.
8. That **SRI ASHOK KUMAR KANORIA**, son of Late Gajanand Kanoria has acquired by way of two separate Registered Gift Deeds in total land measuring 3 Kathas 13 Chhataks 26 Sq. ft out of the above land from Smt. Satyabhama Kanoria and others, being Document Nos. I-1537 and I-1563, for the year 2018 and the same were registered in the Office of the Additional District Sub-Registrar Siliguri, in the District: Darjeeling and the said land forms part of the land that is fully described in the Schedule herein below.
9. That **SRI CHETAN KANORIA**, son of Late Debendra Prasad Kanoria has acquired land measuring 4 Kathas from Smt Satyabhama Kanoria and others by way of a Registered Gift Deed being Document No. I-1536, for the year 2018 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District: Darjeeling and the said land forms part of the land that is fully described in the Schedule herein below.
10. That **SRI JAGDISH PRASAD KANORIA**, son of Late Gajanand Kanoria has acquired land measuring 4 Kathas from Smt Satyabhama Kanoria and others by way of a Registered Gift Deed being Document No. I-1538, for the year 2018 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District: Darjeeling and the said land forms part of the land that is fully described in the Schedule herein below.
11. That one Sri Baburam Pradhan sold land measuring 0.48 acres to Sri Gulab Chand Agarwala, Son of Late Chanduram Agarwala by virtue of Registered Sale Deed being Document No. 230 for the year 1964 registered in the Office of District Sub-Registrar, Siliguri.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Handwritten signature
Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 6 JAN 2021



Monphul Ag

**PARTNER OF MSN BUILDERS
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12. That Gulab Chand Agarwala thereafter transferred land measuring 5 Kathas out of total land measuring 0.48 acres in favour of Sri Satya Narayan Sharma, Son of Monphul Sharma by virtue of registered Deed of Sale being Document No. 4848 for the year 1976 registered in the Office of Sub-Registrar, Siliguri.

13. That **SRI RAJESH BINDAL**, Son of Late Shew Prasad Agarwal alias Late Sheo Prasad Bindal, has purchased land measuring 5 Kathas from Sri Satya Narayan Sharma, Son of Sri Monphul Sharma by virtue of Registered Deed of Conveyance being Document No. I-111 for the year 2004 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District: Darjeeling and the said land forms part of the land that is fully described in the Schedule herein below.

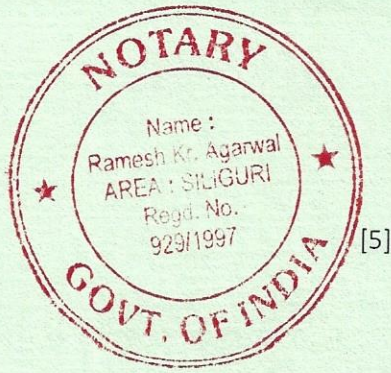
14. That (a) **SRI OMPROKASH AGARWALA** alias **OMPROKASH AGARWALA**, Son of Late Birajlal Agarwal, and (b) **SRI KISHORILAL AGARWALA**, had jointly purchased land measuring 15 Kathas 8 Chhataks from Sri Gulab Chand Agarwala, Son of Late Chanduram Agarwala, by virtue of Registered Deed of Conveyance being Document No. I-4847 for the year 1976 and the same were registered in the Office of Sub-Registrar Siliguri, in the District: Darjeeling.

15. That the above said Kishorilal Agarwala executed a Will dated 20-12-1996 whereby he bequeathed his half undivided share measuring 7 Kathas 12 Chhataks out of total land measuring 15 Kathas 8 Chhataks in favour of the above named three persons, **SRI NIRMAL BINDAL**, **SRI NARESH AGARWAL** and **SRI RAJESH BINDAL** and thereafter by virtue of PROBATE granted by District Delegate, Civil Judge (Senior Division), Siliguri, in Misc Judicial (Probate) Case No. 10/98, **SRI NIRMAL BINDAL**, Son of Late Kishorilal Agarwala became the owner of undivided share of land measuring 5 Kathas 3 Chhataks, **SRI NARESH AGARWAL**, Son of Late Kishorilal Agarwala became the owner of undivided share of land measuring 1 Katha 11 Chhataks and **SRI RAJESH BINDAL**, nephew of Late Kishorilal Agarwala became the owner of undivided share of land measuring 14 Chhataks and since then the above named **SRI OMPROKASH AGARWALA** alias **OMPROKASH AGARWALA**, **NIRMAL BINDAL**, **SRI NARESH AGARWAL** and **SRI RAJESH BINDAL**, are in actual, khas and physical possession of the said piece or parcel of land measuring 15 Kathas 8 Chhataks having permanent, heritable and transferable right, title and interest therein and without any claim objection or interference from anybody

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 6 JAN 2021



Mrinal Ag

**PARTNER OF MSN BUILDERS
&
AS A CONSTITUTED ATTORNEY OF
1. SRI ASHOK KUMAR KANORIA
2. SRI CHETAN KANORIA
3. SRI JAGDISH PASAD KANORIA
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6. SRI NARESH AGARWAL
7. SRI RAJESH BINDAL**

being also free from all encumbrances and charges and the said land forms part of the land that is fully described in the Schedule herein below.

16. That **SRI OMPARKASH AGARWAL** alias **Omprokash Agarwala**, Son of Late Birajlal Agarwal, **SRI NIRMAL BINDAL**, Son of Late Kishorilal Agarwal **SRI NARESH AGARWAL**, Son of Late Kishorilal Agarwal and **SRI RAJESH BINDAL**, Son of Late Shew Prasad Agarwal alias Late Sheo Prasad Bindal entered into a Registered Development Agreement with **MSN BUILDERS**, a Partnership Firm, represented by one of its Partner, **SRI MRINAL AGARWAL**, Son of Sri Naresh Kumar Agarwal being Document No. I-2158 of the year 2020 registered before the Office of ADSR Siliguri.

17. That **SRI ASHOK KUMAR KANORIA**, son of Late Gajanand Kanoria, **SRI CHETAN KANORIA**, son of Late Debendra Prasad Kanoria and) **SRI JAGDISH PRASAD KANORIA**, son of Late Gajanand Kanoria also entered into a Registered Development Agreement with **MSN BUILDERS**, a Partnership Firm, represented by one of its Partner, **SRI MRINAL AGARWAL**, Son of Sri Naresh Kumar Agarwal being Document No. I-1972 of the year 2020 registered before the Office of ADSR Siliguri.

18. That **SRI OMPARKASH AGARWAL** alias **Omprokash Agarwala**, **SRI NIRMAL BINDAL**, **SRI NARESH AGARWAL** and **SRI RAJESH BINDAL** nominated, constituted and appointed **SRI MRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, Partner of "MSN Builders" as their true and lawful attorney with respect to land measuring 20 Kathas 8 Chhataks by virtue of Registered Development Power of Attorney being Document No. I-2161 of the year 2020 registered before the Office of ADSR Siliguri.

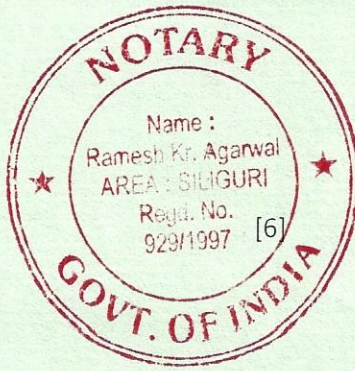
19. **SRI ASHOK KUMAR KANORIA**, son of Late Gajanand Kanoria, **SRI CHETAN KANORIA**, son of Late Debendra Prasad Kanoria and) **SRI JAGDISH PRASAD KANORIA**, son of Late Gajanand Kanoria nominated, constituted and appointed **SRI MRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, Partner of "MSN Builders" as their true and lawful attorney with respect to land measuring 11 Kathas 13 Chhataks 26 sq ft by virtue of Registered Development Power of Attorney being Document No. I-1975

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
of the year 2020 registered before the Office of ADSR Siliguri.

NOTARY
SILIGURI

- 6 JAN 2021



20. That I am executing this Declaration for the purpose of establishing the aforesaid facts before the appropriate authority.

SCHEDULE

ALL that piece or parcel of vacant homestead land measuring 42 Kathas 2 Chhataks 36 sq ft, situated at Mouza Siliguri, appertains to and forms part of R.S Plot Nos. 9622 and 9620, recorded in RS Khatian No.870 and 5264/1, J.L. No. 110 (88), Pargana: Baikunthapur, P.S. Siliguri, District Darjeeling within the limits of Ward No. 13 of Siliguri Municipal Corporation Area.

The said entire land is bounded and butted by as follows :-

- North ... 38 ft. wide road
- South ... 22 ft wide road
- East ... Kalika Apartment and C. C. Sharma
- West ... 15ft wide road

That the statements made above are true to the best of my knowledge and belief and I sign this affidavit on this the 6th day of January, 2020 at Siliguri.

PARTNER OF MSN BUILDERS

&

AS A CONSTITUTED ATTORNEY OF

1. SRI ASHOK KUMAR KANORIA
2. SRI CHETAN KANORIA
3. SRI JAGDISH PASAD KANORIA
4. SRI OMPRAKASH AGARWAL
Alias OMPROKASH AGARWALA
5. SRI NIRMAL BINDAL
6. SRI NARESH AGARWAL
7. SRI RAJESH BINDAL

Declarant

Identified by me

AFFIDAVIT
Solemnly Affirmed Before Me :
By Sri. Nirmal Agarwal
Of Siliguri
Identified By.....
This The 6th Day of Jan 2021
at Siliguri AM/PM

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

K. Agarwal

Advocate, Siliguri

Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 6 JAN 2021