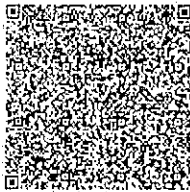


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

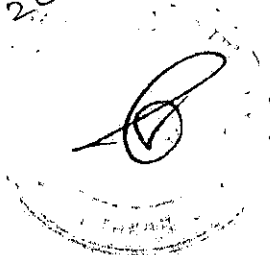
e-Stamp

Certificate No. : IN-JH28716333633029S
 Certificate Issued Date : 15 Jun-2020 08:50 AM
 Account Reference : NONACC (SV)/jh9005404/ JAMSHEDPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJH900540442705225133958S
 Purchased by : RAJENDRA KUMAR JHUNJHUNWALA
 Description of Document : Article 45 Partition
 Property Description : FAMILY PARTITION
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAJENDRA KUMAR JHUNJHUNWALA
 Second Party : RABINDRA KUMAR JHUNJHUNWALA
 Stamp Duty Paid By : RAJENDRA KUMAR JHUNJHUNWALA
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)



-----Please write or type below this line-----

2020/59877
14-8-2020



Rajendra Kumar JhunJhunwala
Rabindra Kumar JhunJhunwala

राजेंद्र कुमार जून्जुनवाला
14-8-2020

RS 0002217909

2020/JBR/2320/BK1/2110

www.raj.gh

1. The validity of this State Certificate should be verified at www.sbj.raj.gh. Any transaction in the name of this Certificate is invalid if the certificate is not verified at the above website address.
2. In case of any dispute regarding the validity of this certificate, the concerned party should contact the Registrar, Jharkhand.
3. In case of any dispute regarding the validity of this certificate, the concerned party should contact the Registrar, Jharkhand.



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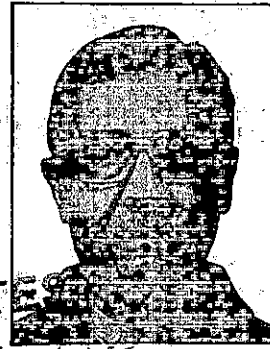
Deed of Family Partition

PS Chakulia

Stamp SO

राजेंद्र कुमार जून्जुनवाला 306 ए.3
दिनांक 11/8/19 का अद्यतन
राजेंद्र कुमार जून्जुनवाला का अद्यतन
SO ए.3 ए.3

Rajendra Kumar Jhunjhunwala
14/8/2020



ATTORNEY
MAHENDRA KUMAR
ADVOCATE

11/8/2020
1134 ए.3 1135 ए.3
14/8/2020

45

-2-

DEED OF FAMILY PARTITION

[Signature]

This Partition Agreement is made on this the 14th day of August 2020,

Between :-

[Signature]

PAI - 5000

LHR 300

PAK 100

PAK 5000

MS 1500

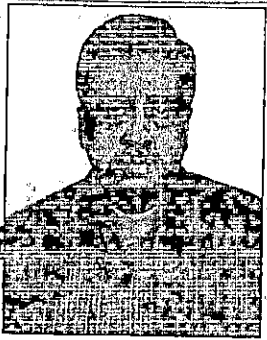
SRI RAJENDRA KUMAR JHUNJHUNWALA, Son of Late Prabhu Dayal Jhunjhunwala, by faith - Hindu, by Caste - Baishya, by Occupation Business, by Nationality - Indian, resident of Main Road, Chakulia, Purana Bazar, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum and at present residing at Muneshwan Bhawan, Road No.2, Contractor Area Near Dosa King, P.O. Bistupur, P.S. Bistupur, District East Singhbhum, Jharkhand, hereinafter called the 'FIRST PARTY' of the FIRST PART; PAN - ACO PJ 3416F

AND

[Signature]
14/8/2020

SRI RABINDRA KUMAR JHUNJHUNWALA, Son of Late Prabhu Dayal Jhunjhunwala, by faith - Hindu, by Caste - Baishya, by Occupation Business, by Nationality - Indian, resident of Main Road, Chakulia, Purana Bazar, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum and at present residing at Road No.2 Contractor Area Near Hotel Sonnet, P.O. Bistupur, P.S. Bistupur, District East Singhbhum, Jharkhand, hereinafter called the 'SECOND PARTY' of the SECOND PART; PAN - ACVPJ 0604Q

ATTESTE



MAHENDRA KUMAR
ADVOCATE

Mahendra Kumar Jhunjhunwala
14.8.2020



ATTESTED



MAHENDRA KUMAR
ADVOCATE

Smt. Sushila Devi Jhunjhunwala
14.8.2020



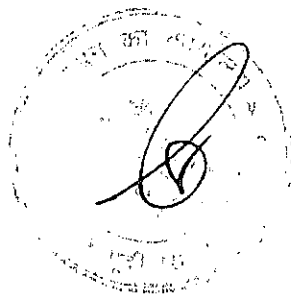
Sushila Devi Jhunjhunwala
14.8.2020

- 3 -

AND

SMT. SUSHILA DEVI JHUNJHUNWALA; Wife of Late Prabhu Dayal Jhunjhunwala, by faith - Hindu, by Caste - Baishya, by Occupation Household affairs, by Nationality - Indian, resident of Main Road, Chakulia, Purana Bazar, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum and at present residing at Road No.2 Contractor Area Near Hotel Sonnet, P.O. Bistupur, P.S. Bistupur, District East Singhbhum, Jharkhand, hereinafter called the 'THIRTY PARTY' of the THIRD PART; PAN - ACFPJ 8664C

AND WHEREAS, all the landed property of Khata No.296 and other Khatians of said Mouza - Chakulia and other Mouzas have been recorded in the present survey settlement operation of 1964 in the name of Banarasi Lal Jhunjhunwala family members of Kedar Nath Jhunjhunwala and accordingly survey Khatian was prepared in its name, which finally published in the year 1964;



14/8/2020

Refendra Kumar Jhunhunwala
Folidia Kumar Jhunhunwala
12/10/1987
1418141

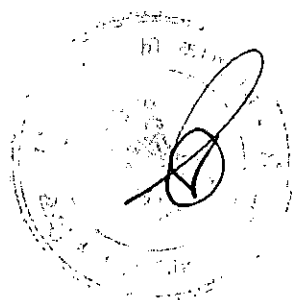
- 4 -

AND WHEREAS, Kedar Nath Jhunhunwala died leaving behind his three Sons namely Rameshwar Lal Jhunhunwala, Banarasi Lal Jhunhunwala and Mahabir Prasad Jhunhunwala as legal heirs and successors of the property and other properties Rameshwar Lal Jhunhunwala died leaving behind his Three Sons namely Jiban Ram Jhunhunwala, Purushottam Das Jhunhunwala and Mohan Lal Jhunhunwala as his sons legal heirs and successors, Jiban Ram Jhunhunwala also died leaving behind his only Son Pramod Kumar Jhunhunwala only legal heirs and successors;

AND WHEREAS, Banarasi Lal Jhunhunwala died leaving behind his only Son Prabhu Dayal Jhunhunwala legal heirs and successors of his proportionate share of the property and other properties;

AND WHEREAS, Mahabir Prasad Jhunhunwala died leaving behind his two sons namely Hari Prasad Jhunhunwala and Kamal Nath Jhunhunwala as his only sons legal heirs and successors of his proportionate share of the property;

AND WHEREAS, all of above members are residing in one joint mess and they hold and possess the same as full owners thereof in jointly a mutual partition was made between them and as per said partition the schedule 'A' below land and other landed properties of aforesaid Mouza and other Mouzas had been fallen in the exclusive share of Prabhu Dayal Jhunhunwala and he also mutated in his name in respect of his proportionate share of property in the Office of the Anchal Adhikary, Chakulia, Vide Mutation Case No.175 of 1987-1988 and paying rent etc. for the same regularly in his name, by obtaining necessary rent receipt from the said Office and he hold and possessed the same as full owner thereof till his life time and as such his name has been noted in Page No.110 Volume No.4 in the Register-II of the Anchal Office, Chakulia;



14/8/2020

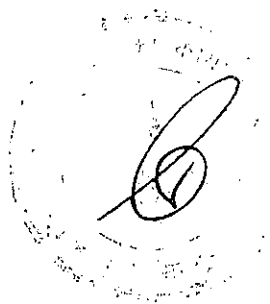
Rajendra Kumar Jhunjhunwala
Prabhu Kumar Jhunjhunwala
23/8/11 11/11/2020
14.8.2020

- 5 -

AND WHEREAS, Prabhu Dayal Jhunjhunwala died leaving behind the First party namely Rajendra Kumar Jhunjhunwala and Second Party Rabindra Kumar Jhunjhunwala as his Sons and Sushila Devi Jhunjhunwala as his Widow as legal heirs and successors of the property and other properties and they hold and possessed the same as full owners thereof without any interruption from anybody, having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, they like, thinks, fit and proper. Nobody else the parties have got any right, title, interest or possession over the same;

AND WHEREAS, it become difficult to hold and possess the same jointly and as First Party member and Second Party are residing in separate mess and third Party member residing under Second Party member in his residence and they decide to partition their aforesaid joint properties amongst themselves by meets and bounds in presence of the villagers, relatives and well-wishers for avoiding future litigation;

AND WHEREAS, all the parties hereby partition their joint property morefully described in schedule 'A' below and as per partition the land described in schedule 'B' below has been fallen in the exclusive share of First Party namely Rajendra Kumar Jhunjhunwala, the land described in Schedule 'C' below has been fallen in the exclusive share of Second Party namely Rabindra Kumar Jhunjhunwala and the land described in Schedule 'D' below has been fallen in the exclusive share of Third Party member namely Sushila Devi Jhunjhunwala and they hold and possess their respective share as full owners thereof;

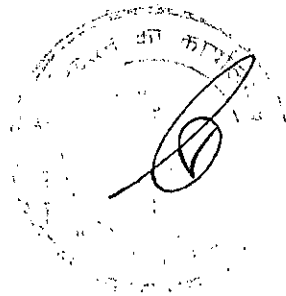


14/8/2020

Rajendra Kumar Jhunjhunwala
Rabindra Kumar Jhunjhunwala
Sushila Devi Jhunjhunwala
14.8.20

NOW THIS DEED OF PARTITION WITNESSETH AS FOLLOWS :-

1. That, the First Party member namely Rajendra Kumar Jhunjhunwala allotted in his share described in the schedule 'B' below, measuring an Area 207.50 Decimals of land, recorded under Khata No.296, Plot No.1088, Area - 203.50 Decimals, Plot No.1134, Area - 2 Decimals and Plot No.1135, Area - 2 Decimals of land situated in Mouza - Chakulia, Survey Thana No.328, in Halka No.IV, P.S. Chakulia, which marked in Red Colour in the Map annexed herewith fallen in the share of the first party member.
2. That, the Second Party member namely Rabindra Kumar Jhunjhunwala allotted in his share described in schedule 'C' below, measuring an Area-146 Decimals of land including three storied Pucca House Building etc. standing thereon, recorded under Khata No.296, Plot No.1088 of land of Mouza Chakulia, Survey Thana No.328, in Halka No.IV, P.S. Chakulia, which marked in Yellow Colour in the Map annexed herewith fallen in the share of the Second party member.
3. That, the Third Party member namely Sushila Devi Jhunjhunwala allotted in his share described in schedule 'D' below, measuring an Area- 50 Decimals of land, recorded under Khata No.296, Plot No.1088 of land of Mouza Chakulia, Survey Thana No.328, in Halka No.IV, P.S. Chakulia, which marked in Yellow Colour in the Map annexed herewith fallen in the share of the Second party member.
4. That, all the parties will hold and possess their respective share as mentioned in schedule below as full owners thereof without any interruption from anybody, having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, they likes, thinks, fit and proper. Nobody else the parties have got any right, title interest or possession over the same



14/8/2020

Refjandoo Kerner Jemshu wala
Aulidua Kung-Jushunwala
3/2/10/11/12/13/14/15/16/17/18/19/20
14.8.2020

5. That, the parties will entitled to mutate their names in respect of their properties in the Anchal Adhikary, Chakulia and pay rent etc. for the same regularly in their separate own names.
6. That, if any consent is require from the side of any parties to give consent for mutation the other party will remain bound to give the same.
7. That, none of the parties will claim of the share allotted to other parties in future if do so it will be null and void and punished under the law.
8. That, the parties will be bound with the terms and conditions of this Partition Deed and none of them will violate any terms and conditions. The parties and their heirs and successors will remain bound with the terms and conditions of this partition.

In witness whereof the parties set their hands on it at Jamshedpur on this the day, month, year and place as mentioned above.

SCHEDULE 'A'

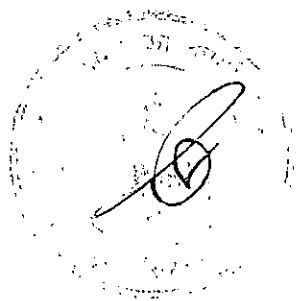
(Description of the joint property)

In the District of East Singhbhum, Pargana - Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza - **Chakulia**, Survey Thana No.328, in Halka No.IV, Khata No.296 finally published in the year 1964, Portion of New Plot No.1088, Area - 399.50 Decimals of land.

And Portion of New Plot No.1134, measuring an Area - 2 Decimals of land.

And Portion of New Plot No.1135, Area - 2 Decimals of Mokan Sohan now vacant land.

Total Area - 403.50 Decimals (Four hundred Three point five Decimals) of land.



14/8/2020

Rajendra Kumar Jhunjhunwala
Rajendra Kumar Jhunjhunwala
14.8.2020

SCHEDULE 'B'

Valued at Rs. 2,43,31,450/- only

(Description of the Property, which fallen In the exclusive share of the First Party namely RAJENDRA KUMAR JHUNJHUNWALA)

In the District of East Singhbhum, Pargana - Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza - **Chakulia**, Survey Thana No.328, in Halka No.IV, Khata No.296, finally published in the year 1964, Portion of New Plot No.1088, Area - 203.50 Decimals of Gora-II land at present vacant land. Bounded on the North : Plot No.1087 and 1136, South : Rabindra Kumar Jhunjhunwala and Sushila Devi Jhunjhunwala, East : Plot No.1134 and 1135, West : Plot No.1086 and 1089.

And Portion of New Plot No.1134, measuring an Area - 2 Decimals of Mata land. And Portion of New Plot No.1135, Area - 2 Decimals of Mokaan Sohan now Vacant land.

Total Area - 4 Decimals of land situated in One Block. Bounded on the North : Portion of Plot No.1135, South : Portion of Plot No.1134 and 1135, East : Survey Rasta West : Portion of Plot No.1088.

Grand Total Area - 207.50 Decimals (Two hundred seven point five zero Decimals) of land. The location of the land clearly shown in the Sketch Map annexed herewith in Green Colour, which will form part of this Deed. Annual Rent : Rs.5.00

The location of the land clearly shown in the Sketch Map annexed herewith in Green Colour, which will form part of this Deed. Annual Rent : Rs.5.00



14/8/2020

SCHEDULE 'C'

Valued at Rs. 1,81,29,660/- only

(Description of the Property, which fallen in the exclusive share of the Second Party namely RABINDRA KUMAR JHUNJHUNWALA)

In the District of East Singhbhum, Pargana - Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza - **Chakulia**, Survey Thana No. **328**, in Halka No. **IV**, Khata No. **296**, finally published in the year 1964, Portion of New Plot No. **1088**, Area - **146** Decimals (One hundred forty six Decimals) of Gora-II vacant land, including three Stories Pucca House Building etc. standing thereon.

Total Built-up Area - **2400** Sq.ft. (800 Sq.ft. In Ground Floor, 800 Sq.ft. in First Floor and 800 Sq.ft. in Second Floor).

The location of the land clearly shown in the Sketch Map annexed herewith in Yellow Colour, which will form part of this Deed. Bounded on the North : Rajendra Kumar Jhunjhunwala, South : Survey Rasta, East : Sushila Devi Jhunjhunwala, West : Plot Nos. 1096, 1095 and 1089.

SCHEDULE 'D'

Valued at Rs. 48,85,500/- only

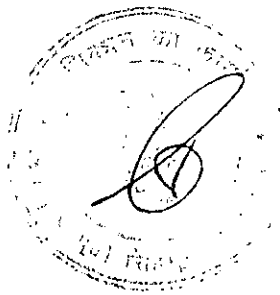
(Description of the Property, which fallen in the exclusive share of the Third Party namely SUSHILA DEVI JHUNJHUNWALA)

In the District of East Singhbhum, Pargana - Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza - **Chakulia**, Survey Thana No. **328**, in Halka No. **IV**, Khata No. **296**, finally published in the year 1964, Portion of New Plot No. **1088**, Area - **50** Decimals (Fifty Decimals) i.e. 0.50 Acres of Homestead land.

Bounded on the North : Rajendra Kumar Jhunjhunwala, South : Survey Rasta, East : Plot Nos. 1130, 1131 and 1135, West : Rabindra Kumar Jhunjhunwala. The location of the land clearly shown in the Sketch Map annexed herewith in Rose Colour, which will form part of this Deed.

Rajendra Kumar Jhunjhunwala
Rabindra Kumar Jhunjhunwala
Rabindra Kumar Jhunjhunwala
14.8.2020

Rabindra Kumar Jhunjhunwala



14/8/2020

Rajendra Kumar Jhunjhunwala
Rohit Kumar Jhunjhunwala
14/8/2020

Read over and explained the contents of this Deed to the executant, who admitted it to be correct. 14/8/2020

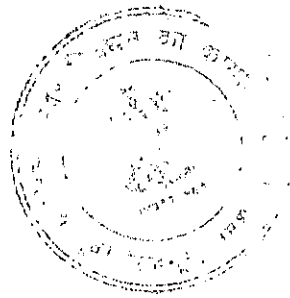
Typed by me :-
G. N. Nayak
14/8/2020

Witnesses :- Uttam Rath
14/8/2020

1. Uttam Kumar Rath's/o Late Kamal Rath
of Sugribasa, Station Road, Chak
2. Mantu Das
Mantu Das. 810 Late Ratan Chandas
of Kamarigora, Chakulia
14/8/2020

Certified that the finger prints of the left hand and photograph affixed in this Deed of the Vendee have been obtained before me and drafted by me.

Advocate 14/8/2020



14/8/2020

N

Chakuliya

नाम ग्राम चाकुलिया चादर न० 2

थाना घाटशिला

थाना न 328

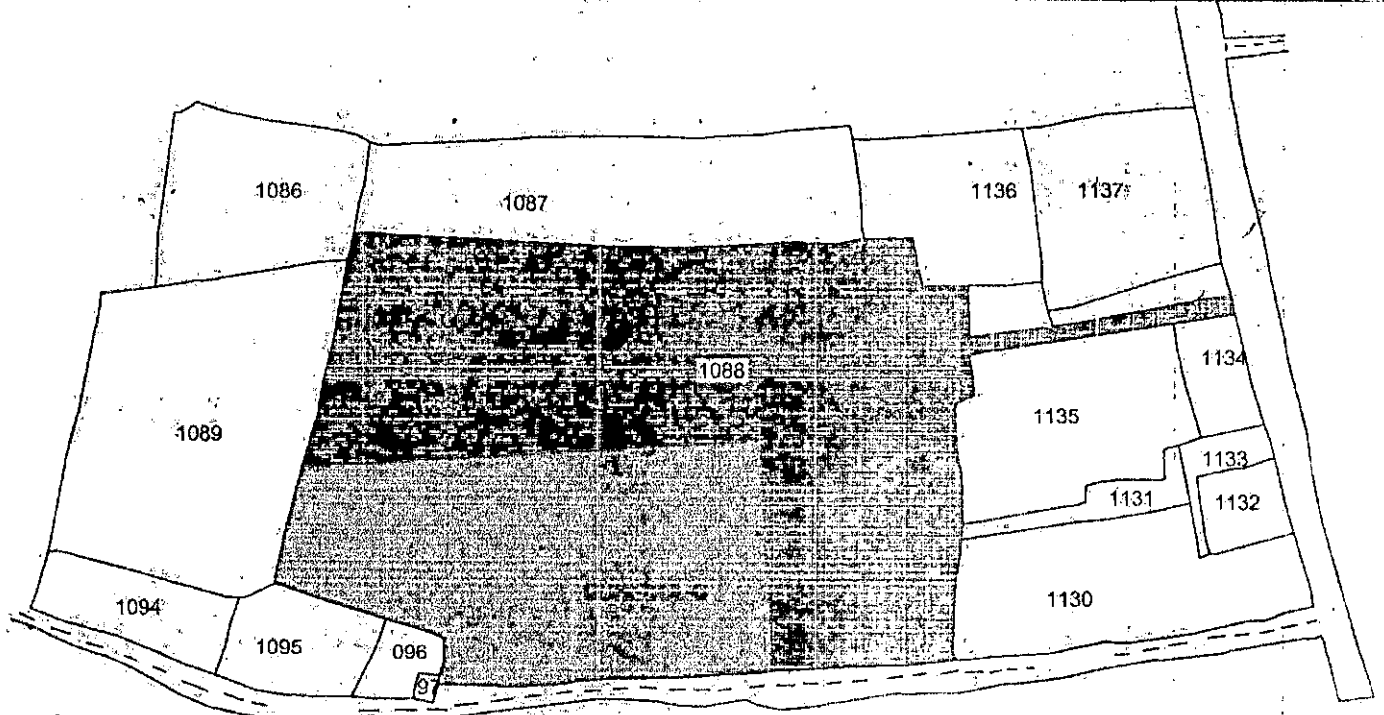
तरफ पड़िहाटी

S

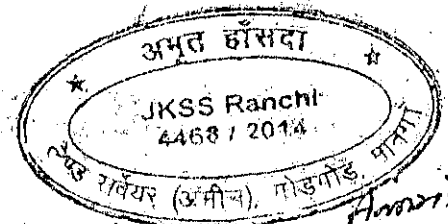
जिला सिंहभूम

पैमाना 32 = 1 मील प्र०गि० (R.F) 1:3960 (मेट्रिक) सन् 1960-1961 ईस्वी

Khata	Plot	Area Decimal	which is bounded by:	
296	1088	203.50	North - Plot No-1087,1136 South- Plot No-1088(Portion) East- Survey Road West- Plot No-1086,1089	Share of Rajendra kumar Jhunjhunwala SCHEDUL-B
296	1134	2	North - Plot No-1135 South- Plot No-1135,1134	Share of Rajendra kumar Jhunjhunwala SCHEDUL-B
296	1135	2	East- Survey Road West- Plot No-1088	Share of Rajendra kumar Jhunjhunwala SCHEDUL-B
296	1088	146	North - Rajendra kumar Jhunjhunwala South- Survey Road East- sushibala Jhunjhunwala West- Plot No-1095,1096,1097,1089	Share of Rabindra kumar Jhunjhunwala SCHEDUL-C
296	1088	50	North - Rajendra kumar Jhunjhunwala South- Survey Road East- Plot No-1130,1131,1135 West- Rabindra kumar Jhunjhunwala	Share of Shushila Devi Jhunjhunwala SCHEDUL-D



Rajendra Kumar Jhunjhunwala
Rabindra Kumar Jhunjhunwala
शुशीला कुमर जंजुनवाला

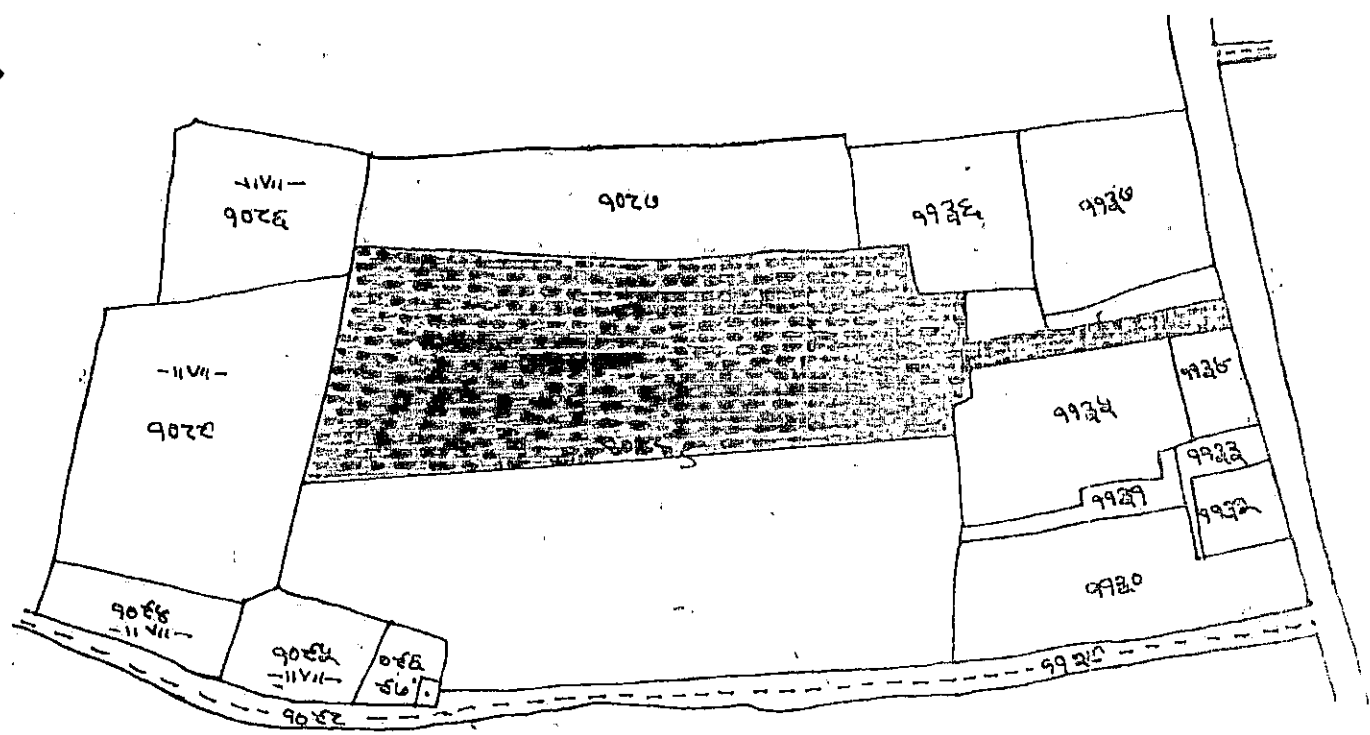


Amrit Hansda
14.8.20.

SCHEDULE - B

नाम राम चाकुलिया,
 थाना घाटशिला
 थाना नं ३२८
 तरफ पड़िहाली
 जिला सिंहभूम
 पैमाना ३३" = १ मील
 सेन् १-६६०-६१ ईस्वी

राजेंद्र कुमार
 जेठुमण्ड



प्रमाणित किया जाता है कि उक्त ट्रेस नक्सा
 मौजा के मूल नक्सा की प्रतिलिपी नक्सा
 से ट्रेस किया गया ।

खेता नं - प्लोट नं - रकबा - संकेत - चौहदरी

२६६ - १०८८ (अंश) - २०३.५० डी
 ०२०२/४/५१

११ - ११३४ (अंश) - २.०० "

११ - ११३५ (अंश) - २.०० "

कुल रकबा → २०७.५० डी

सुरीला मन्मथनाथ

Rajendra Kumar Jethumal
 Rajendra Kumar Jethumal

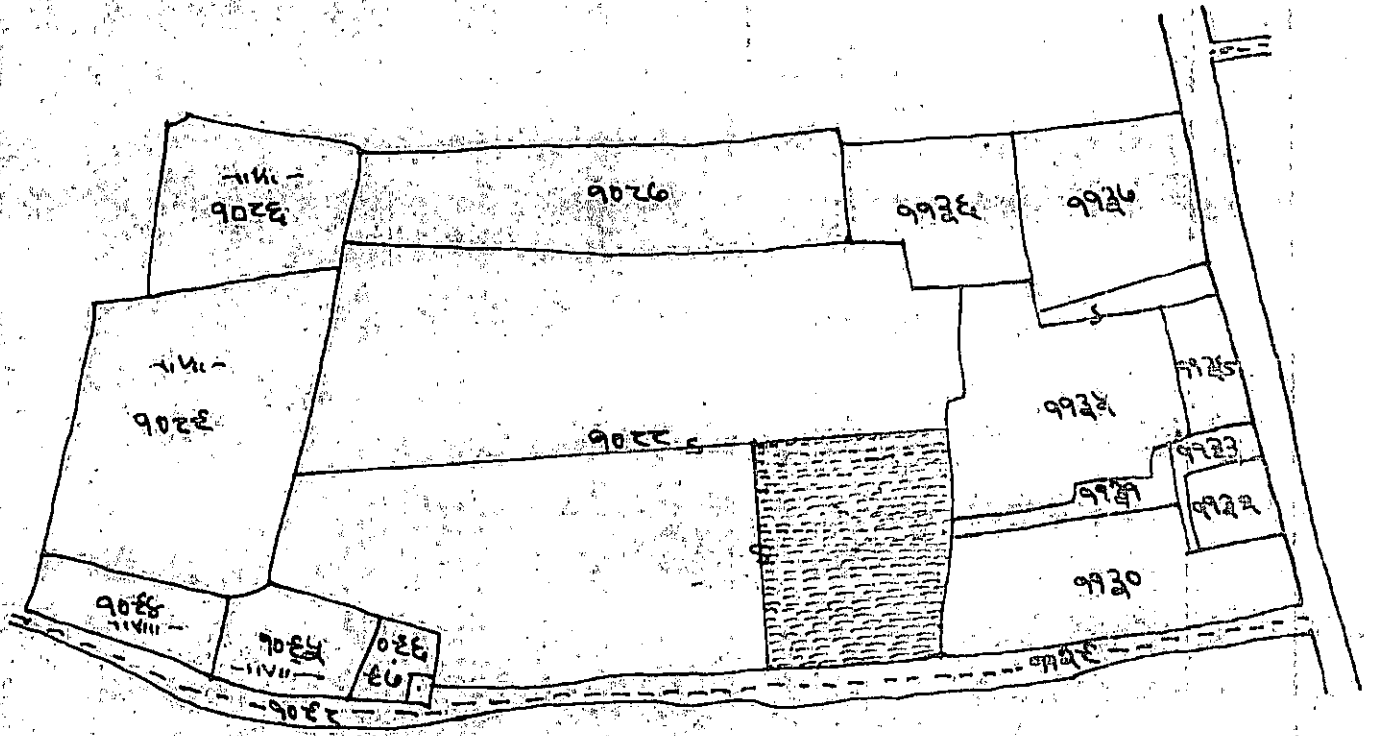
३: - प्लोट नं - १०८८, ११३६
 ४: - अंश प्लोट नं - १०८८
 ५: - प्लोट नं ११३५, ११३६
 ६: - प्लोट नं ११३५, ११३६
 ७: - प्लोट नं - १०८८, ११३५
 ८: - प्लोट नं - ११३५
 ९: - प्लोट नं - ११३५
 १०: - प्लोट नं - १०८८

20/1/2020
 R. K. BHAKAT, SURVEYOR
 BARAJURI, GHATSILA
 REGD. NO. - 389 / 2001
 PH. NO. - 09334427726

CHAKULIYA

नाम ग्रास चाकुलिया, चादर नं-२
 थाना घाट बिला
 थाना नं ३३८
 तरफ पडिहाटी
 जिला सिंहभूम
 पैमाना ३३"=१ मील
 सन १९६०-६१ ईस्वी

मुशौला देवी हुनहुनवाला

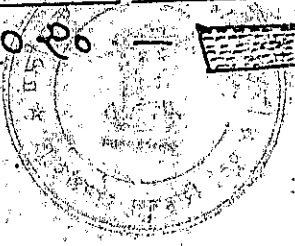


प्रमाणित किया जाता है कि उक्त ड्रेस नक्सा
 मौजा के मूल नक्सा की प्रतिलिपी नक्सा
 से ड्रेस किया गया ।

खता नं- प्लोट नं- रकबा- संकेत- पॉइन्ट

२६६६ - १०८८ (अंश) - ०.५० ए० - [Stamp]

Rajendra Kumar
 Rajendra Kumar
 मुशौला देवी हुनहुनवाला



- ३:- राजेंद्र कुं. हुनहुनवाला
- ४:- सर्वे-रोस्ता
- ५:- प्लोट नं-११३०, ११३१, ११३५
- ६:- राजेंद्र कुं. हुनहुनवाला

Bhakat
 07/7/2020
 R.R. BHAKAT, SURVEYOR
 BARAJURI, GHATSILA
 REGD. NO. - 889 / 2001
 PH. NO. - 09334427726

अंचल अधिकारी का कार्यालय, चाकुलिया।

भूमि सत्यापन प्रतिवेदन

संख्या- 39

दिनांक- 19-06-2020

आवेदक का नाम:- ^{श. कुमार} शक्ति कुमार कुंजुनवाला - पिता- स्व. प्रभुदयाल कुंजुनवाला

पता:- चाकुलिया

भूमि सत्यापन का उद्देश्य :- जमीन विक्री के लिए

भूमि की विवरणी :-

मौजा:- चाकुलिया

घाना नं०:- 328

क्र०	खातियानी/पंजी-॥ रेयत का नाम	आवेदक से संबंध	खता नं०	प्लॉट सं०	रकबा	किस्म जमीन	अभियुक्ति
	पंजी नं० रेयत ना. कुं. सं. 187 175/87-88 प्रभुदयाल कुंजुनवाला पिता - स्व. बनारस लाल कुंजुनवाला	पिता	296	1088 1134 1135 2102	3.99 0.02 0.02 0.17	1.20 2	1933 V4-110

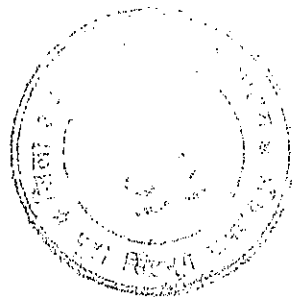
Rajendra Kumar Shrivastava

19/06/20

राजस्व उपनिरीक्षक
का हस्ताक्षर

अंचल निरीक्षक
का हस्ताक्षर

अंचल अधिकारी
चाकुलिया, पूर्वांचल



14/8/2020