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(14)

Schedule XIII, High Court (19-17) O.C.P. 201

DECREE IN ORIGINAL SUIT.

Under II, Order 8 and 1, Code of Civil Procedure

Instituted on 22.02.99.

Plaintiff RANCHI

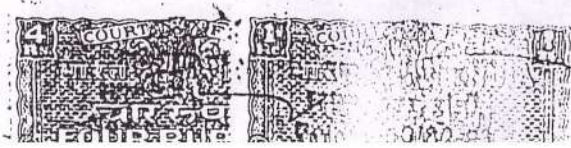
vs. Defendant Shashan Pandey, Sub-judge, Ranchi.

ATG-48/99. of 18

1. Raj Kumar Jain, Ramiah Kumar Jain, Girdhar Kumar Jain, Lakshmi Kumar Jain, Ashok Kumar Jain and Nishi Kumar Jain all of late Ganga Lal Jain Chandaji Jain, And. Mrs. Chanda Devi widow of late Ganga Lal Jain, Nitul Kumar Jain, Marwaha Kumar Jain and Chaitani Jain

Note--The addresses given above are the addresses for service filed by the parties under rules 19 and 23 of Order VII, or under rules 11 and 12 of Order VIII, of the Code of Civil Procedure, with the exception of who did not appear or omitted to file their addresses.

Given for-- for making and for the cancellation of the partition of the Advocate dated 22-3-99 the properties of the parties and of the court.



AIS-48/99

Name of the Plaintiffs and Name of the defendants below

\* All sons of Sri Tasa Chand Jain And Saimati Ratan Devi Jain wife of late Vikash Kumar Jain, for loty and on behalf of their minor son, Master Chetan Jain, natural guardian of the said minor Under the age of 18 years All resident of Basiaeta Road - Basiaeta, District Ranchi.

Plaintiffs.

Saimati - Ratan Devi Jain and Sri Hemant Kumar Jain Both Resident of Basiaeta Road - Basiaeta, Dist - Ranchi.

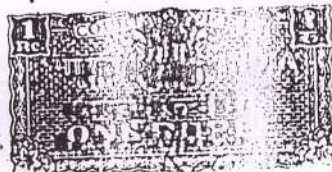
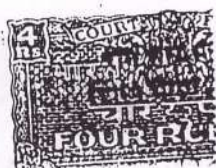
Defendants.

Mohd Anwar

Muhavio 14.4.99.

M. A. L. 16.4.99 Basiaeta

George I 21.4.99.



Schedule XI, II. High Court (I) 17 (Old C. P. No.)

This suit coming on this 12<sup>th</sup> day of April 1999 for final disposal before

Sri Raghubar Sharan Panigrahy, Judge

Sri A.N. Sahay, Advocate for the Plaintiff

Sri Balmerkund, Advocate for the defendant

It is ordered and decreed that parties have come in court and have filed a joint petition and prayed to make the award made by the court. As now has got objection to award to the arbitration award as such it is decreed and is made Rule of the court. Award shall form part of the decree.

and that the sum of Rs.

is paid by the

X to the X

on account of the costs of this suit, with interest thereon at the rate of \_\_\_\_\_ per cent annum from this date to date of realization.

Enter here the date the judgment was given

Given under my hand and the seal of this court, this 19<sup>th</sup> day of April 1999

M. J. ANSARI  
14.4.99  
Muziris

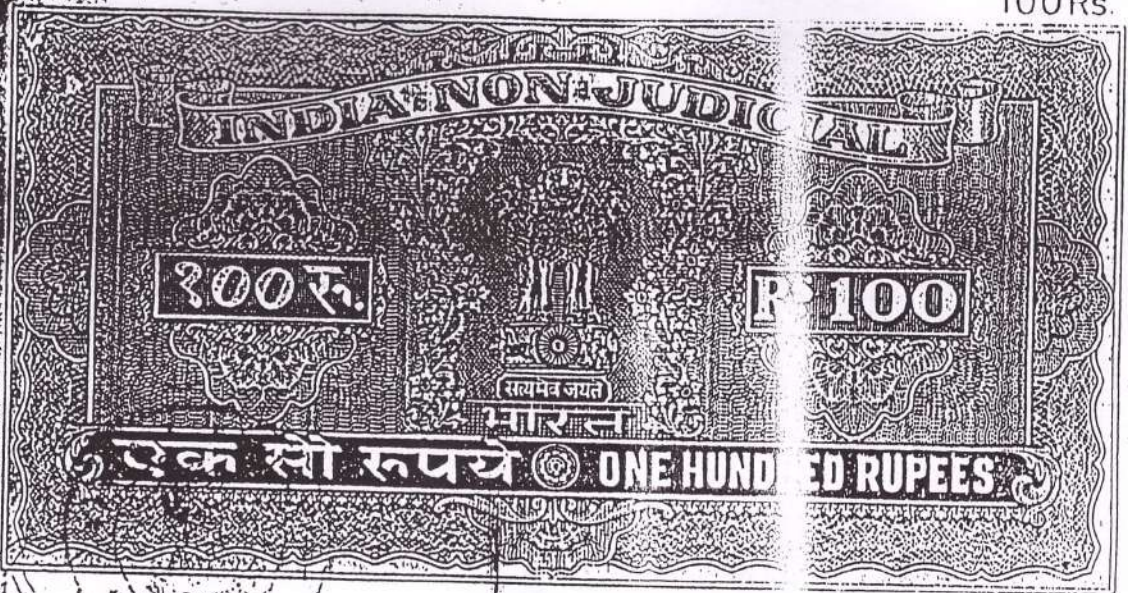
19.4.99  
Satisfied at 19.4.99  
COSTS OF SUITS.

21-04-99

Plaintiff.	Amount Rs. P.	Defendant.	Amount Rs. P.
1. Stamp for complaint		Stamp for power	
2. Do for power		Do for petition or affidavit	
3. Do for petition or affidavit		Cost for exhibits	
4. Cost for exhibits		Pleader's fee	
5. Pleader's fee on Rs.		Subsistence	
6. Subsistence:—		(a) for defendant or his agent	
(a) for plaintiff or his agent		(b) for witnesses	
(b) for witnesses		Commissioner's fee	
7. Commissioner's fee		Service of process	
8. Service of process		Copying or typing charges	
9. Copying or typing charges			
Total		Total	



48197  
100Rs.

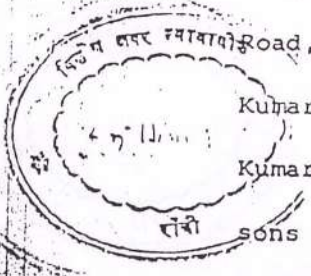


*Handwritten notes:*  
Part of the Award.  
Slab No. I

Arbit T. 3. 48197

A W A R D

*Handwritten notes:*  
10.7.6  
2015-5-5



WHEREAS I, S.K. PODDAR, son of Late Rameshwar Lalji Poddar, by occupation Advocate, resident of Kanke Road, Ranchi, have been appointed as Arbitrator by Raj Kumar Jain, Ramesh Kumar Jain, Padam Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain, and Anil Kumar Jain, all sons of Late Rai Bahadur Harak Chandji Jain, AND Tara Chand Jain, son of Late Surajullji Jain, Nirmal Kumar Jain, Narendra Kumar Jain and Sunil Kumar Jain, all sons of Sri Tara Chandji Jain AND Srimati Ratan Devi Jain wife of Late Prakash Chandji Jain, Suresh Kumar Jain and Hemant Kumar Jain sons of Late Prakash Chandji Jain, AND Srimati Saroja Jain wife of Late Vikas Kumar Jain, for self and on behalf of her minor son, Master Chetan Jain,

*Handwritten signature:* S.K. Poddar

contd... 2 ...





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= 2 =

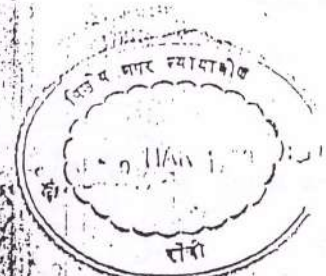
Handwritten signature or initials, possibly 'D. K. S.' with a date '10/2/99'.

being his natural guardian, a minor under the age of 18 years, by their Agreement dated 10th of February-1999.

AND WHEREAS the following disputes have been referred to me :-

What are the respective shares and/or interest of the Parties in the Property consisting of Buildings, Land and Structure appertaining to the Revisional Survey Plot Nos. 130 and 151 under Khata No.31 and portion of M.S. Plot No. 1785 of Village Hindpiri, P.S. Hindpiri, District Ranchi, corresponding to Municipal Holding No. 436 in Ward No.III of the Ranchi Municipality having an area of Seven Bighas Nineteen Kathas Eleven Chataks.

Pursuant to the said appointment, I asked the Parties to submit their claim, if they would have so



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contd.. 3 ..



liked. The Parties, however, did not file any Written Claim before me.

I have heard the Parties at length. Fortunately, in course of the hearing, all the parties expressed their eagerness to settle all the disputes amicably.

Raj Kumar Jain, Rakesh Kumar Jain, Padam Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain and Anil Kumar Jain requested me that if it is held that they have also share and interest in the property, the land and building should allot to them jointly.

I have heard the Parties in detail. I have also examined all the papers, documents and I give the following Award :

1. I hold that <sup>Ramash</sup> ~~Raj~~ Kumar Jain shall be entitled to hold and possess as absolute owner - 1088 Sq.ft.

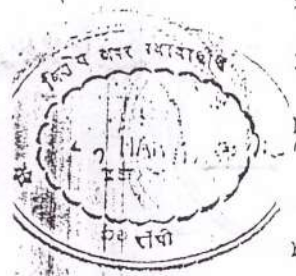
The Property has been described in Schedule 'A' below and shown in Red Wash in the sketch map attached hereto as part hereof.

2. I hold that <sup>Raj</sup> ~~Ramesh~~ Kumar Jain shall be entitled to hold and possess as absolute owner - 1088 Sq.ft.

The Property has been described in Schedule 'B' below and shown in GREEN WASH in the sketch map attached hereto as part hereof.

3. I hold that Sunil Kumar Jain shall be entitled to





hold and possess as absolute owner - 1241 Sq.ft.

The Property has been described in Schedule 'C'

below and shown in YELLOW WASH in the sketch map attached hereto as part hereof.

4. I hold that Nirmal Kumar Jain shall be entitled to hold and possess as the absolute owner - 1241 Sq.ft.

The Property has been described in Schedule-'D'

below and shown in PINK WASH in the sketch map attached hereto as part hereof.

5. I hold that Suresh Kumar Jain shall be entitled to hold and possess as the absolute owner - 1585 Sq.ft.

The Property has been described in Schedule 'E'

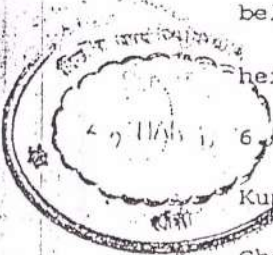
below and shown in the BLUE WASH in the Sketch map attached hereto as part hereof.

6. I hold that Srimati Saroja Jain, wife of Vikash Kumar Jain for self and on behalf of her minor son, Master Chetan Jain, being his natural guardian, shall be entitled to hold and possess as the absolute owner - 1586 Sq.ft.

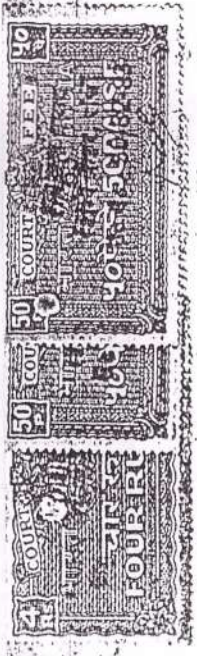
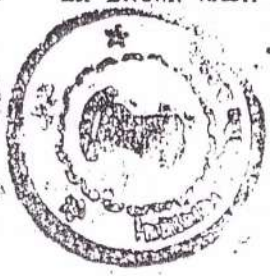
The Property has been described in Schedule 'F'

below and shown in BLACK WASH in the sketch map attached hereto as part hereof.

7. I hold that the Property described in Schedule 'G' below comprising of Building and Vacant land and shown in BROWN WASH in the sketch map attached hereto as part



*S. L. Padhan*



hereof shall remain amongst the six brothers namely, Raj Kumar Jain, Ramesh Kumar Jain, Padam Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain, and Anil Kumar Jain, all sons of Late Rai Bahadur Harak Chand Jain, each shall have undivided equal shares in the said building and vacant land ( Total Area - 25,474 Sq.ft ).

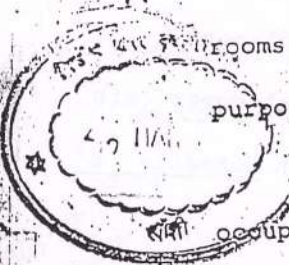
The rental income from the building shall be distributed among the six brothers equally.

In the First Floor, three rooms are in occupation of Lalit Kumar Jain and he shall continue to occupy the said rooms for office purposes only without any liability to pay rent.

Anil Kumar Jain may also use any two adjacent rooms on the First Floor of the building for his office purposes without any liability to pay rent for the same.

Rest of the rooms on the First Floor shall be occupied by each of the four brothers for their office purposes only without any liability to pay rent for the same.

8. The Property described in Schedule - 'H' below and shown in GREY WASH in the sketch map shall also remain JOINT among the aforesaid six brothers, ( Area 64,631 Sq. ft.). These six Brothers may at any time allocate the Property among themselves in equal share and for their convenience they may also curve out other road



*[Handwritten signature]*

contd..6..

from out of the said Property.

9. It may be mentioned here that the Share of Sri Tara Chand Jain in the Property is 1/8th, to that of Srimati Ratan Devi 1/16th, Hemant Kumar Jain 1/16th and to that of Suresh Kumar Jain 1/16th and Late Vikash Kumar Jain 1/16th in the Property.

However, Sri Tara Chand Jain has declined to take any share in the Property. His sons namely, Sunil Kumar Jain and Nirmal Kumar Jain have been allotted Property described in Schedule 'C' and 'D' respectively below. They have also accepted the said allotments.

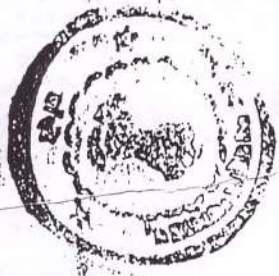
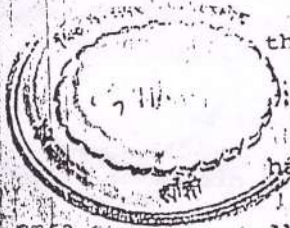
Srimati Ratan Devi Jain and Sri Hemant Kumar Jain have declined to take any share in the Property as they have sufficient Properties in other places.

Suresh Kumar Jain and Late Vikash Kumar Jain have been allotted Properties described in Schedule 'E'

AND 'F' respectively below.

10. I hold that except the aforesaid parties, no other Party has any share in the Property, subject matter of reference.

11. Each of the parties to whom the Properties have been allotted shall hold and possess the same as the absolute owners thereof. The Parties to whom the Property



*[Handwritten Signature]*

has been allotted shall be entitled to get their names mutated in the Government Revenue Records as well as in the Records of the Ranchi Municipal Corporation. They shall be entitled to use and enjoy the Property without any claim or hinderance by other parties or persons claiming through or under them.

12. The Property described in Schedule 'I' below comprises of Twenty five (25 ft) wide Road shall be held jointly by owner and occupier of the Properties, which have been described in Schedule 'A' ~~Schedule 'B'~~, Schedule 'C', Schedule 'D', Schedule 'E' Schedule 'F' and Schedule 'G' below respectively. None of the Parties shall put any obstruction to the common use and enjoyment of the Property described in SCHEDULE 'I' below (Area of Common Road - 17375 Sq.ft)



SCHEDULE - 'A'

( Allotted to <sup>Ramesh</sup> Kumar Jain )  
In Village Hindpiri, town Ranchi, P.S.Hindpiri, District Ranchi, portion of R.S.Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S.Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of the Ranchi Municipality, area 1088 Sq.ft, which has been shown in RED WASH in the map attached hereto as part hereof.



*Ramesh Kumar Jain*

contd..8 ..

SCHEDULE - 'B'

( Allotted to <sup>Raj</sup> Ramesh Kumar Jain )

In Village Hindpiri, town Ranhi, P.S. Hindpiri, District  
Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata  
No. 31 and portion of M.S. Plot No. 1785 corresponding to  
portion of Municipal Holding No. 436, Ward No. III of Ranchi  
Municipality, Area 1088 Sq.ft which has been shown in  
GREEN WASH in the map attached hereto as part hereof.

SCHEDULE - 'C'

( Allotted to Sunil Kumar Jain )

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District  
Ranchi, portion of R.S. Plot No. 130 and 151 under Khata No.  
31 and portion of M.S. Plot No. 1785 corresponding to portion  
of Municipal Holding No. 436, Ward No. III of the Ranchi  
Municipality, Area 1241 Sq.ft which has been shown in YELLOW  
WASH in the map attached hereto as part hereof.

SCHEDULE - 'D'

( Allotted to Nirmal Kumar Jain )

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District  
Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata  
No. 31 and portion of M.S. Plot No. 1785 corresponding to  
portion of Municipal Holding No. 436, Ward No. III of the  
Ranchi Municipality, Area 1241 Sq.ft. which has been shown  
in ~~IN~~ WASH in the map attached hereto as part hereof.

*Nirmal Kumar Jain*



SCHEDULE - 'E'

( Allotted to Suresh Kumar Jain )

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436 Ward No. III of the Ranchi Municipality, area 1585 Sq.ft which has been shown in BLUE WASH in the map attached hereto as part hereof.

SCHEDULE - 'F'

( Allotted to Smt. Saroj Jain for self and on behalf of her minor son Master Chetan Jain )

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot No. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of Ranchi Municipality, Area 1586 Sq.ft which has been shown in BLACK WASH in the map attached hereto as part hereof.

SCHEDULE - 'G'

( Undivided one sixth Share each allotted to Raj Kumar Jain, Ramesh Kumar Jain, Padam Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain, and Anil Kumar Jain )

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of the



Ranchi Municipality, total area 25474 Sq.ft shown in

BROWN WASH in the map attached hereto as part hereof.

The area of the undivided one-sixth share each allotted in 4246 Sq.ft approximately.

SCHEDULE - 'H'

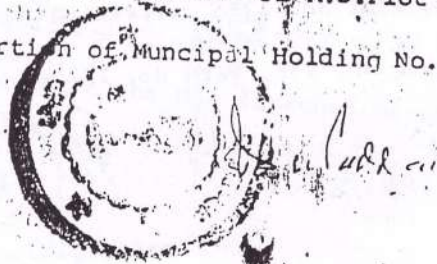
(Undivided One-sixth Share each allotted to Raj Kumar Jain, Ramesh Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain, Anil Kumar Jain, Padam Kumar Jain

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 Corresponding to portion of Municipal Holding No. 436, Ward No. III of the Ranchi Municipality, total area 64631 Sq.ft shown in GREY WASH in the map attached hereto as part hereof. The Area of the undivided one sixth Share each allotted is 10772 Sq.ft. approx.

SCHEDULE - 'I'

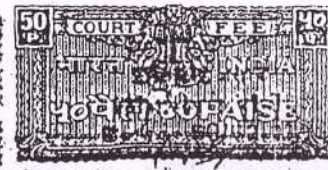
( Right of uninterrupted area and enjoyment of 25' wide Road to the owners and occupiers of the Properties described in Schedule 'A', 'B', 'C', 'D', 'E', 'F' 'G' and 'H' )

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of Ranchi



Municipality, area 17375 Sq. ft shown in oblique line  
in the map attached hereto as part hereof.

*Geo. P. ...*  
*3.2.1911*



21.6.99  
 21.6.99  
 21.6.99

2.00  
 70.00  
 20.00  
 92.00  
 21.6



21.6.99

DATE OF APPLICATION ..... 31/5/99  
 DATE OF NOTIFICATION ..... 10/6/99  
 DATE OF FILING REQUISITES ..... 21/6/99  
 DATE OF READY ..... 22/6/99

N

VILLAGE

AT WARD No. 10

OLD) HOLDING No- 436.

M/S PLOT No- 1785 PART.

R/S PLOT No- 130 AND 151 AT

MAIN-ROAD- RANCHI

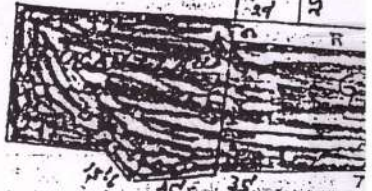
SCALE 6" = 1 MILE

INDEX

BLOCK NAME OF OWNER'S

BLOCK	NAME OF OWNER'S	AREA
A	RAMESH KUMAR JAIN	RED 1088
B	RAJ KUMAR JAIN	GREEN 1088
C	SUNIL KUMAR JAIN	YELLOW 1241
D	NIRHAL KUMAR JAIN	PINK 1241
E	SURESH KUMAR JAIN	BLUE 1585
F	SAROJ JAIN AND CHETAN JAIN	BLACK 1585
G	RAJ KUMAR JAIN, RAMESH KUMAR JAIN, PADAM KUMAR JAIN, LALIT KUMAR JAIN, ASHOK KUMAR JAIN, ANIL KUMAR JAIN UN DEVIDED 1/6 SHARE EACH	BROWN 25474
H	RAJ KUMAR JAIN, RAMESH KUMAR JAIN, PADAM KUMAR JAIN, LALIT KUMAR JAIN, ASHOK KUMAR JAIN, ANIL KUMAR JAIN UN DEVIDED 1/6 SHARE EACH	GREY 64631
I	COMMON ROAD	17375

TOTAL- 115309



Handwritten signatures and notes in Hindi, including the name 'Ramesh Kumar Jain' and other illegible text.

25714 + 17 = 2741

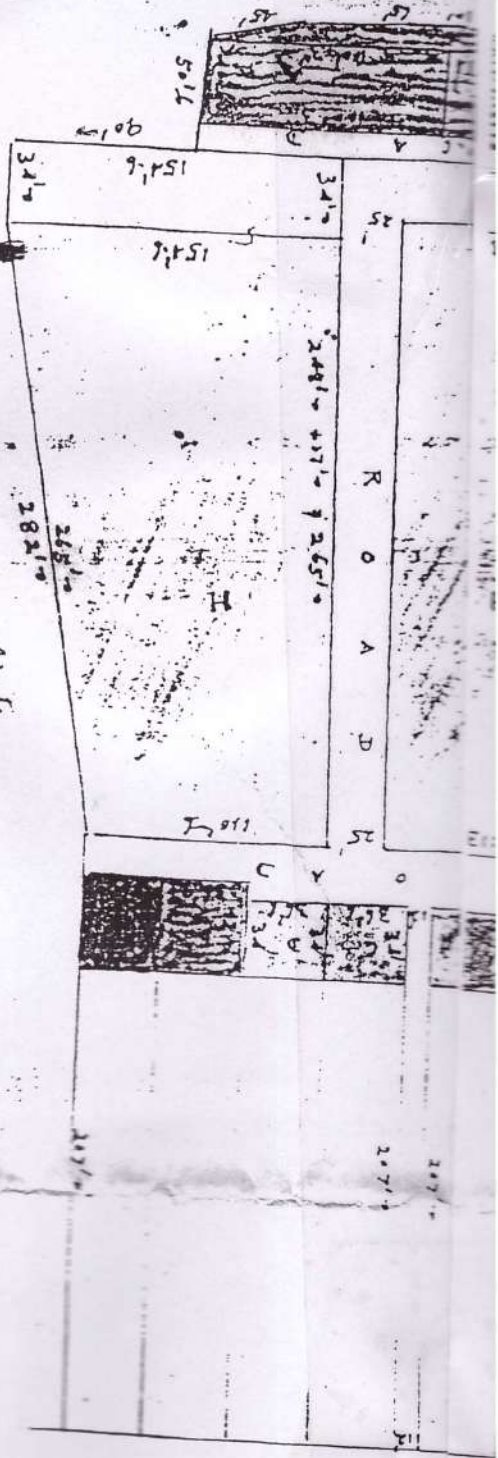


Transd by  
K. D. S. 1952

utilized that the applicable  
is exact and true to the  
original map. K. D. S. 1952

Sd/- M. G. 166  
22 3-99

Part of the Award.  
Sd/- R. S. Prasad.  
Sub Judge I  
21 4-99.



CHAI SASHA ROAD