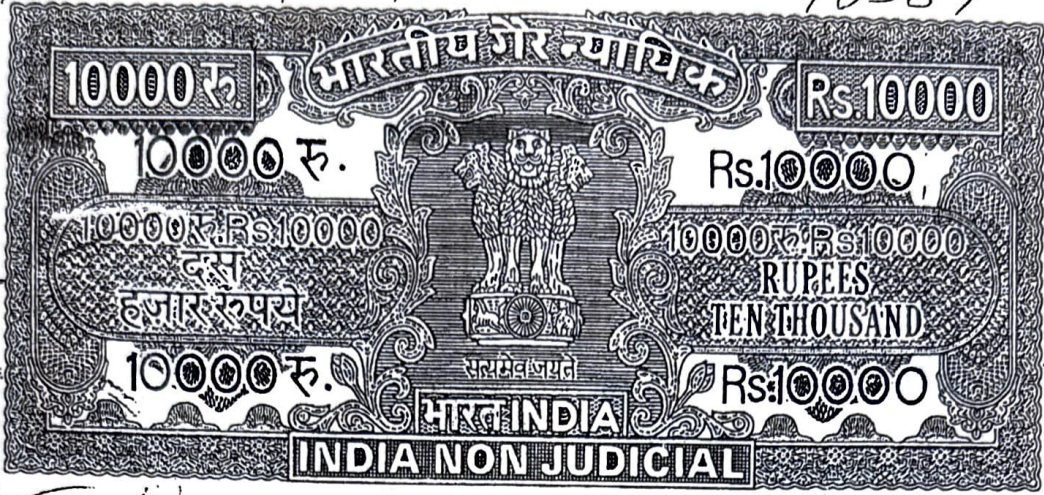


7.84  
Amalg.

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बचत निधि 21 की बचत नया आरनायक  
दस्तावेज 1008 का पं. 45  
बचत को कटव है। पं.  
1899 की अनुसूचि  
अधिन पथान का  
अंश नही है

05AA 081735



THIS DEED OF PARTITION is made on this the 15 day of July 2009 (Two Thousand and Nine)

BETWEEN

SMT. SARITA DEVI BAJAJ wife of Sri Mahabir Prasad Bajaj, by occupation House-wife, resident of Kanke Road, P.S. Gonda, District Ranchi (hereinafter called the FIRST PARTY) of the First Part; (PAN-AAYPB7549M)

AND

ALOK BAJAJ son of Sri Mahabir Prasad Bajaj, by occupation business, resident of Kanke Road, P.S. Gonda, District Ranchi (hereinafter called the SECOND PARTY) of the Second Part; (PAN-ACCPB2747H)

The "FIRST PARTY" and "SECOND PARTY" shall

Sarita Devi Bajaj  
17/7/09

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Handwritten notes and signatures on the left side of the deed, including a date '01/08'.

Handwritten notes and signatures in the center, including a date '15-7-09' and the word 'Thumb'.

1000Rs.



2

WHEREAS, the FIRST PARTY is the mother and the SECOND PARTY is her son;

AND WHEREAS, by virtue of two registered deeds of sale bearing No. 9371 & 9372, both dated 14.09.1983, the FIRST PARTY herein above purchased from the erstwhile owners 17 kathas of land in portion of M.S. Plot no.1826 and 1827 of khata no. 359, at Village Missirgonda @ Pahargonda, thana no. 191, situated on Kanke Road, P. S. & District of Ranchi with portion of house bearing holding no. 224 of ward no. 1B of Ranchi Municipal Corporation;

AND WHEREAS, after purchase of the land and house aforesaid the FIRST PARTY entered into possession over the same and got her name mutated in revenue and Municipal records and is paying rent and taxes to the authorities concerned in her own right as the owner in possession;

AND WHEREAS, the SECOND PARTY purchased from the erstwhile owner 18 kathas, 3 chhataks and 30 sq. ft. of land in portion of M.S. plot no.1826 of khata no. 359 at Village Missirgonda @ Pahargonda, thana no. 191, P. S. & District Ranchi with a house bearing holding no. 224

Sarita Devi Bajaj  
1/3/09

Bajaj

1000Rs.



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AND WHEREAS, the Vendors aforesaid, by virtue of sale deed nos. 9371 & 9372, both dated 14.09.1983 (in favour of the First Party) and sale deed no. 8392/7328 dated 19.05.2009 (in favour of the Second Party), provided to the FIRST PARTY and the SECOND PARTY for free access to their respective properties and for beneficial use of the same, a 20 ft. wide and 220 ft long open strip of land (measuring a total of 7.84 kathas), more fully described in Schedule 'A' below, which commences from Kanke Road on the west from the property of the FIRST PARTY up to eastern end of the property purchased by the SECOND PARTY, which open stripe of land is the joint property of the parties hereto;

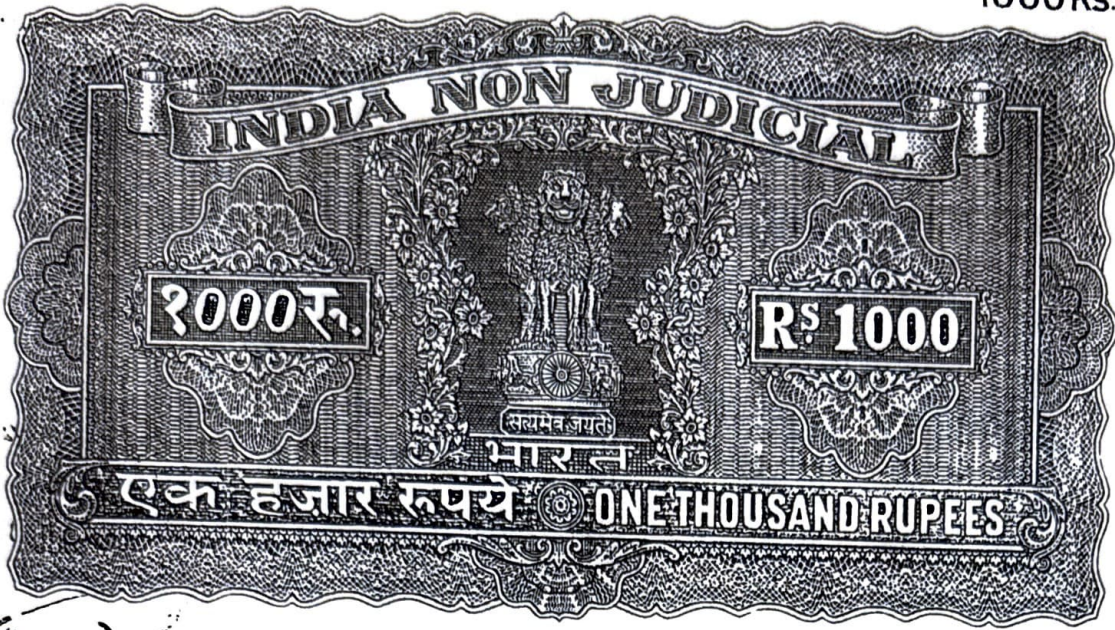
AND WHEREAS, the FIRST PARTY and the SECOND PARTY have decided to amalgamate the aforesaid open stripe of land in Schedule "A" below with their respective properties;

AND WHEREAS, since the 7.84 kathas of strip of land in Schedule 'A' below was provided by the vendors to the parties hereto for their exclusive use and occupation and no third party or any other stranger or the owners of the adjacent lands had or have any right title interest or any

Sarita Devi Bajaj  
1/3/09

Bajaj

1000Rs.



4

become part and parcel of their property more so when their land and house have become adjacent to the Main Kanke Road, Ranchi;

AND WHEREAS, the FIRST PARTY and the SECOND PARTY have decided to partition and divide the 7.84 kathas of land with structure in Schedule 'A' below in two parts and allot one part each to each one of them in the manner stated hereinbelow;

NOW THEREFORE THIS FAMILY SETTLEMENT is witnesses as follows:-

1. That the FIRST PARTY and the SECOND PARTY have amicably partitioned the said 7.84 kathas of open land in Schedule 'A' below in two parts whereby the western portion shown in Red Wash measuring 1.70 katha, more fully described in Schedule 'B' below has been allotted to the FIRST PARTY.
2. That the remaining 6.14 katha of land being the eastern portion more fully described in Schedule 'C' below and shown in Blue Wash in the sketch map attached herewith has been allotted to the SECOND

Sarita Devi Bajaj  
1/3/09

M. S. Bajaj



झारखण्ड / JHARKHAND

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4. That partition and/or division of the strip of land in Schedule "A" below by this deed of partition today is final and the parties hereto shall use and utilize their respective shares in the said land as absolute owners.
5. That the parties have borne the cost of stamp and registration of this Family Settlement equally.
6. That no party shall have any claim or any right, title or interest over the other party's share hereby created.

SCHEDULE - A

(General Schedule of the property being partitioned)

All that piece, and parcel of 7.84 kathas (20 ft X 220 ft.) of strip of land in M. S. Plot No. 1826 and 1827 in khata no. 359 at Village Missirgonda alias Pahargonda, thana no. 191, P. S. Gonda, Ranchi and butted and bounded as follows :

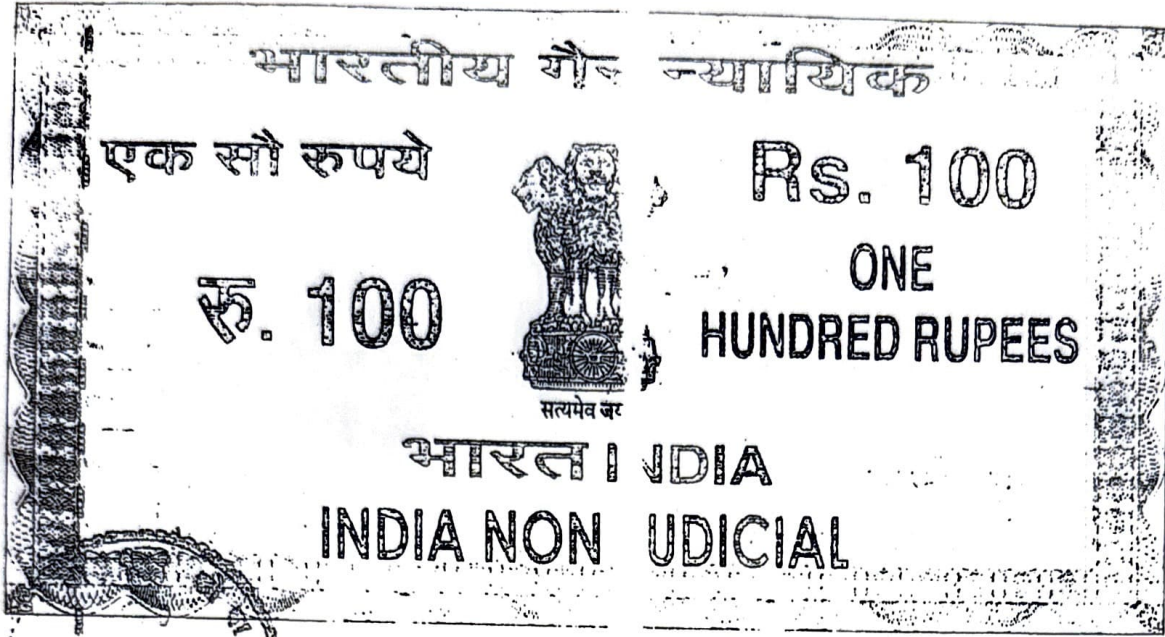
NORTH : House of the First party and Second Party

SOUTH : Portion of land in Plot no. 1827 & land of Kaushalya Debi

EAST : House of Prakash Jalan & others

Santa Devi Beigh  
11/1/09

H. S. J. J.



झारखण्ड JHARKHAND

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**SCHEDULE - B**

(Details of the share of land allotted to the FIRST PARTY)

All that piece and parcel of 1.70 kathas of land in M. S. Plot No. 1826 and 1827 in khata no. 359 at Village Missirgonda, @ Pahargonda, thana no. 191, P. S. Gonda, Ranchi shown in Red Wash in the map annexed hereto and butted and bounded as follows :

NORTH : House of the FIRST PARTY

SOUTH : Portion of land in Plot no. 1827

EAST : Portion of land allotted to the Second Party

WEST : Kanke Road

Value of the property in Schedule B for the purpose of stamp duty & registration fee: 1.70 kathas of land @ Rs. 1,85,000/- per katha ... Rs. 3,14,500.00

**SCHEDULE - C**

(Details of the share of land allotted to the SECOND PARTY)

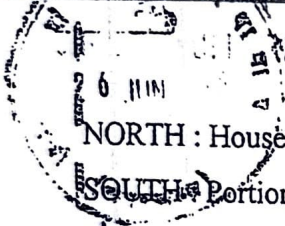
All that piece and parcel of 6.14 kathas of land in M. S. Plot No. 1826 and 1827 in khata no. 359 at Village Missirgonda, @ Pahargonda, thana no. 191 P. S. Gonda Ranchi shown in Blue Wash in the map annexed hereto

Sarita Devi Baidya  
1/2/09

Atul Singh



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NORTH : House of the Second Party

SOUTH : Portion of land in plot no. 1827 & Kaushalya Debi

EAST : Prakash Jalan & others

WEST : Portion of the land allotted to the First Party

Value of the property in Schedule C for the purpose of stamp duty & registration fee: 6.14 kathas of land @ Rs. 1,85,000/- per katha ... Rs. 11,35,900.00

Since the Value of the property in Schedule B is less that of Schedule C the stamp duty & registration fee is being paid on Rs. 3,14,500.00 being the value of the property in Schedule B.

IN WITNESS WHEREOF the FIRST PARTY and the SECOND PARTY have put their signatures on this deed at Ranchi on the day, month and year first above written.

WITNESS

*[Signature]*  
11/10/09  
R ANI *[Signature]*

Sarita deri Baijs  
FIRST PARTY  
*[Signature]*

Sarita Deri Baijs  
11/10/09

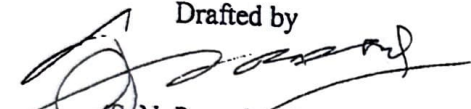
*[Signature]*

CERTIFICATE

CERTIFIED that the land in schedule, according to entries in records of right neither Govt. land nor has been acquired by the Govt. for Defence or Civil purposes. The land in schedule has not been given on Bhudan and is outside the Forest Area and does not belong to BCCL or ECL.

THIS IS FURTHER CERTIFIED that the land is not a tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, temple, church or mosque.


Drafted by

  
(S.N. Prasad, Advocate)

Santaveri Bajis  
FIRST PARTY 11/7/09

Hale Bajis  
SECOND PARTY  
11/7/09

Certified that the Finger prints of  
the left hand of each person  
whose photograph is affixed in  
the document has been taken by  
or before me.

  
11/7/09



निबंधन विभाग, झारखंड  
रांची  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 70

HTP

Token Date/Time: 01/07/2009 14:09:30

Document Type	Partition	Presenter	Sarita Devi Bajaj	Date of Entry	01/07/2009
Presenter Name & Address	Kanke Road, Gonda, Ranchi	DOE		Total Pages	22
Stampable Doc Value	314500	Stamp Value	13220	Book	1
Document Value	314500	Serial No		CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
RANCHI	191	0	Mishir Gonda Kanke Road	359	1827	MSP		M_ROAD	0.85 Sq Ft
RANCHI	191	0	Mishir Gonda Kanke Road	359	1826	MSP		M_ROAD	3.07 Sq. Ft.
RANCHI	191	0	Mishir Gonda Kanke Road	359	1827	MSP		M_ROAD	3.07 Sq. Ft.
RANCHI	191	0	Mishir Gonda Kanke Road	359	1826	MSP		M_ROAD	0.85 Sq Ft

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	FIRST PARTY	Santa Devi Bajaj	Mahabir Prasad Bajaj	H. Wife	Other	Aaypb7549m	kanke road, gonda, ranchi
2	SECOND PARTY	Alok Bajaj	Mahabir Prasad Bajaj	Business	Other	Accpb2747h	Kanke Road, Gonda, Ranchi
3	Identifier	Ratnesh Sharma	Late Hira Lal Sharma	Service	Other	Not Req	pahari mandir, ranchi

Fee Details:

SN	Description	Amount
1	A1	6,290.00
2	SP	330.00
Total		6,620.00

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

Santa Devi Bajaj

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया जिसकी पहचान निवासी सरिता देवी बजाज के कालीक बजाज ने इस दस्तावेज के निष्पादन को मेरे समक्ष

रातेश शर्मा पिता र. व. हिरा लाल शर्मा

पहाड़ी मंदिर पेशा गाँव ने की।









Santa Devi Bajaj N.A.P.

निबंधन विभाग, झारखंड  
रांची

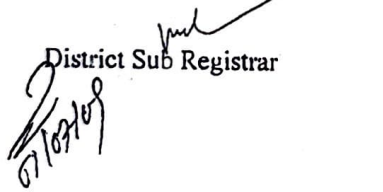
Token No.70 Token Date: 01/07/2009 14:09:30

Serial/Deed No./Year : 12095/10584/2009

Deed Type: Partition

SN	Party Details	Photo	Thumb
1	<b>Sarita Devi Bajaj</b> Father/Husband Name: Mahabir Prasad Bajaj (FIRST PARTY) kanke road. gonda. ranchi		
2	<b>Alok Bajaj</b> Father/Husband Name: Mahabir Prasad Bajaj (SECOND PARTY) Kanke Road. Gonda. Ranchi		
3	<b>Ratnesh Sharma</b> Father/Husband Name: Late Hira Lal Sharma (Identifier) pahari mandir. ranchi		

Book No. I  
Volume 390  
Page 521 To 542  
Deed No 12095/10584  
Year 2009  
Date 01/07/2009 15:17:49

  
District Sub Registrar

Signature of Operator