

Arun Khirwal  
 1. Ratni Devi Khirwal  
 2. Sanjay Khirwal  
 3. Sushil Khirwal  
 4. Seema Bharuka

Attested by me and Sign  
 28/5/24  
 Ratni Devi Khirwal

Jugsalai, Town Jamshedpur, District Singhbhum East, hereinafter called the **FIRST PARTY** (which expression unless repugnant the context shall mean and include his heirs, legal representatives and assigns) of **ONE PART**.

AND

1. Smt. Lalita Devi Khirwal, wife of Late Kashinath Khirwal,
2. Sri Sanjay Khirwal, son of Late Kashinath Khirwal,
3. Sudhir Khirwal, son of Late Kashinath Khirwal,
4. Smt. Seema Bharuka, wife of Ashok Bharuka and daughter of Late Kashinath Khirwal, nos. 1, 2 and 3 are residents of Chowk Bazaar, (near Satya Narayan Mandir), Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, District Singhbhum East, and No. 4 is the resident of 637, Dakkhin Bari Road, ~~Sri Bhumi~~ Brijdham Housing Complex, Building No. 16 C, <sup>5th</sup> Floor, Flat No. 5E, Kolkata, <sup>48</sup> West Bengal, hereinafter collectively called the **SECOND PARTY** (which expression unless repugnant the context shall mean and include



28/5/24  
 28/5/24

their heirs, legal representatives and assigns) of **OTHER PART**.

**ATTESTED**  
 24 JUN 2024  
 HEMANT KUMAR  
 Notary Govt. of India  
 Civil Court, Jamshedpur  
 E. Singhbhum, Jharkhand

**WHEREAS** the First Party Arun Khirwal and Kashinath Khirwal, since deceased, the husband of Second Party No. 1 and father of Second Party No. 2, 3 and 4 are own brothers being sons of Late Bal Kishan Khirwal and Mrs. Ratni Devi Khirwal.



**AND WHEREAS** the said Bal Kishan Khirwal acquired extensive properties, both ancestral and self acquired in Mauza Jugsalai,



1. Arun Khirwal  
 2. Sanjay Khirwal  
 3. Sudhin Khirwal  
 4. Seema Bhanu

identified by me and signed  
 by S. P. I. in my presence  
 28/5/2013

Jamshedpur and he was enjoying the aforesaid properties without any interference or hindrance from any quarter.

**AND WHEREAS** the residential house appertaining to Khata No. 39, Plot No. 962 (a) to (k), total measuring 0.09.46 Hectare stands recorded in the name of Ratni Devi, wife Of Bal Kishan Khirwal in the recent Survey Settlement operation, Record of Right of which was finally published on 10.01.1973.

Similarly residential house appertaining to Khata No. 248, Plot No. 963 (a) to 963 (e) total measuring 0.07.71 Hectare stands erroneously recorded in the name of Biseshwar Agarwal, the uncle of the First Party although the aforesaid property has been in possession of Bal Kishan Khirwal till his life time and after his death, the aforesaid property has been in peaceful possession of the First Party without any interference from any quarter.

The residential house recorded under Khata No. 29 and the residential house recorded under Khata No. 248 as stated above have been morefully described in Schedule A of this

Deed.

**AND WHEREAS** the residential house appertaining to Plot No. 175 a, b and c measuring 0.03.40 Hectare stands recorded in the name of Arun Kumar Khirwal (First Party) and rent in respect of the aforesaid property is also being paid to the superior landlord, State of Jharkhand and the aforesaid property has been in peaceful possession of the Second Party members without any interference from any corner.



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ATTESTED  
 24 JUN 2014  
 HEMANT KUMAR  
 Notary Govt. of India  
 Civil Court, Jamshedpur  
 Chhumbh, Jharkhand





Anur Khirwal  
 1. Anur Khirwal  
 2. Sanjay Khirwal  
 3. Sushil Khirwal  
 4. Seema Bhanu

Identified by me and signed  
 Notary Public  
 26/5/2013

**AND WHEREAS** similarly pucca residential house appertaining to Khata No. 222, Plot No. 174 a, b and c stands erroneously recorded in the name of Anabad Bihar Sarkar and illegal possession of Kashinath Khirwal since 1970 has been mentioned in the recent Survey Settlement operation, Record of Right of which was published on 10.01.1973.

The residential house appertaining to Khata No. 222, Plot No. 174 A, B and C and residential house appertaining to Plot No. 175 A, B and C are morefully described in Schedule B of this Deed.

**AND WHEREAS** in or about the year 1996 there was an oral partition between the First Party and his brother Kashinath Khirwal, since deceased, pursuant to which the residential house, morefully described in Schedule A of this Deed was allotted in favour of the First Party while the residential house morefully described in Schedule B of this Deed was allotted in favour of the said Kashinath Khirwal and since the aforesaid oral partition, both parties have been in exclusive enjoyment of the respective properties so allotted to them since 1996 without any interference or hindrance from any corner.



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 28/5/13

**ATTESTED**

24 JUN 2024

HEMANT KUMAR  
 NOTARY  
 Govt. of Jharkhand  
 East Singhbhum  
 Jamshedpur  
 E. Singhbhum, Jharkhand



**AND WHEREAS** both parties have thought it expedient to reduce into writing the terms and conditions which they mutually arrived at in the aforesaid oral partition in order to avoid Litigation and misunderstanding between their legal heirs in future and hence this Memorandum of Family Arrangement.



5  
 Anuraj Khosla  
 1. Anuraj Khosla  
 2. Sanjay Khosla  
 3. Sudhir Khosla  
 4. Seema Bha  
 Notarized  
 28/5/20

Notarized by me and signed by all parties present

**NOW BOTH PARTIES HAVE MUTUALLY AGREED TO THE FOLLOWING TERMS AND CONDITIONS: -**

1. That the First Party shall continue to hold and enjoy the properties morefully described in Schedule A below as per his own choice and the Second Party shall not cause any hindrance or obstruction to such enjoyment of the property by the First Party.
2. That similarly the Second Party members shall continue to hold and enjoy the properties morefully described in Schedule B of this Deed and the First Party and/or his legal heirs shall not cause any obstruction or hindrance to such peaceful enjoyment by the Second Party.
3. That both parties do hereby admit that both the parties have been in separate possession and enjoyment of the properties which have fallen in their respective shares in the oral partition since 1996 and both parties have acted upon the aforesaid oral partition with utmost cordiality and sincerity.
4. That both parties shall be entitled to carry out necessary repair/renovation/construction of a new building in their respective properties and both parties undertake to extend cooperation to the other party in all matters including putting their signatures on the petition/application/affidavit.
5. That the parties will pay the rent and other charges in respect of the properties held by each of them and each party shall be entitled to deal with their share of the property independently as per his/their own choice.



OPD  
 28/5/20

**ATTESTED**

24 JUN 2024

HEMANT KUMAR  
 NOTARY Govt. of India  
 Civil Court, Jamshedpur  
 Jharkhand





1. *[Signature]*  
 2. Sanjay Khiswa  
 3. Sudhir Khiswa  
 4. Seema Sharma

Identified by me and Signee  
 Put L. V. I. in my presence  
*[Signature]*

6. That both parties mutually have agreed to abide by the terms and conditions set forth hereinabove with utmost cordiality and sincerity.

**SCHEDULE A**

1. All that piece of homestead land appertaining to Khata No. 39, Plot No. 962 (a) to (k), total measuring 0.09.46 Hectare together with the residential house standing thereon situated within Ward No. 4, Mauza Jugsalai, Town Jamshedpur, District Singhbhum East and bounded as follows: -

- NORTH** Station Road
- SOUTH** Tapariya Complex
- EAST** Remaining portion of the house (nij)
- WEST** House of Kailash Singh

2. All that piece of homestead land appertaining to Khata No. 248, Plot No. 963 (a) to (e), total measuring 0.07.71 Hectare together with the residential house standing thereon situated within Ward No. 4, Mauza Jugsalai, Town Jamshedpur, District Singhbhum East and bounded as follows: -

- NORTH** Station Road
- SOUTH** Tapariya Complex
- EAST** Tapariya Complex
- WEST** Remaining portion of the house (nij)



*[Handwritten signature]*  
28/5/24

**ATTESTED**

24 JUN 2024

**HEMANT KUMAR**  
 NOTARY Govt. of India  
 Civil Court, Jamshedpur  
 Singhbhum, Jharkhand





**SCHEDULE B**

7  
1. Sanjay Khisra  
3. Suchin Khisra  
4. Seema Khisra

Attested by me and Signee  
Put L & R in my presence

Amita

1. All that piece of homestead land appertaining to Khata No. 212, Plot No. 175 a, b and c, total measuring 0.03.40 Hectare together with the residential house standing thereon situated within Ward No. 8, Mauza Jugsalai, Town Jamshedpur, District Singbhum East and bounded as follows: -

- NORTH** Railway Line
- SOUTH** Road
- EAST** Railway Land
- WEST** Remaining part of the House in Plot No. 174 a, b, c



21/5/22

2. All that piece of homestead land appertaining to Khata No. 222, Plot No. 174 a, b and c, total measuring 0.02.77 Hectare together with the residential house standing thereon situated within Ward No. 3, Bazaar Moholla, Mauza Jugsalai, Town Jamshedpur, District Singbhum East and bounded as follows: -

- NORTH** Railway Line
- SOUTH** Road
- EAST** Remaining part of the House in Plot No. 175 E. Singbhum, Jharkhand
- WEST** Land of Kanhaiya Lal Khirwal

**ATTESTED**  
24 JUN 2024  
HEMANT KUMAR  
NOTARY Govt. of India  
Civil Court, Jamshedpur  
E. Singbhum, Jharkhand



**IN WITNESS WHEREOF BOTH**

**PARTIES HAVE SET THEIR RESPECTIVE HANDS ON THIS THE**



DAY, MONTH, PLACE AND YEAR AFOREMENTIONED IN PRESENCE OF WITNESSES.

Witnesses: -

- 1.
- 2.

Signature of First Party

1. *[Handwritten Signature]*

Signature of Second Party

- 1. *[Handwritten Signature]*
- 2. Sanjay Khiswal.
- 3. Sudhin Khiswal.
- 4. Seema Dhara



...who signed/pur L.T.I. in presence of  
 Mr. *[Signature]* Advocate  
 District Court Jamshedpur and also  
 identified to him

*[Signature]*  
 VIRABDRA NATH JAIN  
 NOTARY  
 JAMSHEDPUR

28/5/23

Identified by me and signed  
 Put L. & I. in my presence

*[Signature]*  
 28/5/2018

ATTESTED  
 24 JUN 2024  
 HEMANT KUMAR  
 NOTARY Govt. of India  
 Civil Court, Jamshedpur  
 Singhbhum, Jharkhand







झारखण्ड JHARKHAND

Reg. No 348/08

- 1. Anu Khin
- 1. देवी राजकुमार
- 2. Sanjay Khiswal
- 3. Sudhir Khiswal
- 4. Seema Khiswal

Witnesses of the said Signee  
Per 1, 1, 1 in my presence  
5223  
Dmitra

26/5/2013

**MEMORANDUM OF FAMILY ARRANGEMENT**

This Memorandum of Family Arrangement is made on this the day of March 2013 at Jamshedpur evidencing the terms and conditions of an earlier Oral Partition entered into by and the parties in the year 1996.

ATTESTED

24 JUN 2024

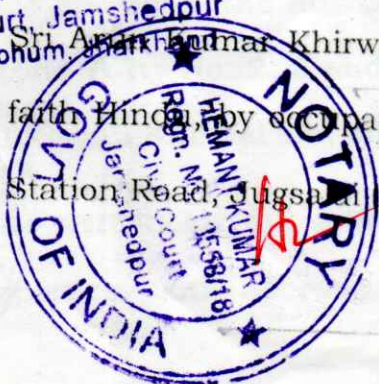
HEMANT KUMAR  
NOTARY Govt. of India  
Civil Court, Jamshedpur  
Singbhum, Jharkhand

BETWEEN

Sr. Anu Khin Khirwal, son of Late Bal Krishan Khirwal, by faith Hindu, by occupation business, resident of "Ratan Bagh", Station Road, Jugsal (near Tapadia Complex), P.O. & P.S.



VIRENDRA NATH PANDIT  
NOTARY  
E. SINGBHM, JSR



28/5/13