

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 90fbbedfa325c19141f77

Receipt Date : 24-Dec-2020 02:37:28 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Settlement Deed

District Name : EastSinghbhum

Stamp Duty Paid By : KUNTI DEVI AND OTHERS

Purpose of stamp duty paid : FAMILY SETTLEMENT

First Party Name : KUNTI DEVI AND OTHERS

Second Party Name : NA

GRN Number : 2003478475

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद को दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत अपराध है।

गुन्ती देवी
Kunti Devi
Swarna Prasad
Pranab Kumar

verified by me and Signee
Per LTI. in my presence.
Advocate
Jamshedpur

- 1) कृति देवी
- 2) Gayatri Devi Burman
- 3) Sunita Prasad
- 4) Anurag Varma

Identified by me and Signed
 At LTI. in my presence
 Advocate
 Jamshedpur

MEMORANDUM OF FAMILY SETTLEMENT

THIS MEMORANDUM OF FAMILY SETTLEMENT is made on this 26th day of December 2020 at Jamshedpur

BETWEEN

Mrs. Kunti Devi wife of Late Ram Chandra Prasad, by Faith Hindu, by Nationality Indian, by occupation house wife, resident of, New Subhash Colony, Road No.4, Sanjay Path, Dimna Road, Mango P.O & P.S - Mango, Town Jamshedpur, District Singhbhum East, Jharkhand, hereinafter called "**1st Party**" (Which expression unless repugnant to the context shall mean and include their legal heirs successors-in-interest and/or assignees) of the **ONE PART**;

AND

Gaytri Devi @ Gaytri Devi Burman wife of Sheo Kumar Prasad, by Faith Hindu, by Nationality Indian, by occupation housewife, resident of, New Subhash Colony, Road No.4, Sanjay Path, Dimna Road, Mango P.O & P.S - Mango, Town Jamshedpur, District Singhbhum East, Jharkhand, hereinafter called the "**2nd Party**" (Which expression unless repugnant to the context shall mean and include their legal heirs successors-in-interest and/or assignees) of the **SECOND PART**.

AND

Sunita Devi wife of Raj Kumar Prasad, by Faith Hindu, by Nationality Indian, by occupation housewife, resident of, New Subhash Colony, Road No.4, Sanjay Path, Dimna Road, Mango P.O & P.S - Mango, Town Jamshedpur, District Singhbhum East, Jharkhand, hereinafter called "**3rd Party**" (Which expression unless repugnant to the context shall mean and include their legal heirs successors-in-interest and/or assignees) of the **THIRD PART**



4/1/2021

- 1) Gaytri Devi
- 2) Gaytri Devi Bisetmay
- 3) Sunila Prasad
- 4) Pramod Verma

Pramod Verma son of Late Ram Chandra Prasad, by Faith Hindu, by Nationality Indian, by occupation business, resident of, New Subhash Colony, Road No.4, Sanjay Path, Dimna Road, Mango P.O & P.S -- Mango, Town Jamshedpur, District Singhbhum East, Jharkhand, hereinafter called "**4th Party**" (Which expression unless repugnant to the context shall mean and include their legal heirs successors-in-interest and/or assignees) of the **FOURTH PART**

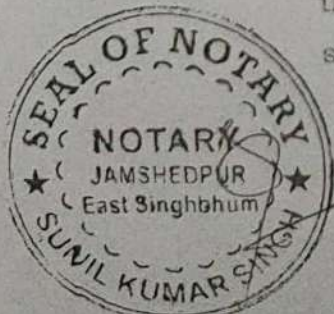
Identified by me and Signed
Put L.T.I. in my presence

Advocate
Jamshedpur

WHEREAS the husband of the first party and father in law of the 2nd, 3rd party and father of 4th party namely Ramchandra Prasad acquired and possess different properties in his life time and died leaving behind the following legal heirs and successors:-

Kunti Devi (wife), Sheo Kumar Prasad, Pramod Verma, Rajkumar Prasad (Sons) Anita Lal, Babita Devi, Sangita Devi and Kavita Devi (Daughters)

AND WHEREAS during the life time of Ram Chandra Prasad purchased a piece and parcel of land measuring 2380 sq.ft. i.e 04 Katha of homestead land situated within Mouza- Mango. P.S - Mango, Thana No. 1642, Ward No. 10 MNAC, New Khata No. 37, portion of New Plot No. 3844 more fully described in the principal schedule herein below in the name of Smt. Kunti Devi, the 1st party, Gaytri Devi @ Gaytri Devi Burman the 2nd party and Smt. Sunila Devi the 3rd party of this Memorandum of Family Settlement from Sri. Ganesh Gour and Subhash Gour both sons of late Gulia Gour by way of registered deed of sale bearing no. 5505 (Sl. No. 6329) dated 31.07.1990 registered before the Sub-Registrar, Jamshedpur and thereon all the right, title, interest, possession has been vested upon the abovenamed purchasers more fully described in the principal schedule herein below.



4/11/2021

- 1) कुन्ती देवी
- 2) Gayatri Devi Burman
- 3) Sunita Prasad
- 4) Pramod Verma

AND WHEREAS thereafter the Principal schedule below land was mutated in the name of Smt. Kunti Devi wife of Late Ram Chandra Prasad, Gayatri Devi wife of Sheo Kumar Prasad and Smt. Sunita Devi wife of Raj Kumar Prasad in the office of the C.O., Jamshedpur and rent was accepted and a rent receipt was issued in favour of all above named purchasers and since then they are paying rent to the state of Bihar now State of Jharkhand.

AND WHEREAS thereafter a pucca construction was made upon the half portion of the land and started living peacefully with the family members now all the aforesaid legal heirs and successors of Late Ram Chandra Prasad decided to partitioned the land in amongs the parties in three part on mutual consent through the 1st party mother of all other parties, which is a subject matter of the partitioned.

AND WHEREAS being the co-owner of the land Gayatri Devi Burman and Sunita Devi also given their consent to partitioned the principal schedule below land among the above named parties.

AND WHEREAS it has been decided that half portion of land in which a pucca house has already been constructed will be partitioned in two parts between Kunti devi the 1st party and Gayatri Devi Burman the 2nd party approximate one Katha each and the rest part of the vacant land approximate 2 katha in which the 1st and 2nd party will give 8.33% each from their share to Pramod Verma and 3rd party Sunita Devi will give her entire share of land to the 4th party Pramod Verma with the condition that Pramod Verma can enjoy the land as a absolute owner but without the prior consent in writing of the Sunita Devi or Raj Kumar Prasad he can not sale or transfer in any manner to any one else. And hence it will be decided that rest total vacant land

Identified by me and Signed
for L.T.I. in my presence

Advocate
JAMSHEDPUR



4/1/2021

- 1) श्री 2012
- 2) Gayatri Devi Buzma
- 3) Sumila Prasad
- 4) Pramod Verma

approximate 2 katha will be given to the fourth party Mr. Pramod Verma.

Identified by me and Signed
Put LTI in my presence.
Advocate
Jamsheer Singh

AND WHEREAS to avoid any further dispute, difference, litigation between the parties 1st party decided to partitioned the Principle Schedule of land in three parts between the 1st, 2nd, and 4th party who are the legal heirs and successors of the 1st party.

NOW THIS DEED OF MEMORANDUM OF FAMILY SETTLEMENT WITNESSETH AS FOLLOWS: -

1. That in pursuance of the object to avoid any disputes arising out of the conflicting claims made by the parties hereto and for effectuating a permanent solution of all the incoming outstanding disputes once and for settlement was arrived at for ensuring family peace and harmony after considering what was best in the interest of all the parties and in expectation that the settlement would result in achieving amity and goodwill among the parties the 1st party partitioned the land into three parts and it was agreed that the settlement arrived at would be final and binding upon all the parties hereto and shall adhere to the respective shares as demarcated and stated under the present agreement for family settlement.
2. That the present memorandum of family settlement will have a legal force and shall be presented, forwarded before the Authorities concerned for the transfer of the respective shares of properties between the parties. Should any party or parties require at any stage, the parties to the present memorandum of family settlement shall be bound to issue NOC and execute other documents that may be required with regard to the mutation of the properties.
3. That the parties to the present settlement shall voluntarily at their will, consent and execute the NOC with regard to the transfer of the property from their name to the beneficiary parties in terms of the



4/1/2021

- 1) Kunti Devi
- 2) Gayatri Devi Bhowmik
- 3) Sunil Prasad
- 4) Pramod Verma

agreement for family settlement. They shall further be bound to present themselves, execute, sign any other document required at any other stage for the transfer of these properties.

Identified by me and Signed
 Put L.I. in my presence
 Advocate
 Jamshepur

4. That the transfer of the properties pursuant to this agreement for family settlement shall be along with the entire charge on the said property and the beneficiaries of the said property shall be liable and responsible for the payment of any dues against the properties, whether past or arising in future at any stage. The previous owner(s) of the properties under this Settlement agreement shall not be liable/responsible in future with regard to any claim or dues with regard to the said property at any stage. The entire dues whether notified or not shall be the sole liability and responsibility of the beneficiary / transferee, henceforth pursuant to the execution of this present Settlement agreement and they shall not raise any claim in this regard in any manner whatsoever.

5. That the landed property has been partitioned into three parts which is mentioned in schedule "A" "B" and "C" and the schedule "A" property has been allotted to Mrs. Gayatri Devi wife of Sheo Kumar Prasad the 2nd party and schedule "B" property has been allotted to Kunti Devi the 1st party and schedule "C" property has been allotted to Mr. Pramod Verma the 4th party.

6. That it is hereby declared and undertaken by all the four parties i.e 1,2, 3 and 4, that no party shall disturb or interfere with the possession of the other party and all the parties will enjoy peacefully upon over his own shares but it is specially mentioned here that prior to this deed any deed or documents has been prepared or signed by Kunti Devi regarding the Principal schedule below will be treated as null and void.



4/1/2021

- 1) कुंती देवी
- 2) Gayatri Devi Burman
- 3) Sumita Prasad
- 4) Prasad Verma

And it is pertinent to state here that till the life time of the 1st party Kunti devi will enjoy her share the schedule- B of the schedule below land as a absolute owner and it is decided that the, 2nd party Mrs. Gayatri Devi @ Gaytri Devi Burman will heed/care of the 1st party Kunti Devi till the life time of the 1st party in all the manners like food, cloths and other necessary requirement subject to satisfaction of the 1st party and after the demise of the 1st party the share of the 1st party will go in favour of the 2nd party Gayatri Devi @ Gaytri Devi Burman but if the 1st party will not satisfy with the care, behavior of the 2nd party in that condition the 1st party have liberty to sale or gift her share to any third party either her son, daughter or any other person or persons and no one can interdiction uupon her decision.

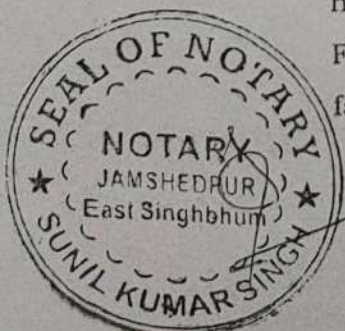
7. That all the parties shall have right to mutated their names in the record of right before the C.O., Jamshedpur and they have liberty to sell or dispose of their respective share, with a condition that he shall inform the said intention to the other party and offer the privilege of the first preferences to purchase the same to the other party hereof.

8. That the parties hereto confirm and declare that all the disputes and differences between the parties has been settled and the parties have no any further or other claim or demand of any nature whatsoever against the other.

9. That the parties hereto expressly agree and declare that they have arrived at this Family Arrangement in order to put an end to existing and future disputes between the parties and with a view to bring about amity and goodwill amongst them and with a view to maintaining peace and bring about harmony in the family. The parties hereto further agree and declare that the terms of the Memorandum of Family Settlement arrived at between them and recorded herein are fair and bona fide and in the interest of both the parties.

Identified by me and Signed
For LTI. in my presence.

Advocate
Jamshedpur



4/1/2021

- 1) Gayatri Devi Burman
- 2) Gayatri Devi Burman
- 3) Sumila Prasad
- 4) Pramod Verma

Identified by me and Signed
 For LTI in my presence.
 Advocate
 Jamsheer

10. That the parties hereto shall sign and execute or cause to be signed and executed all such documents, deeds, writing and/or instructions as may be necessary to give effect to the Family Arrangement arrived at amongst the parties hereto.

PRINCIPAL SCHEDULE

All that piece and parcel of land measuring 2880 sq.ft. i.e 04 Katha of homestead land situated within Mouza- Mango, P.S - Mango, Thana No. 1642, Ward No. 10 MNAC, New Khata No. 37, portion of New Plot No. 3844 which is bounded by:

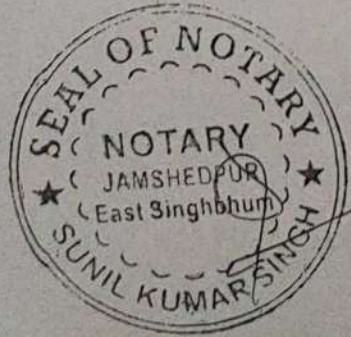
- On the North : 20' ft Road ✓
- On the South: House of Prem Gupta ✓
- On the East : Vacant Land ✓
- On the West : Road No.4 ✓

SCHEDULE - "A"

Gayatri Devi Burman

All that piece and parcel of land measuring 720 sq.ft. i.e 01 Katha approx. of homestead land situated within Mouza- Mango, P.S - Mango, Thana No. 1642, Ward No. 10 MNAC, New Khata No. 37, portion of New Plot No. 3844 which is bounded by:

- On the North : 20'ft Road ✓
- On the South: Pramod Verma ✓
- On the East : Kunti Devi ✓
- On the West : Road No.4 ✓



4/1/2021

- 1) 1972/1980/11
- 2) Gaytri Devi Burman
- 3) Sumita Prasad
- 4) Pramod Verma

Identified by me and Signed
 For L.T.I. to my presence
 Advocate
 Jamshepur

SCHEDULE - "B"

Kunti Devi

All that piece and parcel of land measuring 720'ft i.e 01 Katha approx. of homestead land situated within Mouza- Mango, P.S - Mango, Thana No. 1642, Ward No. 10 MNAC, New Khata No. 37, portion of New Plot No. 3844 which is bounded by:

- On the North : 20'ft Road ✓
- On the South: Pramod Verma ✓
- On the East : Vacant Land ✓
- On the West : **Gaytri Devi Burman** ✓

SCHEDULE - "C"

Pramod Verma

All that piece and parcel of land measuring 1440 sq.ft i.e 02 Katha approx. of homestead land situated within Mouza Mango, P.S - Mango, Thana No. 1642, Ward No. 10 MNAC, New Khata No. 37, portion of New Plot No. 3844 which is bounded by:

- On the North : Gaytri Devi Burman and Kunti Devi ✓
- On the South: Prem Gupta ✓
- On the East : Vacant Land ✓
- On the West : 12 ft. Road known as Road No.4 ✓



4/11/2021

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IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year mentioned hereinabove

WITNESS

कुन्ती देवी ✓
Signature of the 1st Party

1. *Lal Bahadur Bismoy*
S/o Lt. Lachmi Narayan Bismoy
G.T. Road, Neomatpur WB 713359

Gayatri Devi Bismoy ✓
Signature of the 2nd Party

Jadu Lal
2. s/o Lt. Kasturi Lal
Dak Banglow Road Khunti

Sumita Prasad ✓
Signature of the 3rd Party

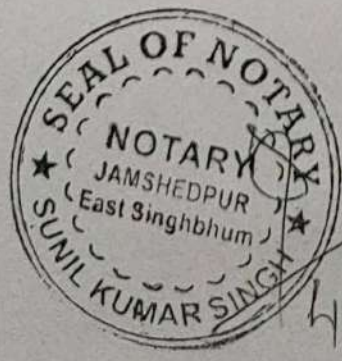
3. *Amresh Prasad*
S/o Lt. NARESH PRASAD
Aashra HITECH CITY Sonari
JHARKHAND - 831011

Praveen Kumar ✓
Signature of the 4th Party

Identified by me and Signed
for LTI in my presence

Sunil Kumar Singh ✓
Advocate
Jamshedpur

Sunil Kumar Singh
NOTARY
JAMSHEDPUR
East Singhbhum
A NO.1A/NOT-LAW
30/2002-2585/J



4/11/2021

Attested the Signature / LTI of the
executant the Signed in my presence
of Sri. *Amil Kumar Singh* Advocate

Sunil Kumar Singh
NOTARY
Jamshedpur
4/11/2021