**SETTLEMENT DEED**

**Date:**

**Parties:**

1. **Mrs. Shahin Mussarat** (hereinafter referred to as "Party A"), residing at [Insert Address].
2. **Mrs. Yasmin Khatoon** (hereinafter referred to as "Party B"), residing at [Insert Address].

**RECITALS:**

* Both parties are co-owners of the property located at [Property Address], each holding a 50% ownership interest.
* The Party A has agreed to settle their disputes amicably and outside of court as per the request of Party B but on certain terms and conditions.

**NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:**

**1. Property Division:**

* **Party A** shall receive:
  + Full ownership of the **ground floor along with back side area** of the property due to her existing health issues .
  + Full ownership of the **first floor**, which is currently occupied by tenants.
  + **50% ownership** of the **fourth floor** (front side).
* **Party B** shall receive:
  + Full ownership of the **second floor**.
  + Full ownership of the **third floor**, which is also occupied by tenants.
  + **50% ownership** of the **fourth floor** (back side).

**2. Rent Claim:**

* **Party A** asserts her right to **50% of the high rent** income that has been enjoyed by **Party B** for the past **7 years** following the demise of the late **Mrs. Zohra Khatoon**.
* **Party A** states that she has not received any payments from **Party B** nor has she signed any agreements with the tenants.
* The total claim amount is **Rs. 117,6000**, of which **Party A** is entitled to **Rs. 58,8000** (50% share).

**3. Annual Rent Distribution:**

* The total rent collected from all tenants is approximately **Rs. 2,500(approx.) per month**, resulting in an annual total of approximately **Rs. 30,000**(approx.)
* **Party B** has paid **Rs. 19,480** in taxes to the government per annum, and the remaining amount has been retained by **Party B** for the last **7 years**.
* **Party A** requests **50% of the remaining rent** after tax payments, which amounts to **Rs. 5,252** (i.e., Rs. 30,000 - Rs. 19,496 = Rs. 10,504; 50% of Rs. 10,520 = Rs. 5,252) per annum.
* **Party A** clarifies that she is not claiming maintenance fees of **Rs. 200** per tenant or **Rs. 300** from high rent paid to **Party B per** month but seeks her share from the remaining rent.

**4. Division of Belongings:**

* The late **Mrs. Zohra Khatoon** left behind certain belongings, which include:
  + Cash: **Rs. 78,000**
  + 2 gold bangles
  + 1 silver plate
  + 2 nose pins (one embedded with pink stone and one with green stone)
  + 4 pieces of furniture (1 wooden bed, 2 wooden cupboards, and 1 dressing table)
* The parties agree to divide these belongings as follows:
  + **Party A** shall receive:
    - Cash: **Rs. 38,000**
    - 1 gold bangle
    - 1 wooden bed
    - 1 nose pin
    - 1 wooden cupboard
    - 1/2 silver plate
  + **Party B** shall receive:
    - Cash: **Rs. 38,000**
    - 1 gold bangle
    - 1 wooden cupboard
    - 1 wooden dressing table
    - 1 nose pin
    - 1/2 silver plate

**5. Document Transfer:**

* **Party B** currently holds all original documents related to the property, including:
  + Tenant agreements
  + Bill books
  + Original deeds
  + Corporation tax bills
  + Mutation papers
  + Building plans
  + Land property papers
  + Death certificates of **Mr. Sheikh Janab Ali** and **Mrs. Zohra Khatoon**
* **Party A** requests that **Party B** provide all relevant documents to her, as she is also a legal owner and heir of **Mr. Sheikh Janab Ali** and **Mrs. Zohra Khatoon**.

**6. Construction and Maintenance**

No illegal constructions shall be made by either party on any part of the property.

Both parties agree to be responsible for the repair and maintenance of their respective areas, both inside and outside.

**7. Electric Supply:**

The electric supply will be in the name of the co-owners only. Any extra electric supply provided to any person who is neither a co-owner nor a tenant will be considered illegal. The party is requested to remove any unauthorized electric supply connections and ensure compliance with this provision.