

## **DEED OF PARTITION**

This DEED OF PARTITION executed at Shivamogga City ,  
\_\_\_\_\_day of February 2021 by and between

- 1) Sri Bharath H.Mulani bin Hassanand N Mulani  
Mulani aged \_\_\_\_\_resident of old Barline  
Road,Shimoga (Adhar No. \_\_\_\_\_) as First Party,**
- 2) Sri. Mahesh H Mulani bin Hassanand N Mulani aged  
\_\_\_\_\_resident of old Barline Road,Shimoga  
(Adhar No. \_\_\_\_\_) Second Party,**
- 3) Deepak H mulani, bin Hassanand N Mulani aged  
\_\_\_\_\_resident of old Barline Road,Shimoga  
(Adhar No. \_\_\_\_\_) as Third party**
- 4) Ravi H Mulani, bin Hassanand N Mulani aged  
\_\_\_\_\_resident of old Barline Road,Shimoga  
(Adhar No. \_\_\_\_\_) as Fourth Party,**
- 5) Smt Divya J Ahuja (w/o Jairam Ahuja) bin Hassand  
N mulani, aged about \_\_\_\_\_ years resident of block No 4/A  
sant Kanwarram Society nand Road Deviali Camp,  
Nashik Deviyalimaharashtra 422401**

Whereas the parties constitute a joint Hindu Family, all the parties are the brothers and sisters to each other and are the heirs of Late Sri Hassanand N Mulani and Smt Nirmala H Mulani.

The above said Hindu undivided Joint family constituting, movable and immovable properties. The properties subject to this partition are the only joint family properties now available for partition. Whereas the property situated at Ward No.18 Old Barline Road, Shivamogga was purchased in the name of our father Sri Hassanani Mulani under registered sale deed dated 26.05.1982 vide SR No788/1980-and out of the said property after partition only to an extent of 51 X 33ft site area and constructed house is belonging to us.

Since the number of members of the joint family have been increased due to marriage of parties and birth of their children and there is apprehension of some dispute between the members of joint family and also disclosure of difference of opinion on several occasion, made we the family members to undergo with this partition deed in order to protect the dignity of family in a smooth manner and to settle the rights of the parties. Hence, it has been decided to settle the issue in a fair and cheerful manner, all the parties have finally determined to get the partition of the properties by metes and bounds,

Further each party which term shall mean and include their respective heirs, legal representatives, executors, administrators, assigns etc.

**NOW THIS DEED OF PARTITION WITNESSETH:**

THAT in pursuance of the above, the Parties herein mutually agree as follows:

1. THAT as per the wish and desire the all the parties the property is partitioned as hereunder showing their respective shares on it.

2. THAT the 5<sup>th</sup> Party of this deed has chosen not to take any share over the property accepting the gifts given in her marriage as her share in this regard.
3. Each of the Parties herein shall hereafter hold and enjoy the property so allotted in severalty and freed and discharged from all claims and demands of the others thereto subject however to the terms and conditions hereinafter set forth.
4. Each of the Parties herein have no manner of any right and interest in property allotted to others so much so that each of the parties hereto is the sole and absolute owner in his/her right over the properties allotted to him/her in the relevant Schedules.
5. There are no encumbrances or charges on the properties hereby partitioned.
6. The property hereby allotted to each party has been entered upon this day and henceforth be held in severalty by such party without any interruption or disturbance by the other or any one claiming through or under him/her.
7. Each of the parties herein shall meet all the liabilities in respect of the public charges, taxes, including urban land tax and other taxes attributable to the ownership of the respective property allotted to each of them herein from this day onwards.
8. As the property division is made over the building, on demolition of the building, parties 1 to 4 have joint right over the site land area in this regard.
9. The property is allotted to the share of parties as per the sketch appended to this deed of partition.

10. There shall be a common passage of 5ft to move on by the parties towards the \_\_\_\_\_side.
11. The 2<sup>nd</sup> Floor area is allotted to the share of both Bharath H Mulani and Deepak H Mulani.
12. However the 2<sup>nd</sup> and 4<sup>th</sup> parties to the partition have been already gifted adjoining property vide registered deed dated \_\_\_\_\_ vide SR No\_\_\_\_\_, which itself is their share and as such no share in the schedule property is allotted to them.
13. Each of the parties hereto shall at the cost of the other so requiring the same do every such act or thing as may reasonably be required for further and more particularly assuring the property hereby allotted to such party.

In Witness whereof the parties hereto have signed on the day, month and year first above written in the presence of witness:

**Property allotted to the share of 1<sup>st</sup> Party Sri Bharath H Mulani**

The property situated at Old Barline Road, Shimoga city at ward No18, bearing Municipal Katha No295/215 (PID No17054) consisting of Rcc Ground , first and second floor within the site dimension of 51 X 33 sqft **out of which** Ground floor RCC house with 1050sqft area shown and demarked as ABCD in the sketch and property bounded by.

**EAST:**  
**WEST:**  
**NORTH:**  
**SOUTH:**

**Property allotted to the share of 3<sup>rd</sup> party  
Deepak H Mulani .**

The property situated at Old Barline Road, Shimoga city at ward No18, bearing Municipal Katha No295/215 (PID No17054) consisting of Rcc Ground , first and second floor within the site dimension of 51 X 33 sqft **out of which** First floor RCC house with 1050sqft area shown and demarked as EFGH in the sketch and property bounded by.

**EAST:**  
**WEST:**  
**NORTH:**  
**SOUTH:**

**WITNESS:**

1.

( )  
**First Party**

( )  
**Second Party**

( ) ( )

**Party**

**Third Party**

**Fourth**

( )

2.

( )