विभाजन-पत्र/आपसी समझौता

यह विभाजन पत्र/आपसी समझौता आज दिनांक 10.03.2018 को स्थान मसूरी में 1-श्री सुगन चन्द मॉयल 2- श्री किलराम गोयल 3- श्री किशन कुमार गोयल 4- श्री जगदीश कुमार 5- सलीश चन्द्र गोयल 6-श्री वेद प्रकाश गोयल एवं 7- श्री पवन कुमार गोयल पुत्रगण स्व0 सुमेर चन्द गोयल निवासीगण गोयल भवन बालाहिसार मसूरी जिला देहरादून के मध्य अंकित हुआ है जिसमें सभी पक्षों के कानूनी प्रतिनिधी, स्थानापन्न, हित प्रतिनिधि, वारिसान, उत्तराधिकारी आदि-आदि सम्मिलित है एवं माने जायेगें।

यह कि हमारे पिता स्व0 सुमेर चन्द गोयल पुत्र ला० कपूर चन्द एंव 2— स्व0 दयानन्द गोयल पुत्र स्व0 ला० कपूर चन्द 3— श्रीमती सरला देवी पत्नी स्व0 ओम प्रकाश गोयल पुत्र स्व0 ला० कपूर चन्द ने सयुक्त रूप से सम्पत्ति जोकि Wisteria Estate के नाम से जानी जाती है को कय किया था जिसका विकय—पत्र उप निबन्धक मसूरी के कार्यालय में बही सं0 1 जिल्द 73 पृष्ठ 98 से 100 पर दिनांक 30.09.67 को विलेख संख्या 83/1967 पंजीकृत हुआ था।

यह कि हमारे पिता श्री सुमेरचन्द गोयल एंव अन्य सह-स्वामियो श्री दयानन्द गोयल एंव श्रीमती सरला देवी ने क्य की गयी उक्त सम्पत्ति Wisteria Estate को आपस मे तीन भागो मे विभाजित कर लिया था। जिसका विभाजन-पत्र मय मानचित्र उप निबन्धक मसूरी के कार्यालय में बही सं0-1 जिल्द 116 ए०डी०फा बही संख्या 1 की जिल्द 114 के पृष्ट 295 से 306 में दिनांक 18.0587 को विलेख संख्या 83/1967 पंजीकृत हुआ। विभाजन के उपरान्त तीनो सह स्वामी अपने-अपने भाग के स्वतन्त्र स्वामी हो गये तद्नुसार नगर पालिका परिषद मसूरी मे तीनो ने अपने-अपने नाम से अपनी -अपनी हिस्से की सम्पत्ति का नामान्तरण करा लिया था और अपने-अपने हिस्से का भू-भवन आदि करो का भुगतान नगर पालिका परिषद मसूरी को करते है। वर्तमान मे स्व0 सुमेरचन्द गोयल का भाग गोयल भवन श्री दयानन्द गोयल का भाग दया भवन एंव श्रीमती सरला देवी का भाग सरला सदन के नाम से जाना जाता है।

यह कि हमारे पिता स्व0 सुमेरचन्द गोयल की दिनांक 28.09.2004 को मृत्यु हो गया है। हमारे पिता अपने पीछे अपने 7 पुत्र (सभी विवाहित) 1-श्री सुगन चन्द गोयल 2- श्री किलराम गोयल 3- श्री किशन कुमार गोयल 4- श्री जगदीश कुमार 5- सतीश चन्द गोयल 6- श्री वेद प्रकाश गोयल एंव 7- श्री पवन कुमार गोयल एंव 5 पुत्रियो (सभी विवाहित) 1- श्रीमती रामवती गर्ग 2- श्रीमती संतोष मित्तल 3- श्रीमती शीला गर्ग 4- श्रीमती पूनम गर्ग 5- श्रीमती नीरा गुप्ता को वारिस छोड कर गये है।

July Kali Rom 3 Krisham Kum

यह कि उपरोक्त 1— श्रीमती रामवती गर्ग 2— श्रीमती संतोष मित्तल 3— श्रीमती शीला गर्ग 4— श्रीमती पूनम गर्ग 5— श्रीमती नीरा गुप्ता हमारी बहिनो ने जो कि विवाहित है तथा अपने — अपने प्रारी में अपना सुखी एवं शान्ति पूर्वक जीवन व्यतीत कर रही है ने स्वेच्छा से पिता स्व0 सुमेरचन्द गोयल द्वारा छोड़ी गई उपरोक्त भूमि एवं भवन सम्पत्ति से अपना स्वत्व स्वामित्व एवं अधिकार छोड़ दिया है जिसकी पुष्टि में सभी ने नगर पालिका परीषद मसूरी के भू—भवन कर अभिलेखों में हम सातों भाईयों के नाम — नामान्तरण होने से पूर्व हमारे पक्ष में लिखित शपथपत्र प्रस्तुत किये है तदानुसार हम सातों भाईयें के नाम निर्विवाद सम्पत्ति बतौर सह—स्वामी नगर पालिका परीषद मसूरी के भू—भवन कर अभिलेखों में दाखिल खारीज है।

यह पिता स्व0 सुमेरचन्द गोयल की मृत्यु के पश्चात हम सभी भाईयों ने उक्त सम्पित्त गोयल भवन की भूमि एवं भवनों को मौखिक रूप से आपसी सहमित से निर्विवाद सात भागों में विभाजित कर लिया है प्रत्येक के भाग को कमांक द्वारा अकित किया गया है। सभी अपने—अपने हिस्से में काबिज एंव आबाद है भविष्य में उक्त सम्पित्त के विभाजन को लेकर किसी प्रकार का विवाद हम भाईयों के बीच अथवा हमारे बच्चों के बीच उत्पन्न न हो इस कारण हम सम्पित्त गोयल भवन /गोयल भवन काँटेज एंव गोयल भवन काओ सैड का भूमि सिहत विभाजन पत्र /विकय पत्र मानचित्र सिहत उपनिबन्धक देहरादून के कार्यालय में पंजीकृत कर रहे हैं।

यह कि भूमि एंव भवन के मानचित्र में प्रदर्शित विभाजन का विवरण निम्नवत है:-

 यह कि विभाजन मानचित्र के अनुसार दर्शायी गयी वह समस्त भः भवन सम्पत्ति / कमरे जिस−जिस में कमांक −1 दर्शित है वह श्री किशन कुमार गयाल के हिस्से में आयी है।

 यह कि विभाजन मानचित्र के अनुसार दर्शायी गयी वह समस्त भू: भवन सम्पित्त / कमरे जिस−जिस में कमांक −2 दर्शित है वह श्री सतीश चन्द गोयल के हिस्से में आयी है।

3. यह कि विभाजन मानिचत्र के अनुसार दर्शायी गयी वह समस्त भू भवन सम्पत्ति / कमरे जिस-जिस में कमांक -3 दर्शित है वह श्री पवन कुमार गोयल के हिस्से में आयी है।

4. यह कि विभाजन मानिचत्र के अनुसार दर्शायी गयी वह समस्त भू भवन सम्पत्ति / कमरे जिस-जिस में कमांक -4 दर्शित है वह श्री सुगन चन्द गोयल के हिस्से में आयी है।

5. यह कि विभाजन मानचित्र के अनुसार दर्शायी गयी वह समस्त भू: भवन सम्पत्ति / कमरे जिस-जिस में क्यांक -5 दर्शित है वह श्री जगदीश गोयल के हिस्से में आयी है।

6. यह कि विभाजन मानचित्र के अनुसार दर्शायी गयी वह समस्त भू भवन सम्पत्ति / कमरे जिस-जिस में कमांक -6 दर्शित है श्री वेद प्रकाश गोयल के हिस्से में आयी है।

7. यह कि विभाजन मानचित्र के अनुसार दर्शायी गयी वह समस्त भू भवन सम्पत्ति / कमरे जिस-जिस में कमांक -7 दर्शित है वह श्री कलिराम गोयल के हिस्से में आयी है।

8. यह कि विभाजित भवन सम्पत्ति जो कि सभी भाईयों को कमांक के अनुसार इस विभाजन में प्राप्त हुई है के आस—पास आगे—पीछे जो खुला निर्मित क्षेत्र आने—जाने हेतु संयुक्त मार्ग है उन सभी को इस विभाजन पत्र के मानचित्र में पीले रंग से दर्शाया गया है। तथा उसे सातों भाईयो एवं उनके परिवारजनों

को उपयोग करने का पूर्ण्ज अधिकार होगा एवं किसी भी भाई तथा उसके पॅरिवार को किसी प्रकार की आपत्ति करने का कोई अधिकार नहीं होगा।

अत': यह विभाजन पत्र विलेखन सभी ने स्वेच्छा से बिना किसी दबाव के उपरोक्त वर्णित लिथि माह एंव

वर्ष को निम्नलिखित गवाहनों के समक्ष अकिंत हस्ताक्षरित एंव निष्पादित किया है।

1-श्री सुगन चन्द गोयल

2- श्री कलिराम गोयल

3- श्री किशन कुमार गोयल

4- श्री जगदीश कुमार

5- सतीश चन्द गोयल

6- श्री वेद प्रकाश गोयल

7— श्री पवन कुमार गोयल 🕥 🛭

गवाहन

Attested

Shroti Jadoon



One thousand nine hundred and sixty seven between the Administrator Ceneral, Uttar Pradesh, (hereinafter called the administrator) of the one part and Sri Sumer Chard Goel s/o Lala Kapoor Chard r/o Attawala, Tehsil Panipat Distt. Karnel now residing at Kin Craig Goel Mussoorie. (2) Sri Daya Nard Goel s/o L. Kapoor Chard/r/o Attawala Tehsil Panipat Distt. Karnel now residing at Kin Craig Mussoorie and (3) Smt. Sarla Devi, w/o Om. Prakash Goel s/o L. Kapoor Chard r/o Kin Craig Mussoorie, (hereinafter called the purchasers) of the other part.

WHEREAS the Administrator become vested with the administration of the estate of Mrs. Caroline Althea Hay-Jahans late of Mussourie deceased. Mrs. Caroline Althea Hay-Jahans died at Mussourie on August 1,1933 leaving a Will dated 4th Nov.1931 probate of which was granted to Phillips Fredrick Hay-Jahans Executor and son of the deceased on the 27th October 1948, by the District Judge Saharanpur, in testamentary jurisdiction, Misc. Case No. 54 of 1948. And that the said Phillip Fredric Hay Jahans died on 16th August, 1955 at Yercand, district Salem in South India without fully administering

WITTER BARREN



- 2 -

the estate of the aforesaid Mrs. Caroline Althea Hay F.

Hay Jahans. And the Administrator in testamentary

case No.7 of 1961 applied for the letters of administration de-bonis-non in the High Court of Judicature

at Allahabad and the same were granted on 25th day of

May 1961.

AND WHEREAS late Mrs. Caroline Althea Hay Jahans was the owner of Wisteria Estate Mussoorie consisting of Wisteria Main Wisteria Cottage and Out houses and the land appurtement thereto situate at Mussoorie.

AND WHEREAS the sale of the above estate was edvertised from year to year.

AND WHEREAS the purchasers in response to the advertisement for the sale made an offer to the Administrator of Rs. 20,500/- as the price of the

TO STATE OF THE ST

MAULSH

THE ELANGE UT SCHERTS GOOD AHIJ. 2-ATC1 46.137 treeding tis saleded has been admitted his (U Shr: Simer Chand Goll, dyed about 39 years, To Lake Kapurchand occupation Fransport Braines, Residuit of Ricray Mount & Si Daya Nand Goel, Aged about 33 years, son of she Kale) Kapulhand goel Resident gilliang, volume and also adusted by Sont Sarla Deve, Agol about 26 years She Ombrakash Goel, Ro Kini Gaz, Morroe Street Delice Dem. 266 Saledeed is also signed by Sing In Silveraland, Alministrator General, 48 Allahabad who has some & Fine Saledeed is he offers capacity hence I sperift him from ging his purame allendance and signatures and saledeed is admitted to registration, The left thumb infression of (1) Shi Summer Chand Golf (2) Shi Dayanand - & Sout Sarka Leve has bleen taken at send No 181 182 2 183 in Book is bill on fage 15 45 The executants about No I to 3 has been delutyped by Shortomel Brasad Jain, dycatabet 57 years, Sonof Zala Mahabir trasad, occupitan I wise dynt, of the Mall, Monroe I also countried by She Shindlan-Rain, otgetalent 44 years, Son of Shi alaya Chand, occupation Business, Rlo Library Alasone. Boli the identifiers are personally bearm to me have I exempt them from giving their thumb impressions, Consideration amount of \$20, 500 has been a churveledget there Recined Ly the Vendor as follows: () \$5000 (& five transand of) has like received by the Vendor as follows: () \$5000 (& five transand of) has like received by the Vendor wide Bank Draft No L (002 828(2) \$500 f has been received by Black Draft No L (003833 dated 1)-1-1967 (6) R 8 000 f has been received with Bank Draft No Praft No L (00 2842 dt-17-667 by the liming Bank of India the Landon Cante of India the Landon Cante of India the Landon Cante of India the No 1861 753 on Allahabad Branch for R450-00 and R 2050 f is Cash No 161 753 on Allahabad Branch for R450-00 and R 2050 f is Cash Strong Si Somal branch John from M/s Mahabir Brand & Somo Horse and Control of Si Malla Bir Brand & Somo Horse and Control of Si Malla Bir Brand & Somo Horse and Control of Si Malla Bir Brand & Somo Horse and Control of South Los less quit the Administrator and full proposed shown above has like of Somo fields by Sundon Strong South Las Received by South Los less quit the Strong Strong Filippin South South Los less quit the Strong Strong Filipin Sundon Strong Based Strong Filipin Sundon Strong Based Strong Based Strong Filipin Sundon Strong Based Strong Strong Filipin Sundon Strong Based Strong Strong Strong Filipin Sundon Strong Based Strong St witheres: - (Kmallow Jam (3)) July July 9 (3) Shir Dhan Kerm (3) LT! Lake Suner Chand Jol LT Son Daya Naw & gal" ROY Sund Sar la De May the marginal try



Jusuale Francial Wh

- 3 -

whole of the Wisteria Estate exclusive of sale deed stamp conveyancing and registration which is payable by the purchaser which offer was accepted by the Administrator.

NOW THIS DEED WITNESSETH that in consideration of the sum of Rs. 20,500/- only paid by the purchaser to the administrator by bank draft no. LC002828 dated 14th June, 1967 for Rs. 5,000/- (2) Bank Draft No. LC002833 dated 11th June, 1967 for Rs. 5,000/- (3) Bank Draft No.LC002842 dated 17th June, 1967 for Rs. 8,000/- by the Union Bank of Irdia Ltd., Landour Cantt., Mussoorie on Allahabad Bank Ltd. Allahabad and Bank Draft No. 061753 dated 17th June. 1967 by State Bank of India Mussoorie on Allahabed Branch for Rs. 450.00 and Rs. 2050/- in cash through Sri Komal Prasad Jain, Prop. M/s Mahabir Prasad & Sons, House and Estate Agents, the Mall, Mussocrie the account of which has been given to the Administrator, which payments the administrator hereby acknowledges. The Administrator doth hereby sell unto the purchasers free from all encumbrances and all rights, title and interest of the deceased, Mrs. Caroline Althea Hay-Jahans in the said Wisteria Estate situate at Mussorrie with all buildings,

Medicater Consul





outhouses, furniture and fittings unto and upon the said premises and every part thereof to have and to hold the hereditament and premises hereby conveyed to the said purchasers and the administrator does hereby coverant with the said purchaser that the interest hereby transferred subsists (subject to the customs and conditions easement prevailing in the said premises) and delinated in the schedule and the said burchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said hereditaments and premises and receive the rents and profits thereof without any lawful claim, demand and interruption whatsoever by the administrator or any person or persons lawfully or equitably claiming under or in trust for him. And further the administrator shall and will from the time to time and at all times hereafter at the request and cost of the purchasers execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more effectually assuring the said lands, hereditaments and premises to the said purchasers in the manner aforesaid as shall or may reasonably required.

The nurchasers hereby covenants with the administrator that the possession of the entire buildings known as Wisteria estate with all lands as shown in the schedule but subject to right title and interest of the deceased have been given to him by the Aministrator on 1st July, 1967 and the purchasers



is in peaceful possession thereof. The purchasers further covenants that they shall in future pay all taxes and dues payable in respect of the said property as the owners thereof and the administrator will in no way be liable to deal with tenants or squatters whether in respect of rent or gifts for the same.

The expression 'the Administrator' shall include his successors in Office and the expression 'the Purchaser' shall include his heirs, executors, Administrators & assigns.

In witness whereof the Administrator General, U.P. and purchaser have signed the deed on the day and year first above

mentioned.

Seal

. Jusurasta

1. Administrator General, Uttar Pradesh.

2. The Purchasers

: in rurchasers

1. Administrating grand, U.P.

2. Occide de les Administrator

Description of the property known as Wisteria with fixtures & fittings with map attached. (Boundaries are subject to verification from City Board Mussoorie).

North: Masonic Lodge Road South: Brooklands East: Seven Caks West: Ravine



AFFIDAVIT

WHOMSOEVER IT MAY CONCERN

Gune

AFFIDAVIT OF SHRI SUMER CHAND GOEL, S/O LALA KAPOOR CHAND GOEL, RESIDING AT GOEL BHAWAN, BALAHISSAR, MUSSCORIE.

- I, Sumer Chand Goel, deponent named above, do hereby takes on the and state as follows:-
- 1). That the deponent and Shri Dayanand Goel son of lala Kapoor Chand and Smt. Sarla Devi wife of Shri Om Prakash son of lala Kapoor Chand had vide deed of sale made on 7.9.1967 purchased all rights, title and interest of one Miss Caroline Z Althea Hay Jahans in Wisteria Estate situate at Musscorie with all buildings, outhouse furnitures and fittings unto and upon the said premises from The Administrator General. Uttar Pradesh. The said deed was duly registered as No.83 of 1967 in Book No.1 Volume 73 on pages 98-100 on 30.9.1967 at the office of the Joint Sub-Registrar, Musscorie.
- 2). That the deponent and the said Shri Dayanand Goel and Smt. Sarla Devi had mutually and orally paritioned the said property amongst themselves in three lots of aqual and allotted to them by metes and bounds in the year 1968-69. The first part of the said estate now known as Goel Bhawan upper and Goel Bhawan lower came to the exclusive share and ownership of the deponent in the said Wisteria estate. The second part of the said estate now known as Sarla Sadan and cowshed at Sarla Sadan came to the exclusive share and ownership of Smt. S. rla Devi. The third part of the said estate now known as Daya Bhawan and outhouses came to the exclusive share and ownership of Shri Dayanand Goel.
- 3). That the three owners aforesaid got mutation of their respective names as owners of their respective parts of the said Wisteria estate in the records of the Municipal Board, Mussocrie vide Board's resolutions dated 3.5.1969.

27114/11

... That

- 4). That since then the deponent is in exclusive ownership and possession of his share in Wisteria estate which share is known as Goel Bhawan upper and Goel Bhawan lower and has been regularly paying Municipal and other taxes in respect of his said property independently.
- 5). That the deponent is this fully seized and possessed as absolute owners of the said property Goel Bhawan upper and Goel Bhawan lower in Wisteria estate, Bala Hissar, Mussoorie.
- 6). That the said property Goel Bhawan upper and Goel Bhawan in Goel is free from all encumbrances whatsoever. The deponent has unfettered right to take loan on the security of his said property.

Deponent

23401117

I, Sumer Chand Goel, deponent, do hereby verify at Mussoorie on 7.2 87 that the contents of this affidavit from paras 1 to 6 ere true to my knowledge. Nothing is false and nothing material has been concealed. So help me God.

Deponent



This affidavit is made before me town by Shri Scinics Chellet Creek.

who is identified by Shri to me.

The content, I this affidevit have bee explained to the deponent who unmisto understand.

The content and.

Mussoorie Date 7/2/69

(S. P. GUFTA)
Advocon y Notan



C. B. M. Form No. 101

नगर पालिका

CITY BOARD भवन एवं भूमि के वार्षिक मृख्यांकर पर Assessment List for Taxes on Annual

	Name of street or Mohalla	1 Dellaw	For the Period From	1968-69-
क्रम य ०	in which the property is situated बार्ड या मुहल्ले का नाम जहां भवने स्थित है।	Name or number भवन का नाम या सन्त्या। Name and address of the owner (and agent if any) भवन के मालिक का नाम व प्र	there are more occupiers than	Proposed Annual Value प्रस्तावित वापिक मूल्यांकन
	2	3	3	Rs
1		Coll Bharmupper and 3.5.60 Sums & Sum	in 1 le ple sil ile ple lul ye rafore lul	900- 0
		" Lower _ do _		800 _ 60
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		İ
0		Sarle Salan Vide T. A. Cis suse Iv Westerna Ahmuri 110 S. Din Pari	15 25 67 151, 182, 182, 182, 182, 182, 182, 182, 18	600-0
				THE REAL PROPERTY.
Ą		Conshidat Sirla - Do -		
3		Days Blower Side Act 250 35 Que de Stores	67 de illegible	360 6
8		Sn Kaperi Ca	mul	
	1. Dete en which or	plication was mode for		1

on which the copy was ready for

_{मस्}री MUSSOORIE

करों की पेसेम्मेन्ट पंजिजका Value of Building and Lands 한면이 - 기

10 1 1 1 1						
Amount of house tax	Amount of water tax assessed water?	Result of Appeal if any		any	Remarks including reference to orders in case of subsequent increases and decreases	
assessed भवन कर		Annual Value वार्षिक मृत्योकन	liouse Tax भवत कर	Water Tax जल कर	कर निर्धारण के पश्चान बदि कोई वहोतरी/बटोतरी ही ने। उसका विवरण आदेशों सहित	
Rs. P.	Rs P.	Rs. F.	Rs. P.		12	
30 m	54,	r 450 .	n2	29_8	Area 1.6 acres (Part Ist)	
80,10	n.g.	~ 660_ A	60_	2,6-		
6c_ e	36_	n 300 r	30.	4 18-4	Ana 0.8 ucus (Part Ind.)	
					Assessed, at Rs 50/- p.a. Williamittee 240 362 pt. 7 470	
2						
20_	n 12_	r 75_	e 31 -	s 4-5	so Ane 0.6 acres (Part Did)	
1					For Executive Officer, 25 1169 City Board, Mussoarie.	

