

MZAZ040030472026



**IN THE COURT OF THE CIVIL JUDGE (SENIOR
DIVISION)-II,**

AIZAWL DISTRICT, AIZAWL.

Declaratory Suit No. 292 of 2026

Smt. Ramthianghlimi,

W/o P.C. Vanlaldika,

R/o Bawngkawn, Aizawl, Mizoram.

... Plaintiff

-Versus-

Shri. K. Lalchungnunga (L),

represented by his wife,

Smt. Thanthuami Sailo,

R/o Bawngkawn, Aizawl, Mizoram.

... Defendant

BEFORE

SHRI R. MALSAWMDAWNGZUALA,

CIVIL JUDGE (SENIOR DIVISION)-II

PRESENT

For the Plaintiff : Lalremruati Pachuau & Ors,
Advocates.

Date of Order : 18.08.2026

ORDER

1. This is a Declaratory Suit No. 292/2026 filed by Smt. Ramthianghlimi W/o P.C. Vanlaldika R/o Bawngkawn, Aizawl, Mizoram against Shri. K. Lalchungnunga (L) represented by his wife Smt. Thanthuami Sailo R/o Bawngkawn, Aizawl, Mizoram for declaring that the

defendant, Smt. Thanthuami Sailo, being one of the legal heirs of late Shri. K. Lalchungnunga, has lawfully sold her right, title and interest in the immovable property covered by Land Settlement Certificate (LSC) No. AZL-4514 of 1986 situated at Bawngkawn, Aizawl, Mizoram to the Plaintiff, and for consequential mutation of the said right, title and interest in the revenue records in favour of the Plaintiff.

2. The brief fact as narrated in the suit is that the Defendant, Shri. K. Lalchungnunga (L) is the registered owner of AZL-4514 of 1986 located at Bawngkawn, Aizawl, Mizoram. However, the registered owner Shri. K. Lalchungnunga died on 13.05.2017 and is represented by his wife Smt. Thanthuami Sailo. After the death of Late K. Lalchungnunga, Smt. Thanthuami Sailo, being his wife and one of his legal heirs, sold the property on 31.07.2026 to the Plaintiff for a total consideration of ₹10,00,000/- (Rupees Ten Lakhs only) and executed a sale deed/agreement on the same day. Therefore, the plaintiff has no other option but to approach this court for declaring that she is the legal and rightful owner of the said LSC No. AZL-4514 of 1986 situated at Bawngkawn, Aizawl, Mizoram for mutation.
3. In view of the above facts and circumstances of the case, this court has formed an opinion that there are no persons interested in objecting to the prayer made by the Plaintiff in Declaratory Suit No.

292/2026. Examination in chief of Smt. Thanthuami Sailo, Ramthianghlimi, Lalnuntluangi and Lalnunpuii are also submitted before the court.

4. Accordingly, the prayer of the plaintiff is allowed and **the plaintiff Smt. Ramthianghlimi W/o P.C. Vanlaldika R/o Bawngkawn, Aizawl, Mizoram is hereby declared as the legal and rightful owner of LSC No. AZL-4514 of 1986 situated at Bawngkawn, Aizawl, Mizoram.**
5. The suit is accordingly disposed of.
6. Give copy of this order to all concerned.

Sd/- R. MALSAWMDAWNGZUALA

Civil Judge (Senior Division)-II

Aizawl District, Aizawl, Mizoram