



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 920ce23ccd00cacfa127

Receipt Date : 11-May-2023 12:19:56 pm

Receipt Amount : 180000/-

Amount In Words : One Lakh Eighty Thousands Rupees Only

Token Number : 202300060619

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SHEIKH FAHIM and SHEKH WASIM (Vendee)

GRN Number : 2317133133



-: For Office Use :-

*Defaced
Rajyan*



2023/JSR/2449/BK1/2273

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 का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

*इस रसीद के माध्यम से पूरे में
कौड़ी स्वीकृत नहीं करी गई है।*

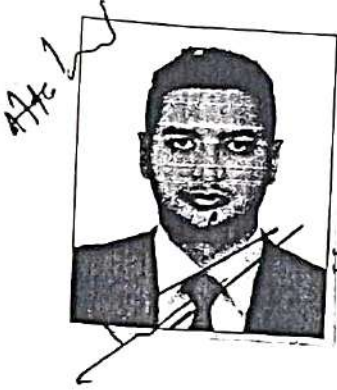
*S.K. Wasim
11/5/23*

*Sheikh Fahim
11/5/23*

सालग्रह
45,00,000/-

P.S.
Mago,

Stab
1,80,000/-



Handwritten signature and 'W.S.T.S.' written vertically.



खाता नम्बर... 167,
प्लॉट नम्बर... 32.86,
देय प्रतिबधित सूची में दर्ज नहीं है।

Handwritten signature and date 11/5/2023.

अधिनियम 21 के अधीन ग्राह्या: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, से 2...3 के अधीन यथावत् स्टाम्प-सहित (या स्टाम्प-शुल्क से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

जिला अवर गिबन्धक

यथावत् दस्तावेज में लेख्यकारी / प्रिंसापल जाति के... अंकित की गई हैं। छोटानागपुर कारतकारी अधिनियम 1909 की धारा 4(B) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से जाँचा एंव सही पाया।

Handwritten signature and date 11/5/23.

Handwritten signature and date 11/5/23.

Handwritten signature and date 11/5/23.

Handwritten notes: 1-1,35,000=00, 4-03=00, PR-01=00

SALE DEED

This Deed of Sale is made on this the 11th day of May 2023 at Jamshedpur.

Handwritten signature and date 11/5/2023.

11/5/23
SHEIKH
IMRAN

BY

NASREEN SHEIKH WIFE OF SHEIKH AHMAD AND
DAUGHTER OF SYED ABDUL WAHAB GRAND
DAUGHTER OF SYED MEERA (AADHAAR NO.XXXX
XXXX 7382, PAN NO. QPTPS2512M) by faith – Muslim,
Category General (Non C.N.T.), by occupation-Housewife, by
Nationality Indian, Resident of House No.10-A, Road No.10, Old
Purulia Road, West Zakirnagar, Mango, P.O.& P.S. Azadnagar,
Town Jamshedpur, District East Singhbhum, State Jharkhand,
represented by her duly constituted attorney namely SHEIKH
IMRAN SON OF ABDUL RAHIM AND GRAND SON OF
SK.SUBHAN (AADHAAR NO.XXXX XXXX 9021, PAN NO.
ABMPI3858H), by faith Muslim, Category General (Non C.N.T.),
by Nationality Indian, by occupation – Business, resident of Qr.No.
29, Banas Road, Tinplate, P.O. & P.S. Golmuri, Town Jamshedpur,
District Singhbhum East, State- Jharkhand vide registered General
Power of attorney bearing deed No.142, Serial No.1970, dated
18.04.2023 registered at District Sub Registry office at Jamshedpur,
hereinafter called the **VENDOR** (which expression shall unless,
excluded by or repugnant to the context, shall mean and include
her successor, executor, administrators, legal representative,
nominees, and assigns) of the ONE PART;



IN FAVOUR OF

(1) SHEIKH FAHIM SON OF LATE.SHEIKH KARIM AND GRANDSON LATE.SHEIKH AHMAD, by faith Muslim, Category General (Non C.N.T.), by Nationality Indian, by occupation - Business, (2) SHEKH WASIM SON OF LATE.SHEIKH KARIM AND GRANDSON LATE.SHEIKH AHMAD, by faith Muslim, Category General (Non C.N.T.), by Nationality Indian, by occupation - Business, Both resident of Flat No.A/6, Ali Apartment, Old Purulia Road, Kapali Road, Near Triangle Mall, Zakirnagar, Mango, P.O. & P.S. Azadnagar, Town Jamshedpur, District Singhbhum East, State-Jharkhand hereinafter called and referred to as the **VENDEES / PURCHASERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their successor, executor, administrators, legal representative, nominees, and assigns) of the OTHER PART; PAN NO.(1) AIFPF0962M, AADHAAR NO.(1) XXXX XXXX 8971, PAN NO.(2) ACRPW4736C, AADHAAR NO. (2) XXXX XXXX 2285.

NATURE OF DEED

: SALE DEED.

ACTUAL CONSIDERATION AMOUNT :

Rs.45,00,000/- (Rupees forty five lakhs).


GOVT. VALUE.

11/5/23
Nasreen

WITNESSETH AS FOLLOWS:-

WHEREAS, the Vendor is the absolute owner of all that one residential house having built up area 1035 Sq.ft. constructed over all that Piece and Parcel of Homestead land measuring an area 2 Kathas i.e.3.30. decimals situated within Mouza Pardih, recorded under Khata No.167, Plot No.3286, Thana No. 1641, Survey ward No. 8, M.N.A.C, within P.S. Mango, within District Sub Registry office at Jamshedpur, Town Jamshedpur, District East Singhbhum, State Jharkhand which was purchased by her from its Previous owners namely Kausar Jahan wife of Md.Nasim by means of registered deed of Sale bearing deed No.1865, Serial No.2077, dated 07.04.2001 and since then she is in peaceful possession over the same by mutating her name in the records of circle officer, Mango vide mutation case No. 1013/R27/2022-2023 and paying rent to the state regularly.

AND WHEREAS, the Present vendor namely Nasreen Sheikh wife of Sheikh Ahmad entered into the agreement for sale with the present purchasers namely (1) **Sheikh Fahim Son of Sheikh Karim** (2) **Shekh Wasim Son of Sheikh Karim** for the sale of schedule below house for total consideration amount for a sum amounting to Rs.45,00,000/- (Rupees forty five lakhs) only.

A handwritten signature in black ink, followed by the date "11/5/25" written vertically to the right of the signature.

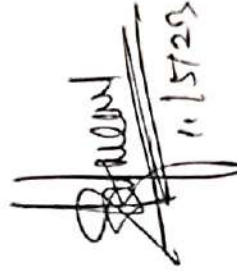
AND WHEREAS, the vendor ready to sale the schedule below house in favour of the purchasers on the following terms and conditions as mutually settled among them.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That total consideration amount for the schedule below house has been mutually fixed by both the parties as a sum of Rs.45,00,000/- (Rupees forty five lakhs) only.
2. That in pursuance to the aforesaid agreement and in consideration of a sum of Rs.45,00,000/- (Rupees forty five lakhs) has been paid by the purchasers to the vendor as a full and final consideration amount for sale of the schedule below property the receipt of which the vendor do hereby admit and acknowledge.
3. That the vendor by this deed presents do hereby sell, convey, transfer, deliver, and assign all that property described in the schedule below together with all rights, title, interest, possession, easement and appurtenances and full privileges and advantages **TO HAVE AND TO HOLD** the same as absolute owners thereof without any interruption, hindrance or disturbance by the vendor or any other person or persons claiming under them together with all right, title, interest, possession which the vendor hereto before enjoyed in

5-25-2011
M. M. M. M. M.
~~Signature~~

- respect of the schedule below property in favour of the purchasers.
4. That henceforth the purchasers shall exercise all right, title, interest and possession over the schedule below house as absolute owner thereof.
 5. That the vendor hereby declare that the properties hereby conveyed to the purchasers by this Deed of sale are free from all encumbrances, liens, charges, or any kind of attachments whatsoever.
 6. That the purchasers shall be at liberty to transfer or part with possession of the schedule below properties by way of sale, gift, lease, mortgage or by executing any other document and shall be at a liberty to mutate their name in the office of concerned authority with respect to the schedule below property and shall pay the ground rent and other charges in their name.
 7. That the purchasers on and from the date of taking possession of the schedule below property is a responsible for payment of all taxes, rents, charges, of the said property.
 8. That the vendor hereby assured the purchasers that if required she will execute any further Deed or documents with respect to the schedule below property to ensure the



right, title and interest of the purchasers more perfectly at cost of the purchasers.

SCHEDULE

All that one residential house having built up area 1035 Sq. ft. constructed over all that Piece and Parcel of Homestead land measuring an area 2 Kathas i.e.3.30. decimals situated within Mouza Pardih, recorded under Khata No.167, Plot No.3286, Thana No. 1641, Survey ward No.8, M.N.A.C, within P.S.Mango, within District Sub Registry office at Jamshedpur, Town Jamshedpur, District East Singhbhum, State Jharkhand and the said house is situated in Branch Road and the same is bounded as follows:-

North : 3'ft Alley;
South : Rasta;
East : Jawed Iqbal;
West : Alley thereafter Nawab and wahab;

MEMO OF CONSIDERATION

Sl. No.	Date	Cheque / Cash	Bank	Amount Rs.
1.	05.12.2022	Cash		Rs. 1,00,000/-
2.	05.12.2022	Ch.No.442321	ICICI Bank	Rs. 2,00,000/-
3.	13.02.2023	Ch.No.442323	ICICI Bank	Rs.15,00,000/-
4.	14.02.2023	Ch.No.442324	ICICI Bank	Rs.10,00,000/-
5.	15.02.2023	Ch.No.442325	ICICI Bank	Rs.10,00,000/-
6.	06.04.2023	Ch.No.442327	ICICI Bank	Rs. 7,00,000/-

Total Amount Rs.45,00,000/-

~~Signature~~ 11/5/25

IN WITNESS whereof the vendor has signed this Deed of sale today at Jamshedpur on this the day, month and year first above written.

Read over and explained the contents of this deed to the executants who admit it to be true and correct.

~~Signature~~ 11/5/25
Advocate.

WITNESSES:

1. Sheikh Faruque, Sh - Abdul Kalam
Or. no - 29, Banas Road, Tinpahar, Gotmudi, JSR.
2. Md. Islam, Sh - SK. Md. Ehsan, Plo - Waris colony,
Chapa Pul, Bad Nagar, Mangoo, JSR

Typed by:
~~Signature~~
Jamshedpur court.

Drafted by: ~~Signature~~ 11/5/25
Advocate.

Name of the purchasers

SHEIKH FAHIM



Sheikh Fahim
11/5/25



Handwritten signature and date: 11/5/23

SHEKH WASIM



*S.K. Wasim
11/5/23*



Signature and finger prints of left hand of the purchaser above named.

Certified that the fingers prints of the left hand of persons, whose photographs are affixed in the document, have been obtained by me.

Handwritten signature and date: 11/5/23
Advocate.