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4146 1-8
2009



Serial No. 25715. Date 23.9.2009
Name M/S. Investment
Address Chiripal House, Satellite Road
Value Rs. 313.00/-
(Words) Thirty one thousand Three
The Bank Ltd. introduced on
Licence No. AUTH/AV/15/2008
Sign. f.h.m. a.h.chm.

(See Rule - 16(A))

CONVEYANCE DEED

1. A. Full Name of the Seller:
AKSHAT CO. OP. HOUSING SOCIETY LIMITED
- B. Present Address: Mouje Shela, Taluka Sanand, Dist. Ahmedabad
- C. Name, age, full address and occupation of the authorized person:
Mr. Anand B. Agrawal, Adult, residing at, 60 - Milan Park Road, Ho
Vastrapur, Ahmedabad - 380 054, Occupation: Service.

PANNO-AAFFV 09739

2. A. Full name of the Buyer:
1) M/S. M. S. INVESTMENT, A Partnership Firm through
Administrative Partner MRS. MANJUDEVI JAIPRAVA
CHIRIPAL, Adult, Business PANN- AAQPA 0509 A
- B. Present address: CHIRIPAL HOUSE, Nr. Shivranjini Cross Roads,
132'ft. Ring Road, Satellite, Ahmedabad : 380015

THE KALUPUR COMMERCIAL
CO-OP BANK LTD.
SATELLITE ROAD
AHMEDABAD - 380015
GUSO SAUTH/AV/15/2005
363058
GUJARAT
0051300
23.9.2009
SPECIAL ADHESIVE
9244 6126320



3. Details of the Property Sold:

- a. Non-Agricultural / Open Undeveloped Land of Unit No. 127 of VRAJ GARDENS located in Village: Shela, Taluka : Sanand, District: Ahmedabad.- Revenue Block No.161.
b. Area : 1,94,353 Sq. Mtrs. Paiki 1819 Sq. Mtrs

4. Border/Boundary:

East : Plot No. 126 West : Plot No. 128
North : T. P. Road South : Common Road

5. Details of the Structure :

Total Area of Land : 1,94,353 Sq.Mtrs. Paiki 1819 Sq. Mtrs. (Net Plot Area)

6. Sale Amount/Consideration of the Sale Deed :

Rs. 6,37,000/- (Rupees Six Lac Thirty Seven Thousand Only)
Upon which Rs. 31,300/- (Rupees Thirty One Thousand Three Hundred Only)
Stamp Duty has been used.

7. Date, time and place of payment of consideration

Rs. 6,37,000/- (Rupees Six Lac Thirty Seven Thousand Only)
We (Seller) have received the full amount of the consideration amount from the Buyer of Rs. 6,37,000/- (Rupees Six Lac Thirty Seven Thousand Only).

8. About Sold Property

We are selling our above mentioned immovable property of the consideration on the receipt of sale amount through this deed. And we give you the peaceful, vacant and physical possession of the property. We the seller, assure you that right of our ownership of the property is clear and saleable. And we have paid all the taxes, revenue, electricity bill, administrative expenditure etc. till today, and we have given/handed over you all the original documents in relation to this. Hereafter, all the benefits from this property belong to the buyer. The buyers agrees and assure that hereafter, the responsibility of the payment of all the taxes, revenue, electricity bill, administrative expenditure etc. rests with the buyer and if there is any loss incurred thereafter that will be borne by you, the buyer. You may now transfer the above property in your name, in the respective record.

9. Any other Special Power/condition, if any:

WHEREAS:

Akshat Co-operative Housing Society Limited, is seized and possessed of or otherwise well and sufficiently entitled to Non-agricultural land bearing Block No. 161 land situated at Registration district and sub district Ahmedabad, Taluka : Sanand and Village : Shela , as per revenue record total 1,94,353 sq. mtrs., i.e. approx. 2,32,443.50 sq.yds (Hereinafter referred to as the "Said Land").



SND	
4446	3-8
2009	

The Society in pursuance of its objects decided to develop the Said Land. The Society had no means, knowledge or expertise to develop the Said Land as Housing Project, proposed by it.

Arrangement for developing and building residential bungalows has been arrived at by and between the Society and one Vyom Developers (Hereinafter referred to as the "Developer") dated 15-6-2005. The Society recommended by the Said Developer has agreed to make available to the members in the Housing Project Units of Land for construction of residential house.

The Developer has agreed to develop and build a Housing Project on the Said Land. The Allottee Member herein has registered himself as a member in the Said Housing Project of the Developer as per agreement arrived at by and between the Allottee Member and the Developer. The Allottee Member herein is member and share holder of the Society and holds requisite shares of the Society. The Allottee Member herein has been allotted unit of land of and for Residential House No. 127 admeasuring about 1819 sq. mtrs., more particularly described in the schedule hereunder written (Hereinafter referred to as the "Said Unit of Land") and such Unit of Land is to be held by the Allottee Member as Allottee Member as per the rules and regulations of the Housing Project.

The said unit of undeveloped land has been allotted to the Allottee Member herein at or for the land contribution of Rs. 6,37,000/- (Rupees Six Lac Thirty Seven Thousand Only) made by the Allottee Member to the Developer and by booking entry transferred to the Society.

NOW THIS INDENTURE WITNESSETH that in consideration of the premises contained hereinabove and in further consideration of the Allottee Member herein being member and in further consideration of the sum of Rs. 6,37,000/- (Rupees Six Lac Thirty Seven Thousand Only) paid by the member to the Society, payment and receipt whereof the Society do hereby admit and acknowledge of and from every part thereof for ever acquit, release and discharge the member, the Society hereby allot and grant unto the Allottee Member as Member, the Said Unit of Land admeasuring about 2175 sq.yds. equivalent to 1819 sq. mtrs. AND TO HAVE AND TO HOLD all and singular the Said Unit of Undeveloped Land hereby allotted and granted with their and every of their rights, members and appurtenances aforesaid (Hereinafter collectively referred to as the "Said Premises") UNTO AND TO THE USE and benefit of the Allottee Member as beneficial holder as member, subject however to the rules and regulations and restrictions and the Said Housing Project as per the terms and conditions of agreements or arrangements between the Developer and the Allottee Member and further subject to, to hold the Said Unit of Land as member SUBJECT to the payment of all rates, taxes, assessment, dues and duties now chargeable upon the same or hereafter to become payable to the Gram Panchayat, State of Gujarat or any other public body in respect thereof AND THE SOCIETY hereby for itself, its executors, administrators and assigns covenant with the Allottee Member THAT IT, the Society has now in itself good right, full power and absolute authority to allot and grant the Said Unit of Land hereby allotted and granted unto and to the



SND
4146 4-8
2009

4

use of the Member AND THAT it shall be lawful for the Member from time to time and all times subject to aforesaid hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy The Said Premises hereby allotted and granted, for their own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Society or by any person or persons lawfully or equitable claiming by, from, under or in trust from them subject to as above AND well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever occasioned or suffered by the Society AND FURTHER IT, the Society shall and will from time to time and at all times hereafter at the request and cost of the Member do and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely allotting and granting unto and to the use of the Allottee Member as aforesaid, as shall or may be reasonably required by the Allottee Member.

B. All stamp duty, present or future, registration charges, legal fees and all other out of pocket expenses in respect of these presents have been agreed to be borne and paid by the Allottee Member only.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their hands and seal the day and year first hereinabove written.

10. The stamp duty, registration fee, other miscellaneous expenditure etc. have been paid by the buyer.

Document of this sale deed has been signed after reading it carefully with all consciousness without intoxication, any pressure and in presence of the following witnesses which is agreeable and binding to me and my heirs, successors, executors and assignees.

Kashat Co. Ltd. Secretary & Co. Ltd.

Anand Agrawal

Date: 24/1/09

Place: A'bad

Witnessed by

1. 

2. 



SND	
4146	5-8
2009	

Schedule as per Section { 32 / A } of the Registration Act

SELLER



Akshat Co-Op. Housing Society Ltd.
Anand Agrawal
Authorised Person

Mr. Anand B. Agrawal

BUYER



Manju Devi Jaiprakash Chiripal

MRS. MANJUDEVI JAIPRAKASH CHIRIPAL
Administrative Partner of M/S. M. S. INVESTMENT

Serial No. **4146**

presented of the office of the

Sub-Registrar of **Sanand**

between the hour of **3** to **4**

on date **24/09/2009**



Receipt No :- **2009029008330**

Received Fees as following Rs.

Registration Fees. **6370**

Fee for photography (**10**) **100**

Postage Fee :- **0**

TOTAL :- 6470

(Rupees Six Thousand Four Hundred Seventy Only)

Anand Agrawal

Akshat Co. Op. Hou. Soc. Ltd.
through its autho. Person Anand B.
Agrawal

H. B. Rathod

(H. B. Rathod)
Sub Registrar
Sanand

H. B. Rathod

(H. B. Rathod)
Sub Registrar
Sanand

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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1) Executing
Akshat Co. Op. Hou. Soc. Ltd.
through its autho. Person Anand B.
Agrawal (service)
60, Milan Park Row House,
Vastrapur, Ahmedabad.

0



Anand Agrawal

Executing Party
admits execution

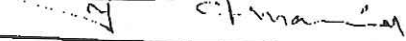



SND
4146 6-8
2009

1. Hemant J. Maniyar (business)
jagganath park
vejalpur
Ahmedabad
2. Jayntibhai T Solanki (Advocate)
Satellite
Ahmedabad

State that they personally known
above named executant and
Identifies him/them




1. 
2. 



Day 24 of Month September - 2009




(H. B. Rathod)

Sub Registrar
Sanand

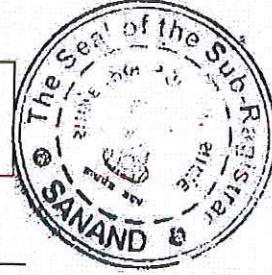
Produced Form No.1
for finalise the Marketvalue.
Date : 24/09/2009


(H. B. Rathod)

Sub Registrar
Sanand

Registered No. 4146 Book No. 1

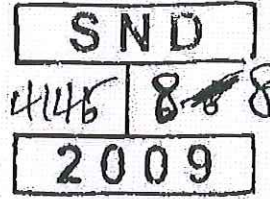
Date: 25/09/2009



[Signature]

(H. B. Rathod)

Sub Registrar
Sanand



સદરજુ દસ્તાવેજ સાબે
મુખત્યારનામાની પ્રમાણીત
નકલ રજુ કરેલ છે.
તા. ૨૫-૯-૦૯

[Signature]
સબ રજીસ્ટ્રાર
સાવંદ

