

**અનુક્રમણિકા નંબર - ૨**

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 3 Memnagar

ગામનું નામ : બોડકદેવ

|   |  |   |  |  |  |             |
|---|--|---|--|--|--|-------------|
| <p>દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)</p> | <p>સર્વે નંબર પેટા વિભાગ આકાર અથવા જુડી નંબર અને ઘર નંબર ક્ષેત્રફળ આપવામાં આવે (જો કંઈ પણ હોય તો) ત્યારે તે.</p>   | <p>દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ</p> | <p>દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ</p> | <p>સહીની તારીખ<br/>નોંધાયેલી તારીખ</p> | <p>અનુક્રમ, ચોલ્યુમ અને પૃષ્ઠ નંબર</p> | <p>શેરો</p> |
| <p>માલિકી ફેરખતવેચાણ<br/>રૂા. ૨૦૦૦૦૦૦=૦૦</p>  | <p>સર્વે નં. ૩૧૩/૨/૧, ટી.પી.સ્કીમ નં. ૧-બી, ક્ષા.પ્લોટ નં. ૧૪૬, ફ્લોટ નં. એ-૧૩, કોથ ફ્લોટ, ક્ષેત્રફળ- ૧૩૦ ચો.વાર, રીધ્ધી-સીધ્ધી કી.ઓ.હા.સો.લી. "સોહમ એવન્યુ"</p> | <p>Muktarsing Jivansing Sardar -</p>  | <p>Rita Jaimini Purani P.O.A. Tarakkumar Jaimini Purani</p>  | <p>૨૨/૦૯/૨૦૦૯<br/>૨૨/૦૯/૨૦૦૯</p>       | <p>૮૧૫૨</p>                            |             |



રીયા એમ પંડ્યા ની તારીખ : ૧૬/૦૪/૨૦૧૪ ના રોજની

અરજી નંબર : ૫૩૩૫

પરોચ નંબર : ૨૦૧૪૦૦૧૦૦૮૧૧૪

તારીખ : ૧૬/૦૪/૨૦૧૪

મુકાબલ કરનાર

ખરી નફલ

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 3 Memnagar

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 3 Memnagar

નોંધ: કોમ્પ્યુટર દ્વારા કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.

**શ્રી રિલ્કી સિલ્કી**  
**કો.ઓ.હાઉસીંગ સોસાયટી લી.**  
**(બોડકદેવ)**

રજીસ્ટર્ડ નં. ઘ. ઘ. ૧૧૯૬૩ / રજી. તા. ૧૦-૧૧-૯૫

શેર સર્ટીફિકેટ નં. ૩૯

દરેક શેર રૂ. ૫૦/-

શેર નં. ૧૫૫૨ ૨૧ ૧૫૫૫

ના એક એવા પાંચ શેર માટે

**શ્રી રિલ્કી સિલ્કી કો.ઓ.હાઉસીંગ સોસાયટી લી. (બોડકદેવ)**

ધાપણ રૂપીઆ

દરેક રૂપીઆ

૫૦/-

ના એવા શેરોમાં વહેંચાયેલી

આથી સર્ટીફિકેટ આપવામાં આવે છે કે શ્રી નિખીરજી ઝગીના કાહેળી

રહેવાસી અમદાવાદ

ના તે શ્રી રિલ્કી સિલ્કી કો.ઓ.હાઉસીંગ સોસાયટી લી. (બોડકદેવ)

ના કાયદા કાનુનને અનુસરીને તથા સદરહુ સોસાયટી જે જે નિયમો કરશે તે ધારા તથા નિયમો પ્રમાણે ચાલે ત્યાં સુધી સદરહુ સોસાયટીના શેર નંગ પાંચ ના માલિક છે આ શેરના રૂ. ૨૫૦/- અંક રૂપિયા બસો પચાસ પુરા આજદીન સુધી ભરાયા છે. તા. .... માહે ..... સને ૧૯૮૭



Benjara S.R. Parbhakar

સેક્રટરી

શેરમેન

Registered with  
Mysore

સ્થાવર પત્ર

પત્ર નંબર: ૨૦૦૬૦૦૧૦૧૬૭૨૪ સહાયક નંબર: ૮૭૧૨ સહાયક તારી: ૨૦૦૬

તા. ૩૩ માં: ૯ સને ૨૦૦૬ અંદાજ Rs. ૨૦૦૦૦૦.૦૦

સ્થાવરનો પ્રકાર માલિકી ઠેરખાલ/વેચાણ  
જય સરનારનું નામ Alta Jaimini Purani P.O.A. Tarakkumar Jaimini Purani

| નીચે પ્રમાણે થી પડેલી                 | રૂ. પેસ |
|---------------------------------------|---------|
| સ્થાવરની કિંમત                        | ૨૦૦૦૦   |
| નક્કા સરવાળી થી સુધ્ધ/બેલોનું         | ૨૩૦     |
| સેરોની નક્કા સરવાળા પાટે થી           | ૦       |
| સ્થાવર ખર્ચ                           | ૦       |
| નક્કા અથવા પાલિકા (સામાજીક જી.વી.સી.) | ૦       |
| શેષ અગર તપાસણી                        | ૦       |
| ૯૬ સ્કેમ-૨૫                           | ૦       |
| ૬૫૫-૩૪ (સ્કેમ-૫૭)                     | ૦       |
| નક્કા થી બેલોનું                      | ૦       |
| ઇન્ડેક્સ-૨ થી                         | ૦       |
| આ વિભાગની બાબતોની કિંમત               | ૦       |

આ.જિલ. લેખ સહાયક પત્ર સ્ટેલ ઇ.

કુલ એકંદર રૂ. ૨૦૨૩૦

( એક સંપૂર્ણ વીસ હજાર બેસતી ત્રીસ પુરા. )

સ્થાવર ના કિંમત તુર નો અંદાજ તે સહાયક સુવેદની પસંદગીમાં આપેલ. નક્કા સંબંધિત અવગણના

સ્થાવર સહાયક સુવેદની  
F-૪૦૪, Audra Sayam, Judges Bungalow,  
Road, Ahmedabad



( એસ.આર.ઓ. )  
સહાયક સુવેદની  
અમદાવાદ-૩ (મેમ્બરોલે)  
પેલેસ-૧૬ સમાજ-૬,  
સ્ટેટલ ટ્રસ્ટીશ, અમદાવાદ  
અમદાવાદ - ૩૮



Verified with original

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Serial No. 125156 Date 18/9/2009  
 Name: P. J. Purani  
 & P. J. P. Sanyal  
 Address: P. J. P. Sanyal  
 Value Rs. 98000  
 (Words) Ninety eight thousand  
 The Registrar  
 Licence No. GIL/13/2006  
 Sign: P. J. Purani



*Matched with original*

*R J Purani*

SALE DEED

Sale Deed of A/13 4th floor, Soha Avenue, (Ridhi Sidhi Co.Op. Housing Society Limited) on land bearing Survey No. 2/1 of Moje Bodakdev, Taluka Daskroi, Sub District Ahmedabad - 3 (Memnagar) District Ahmedabad of Rs.20 lacs.

TP 1 B FP 145

THE KALUPUR COMMERCIAL  
 CO-OP BANK LTD  
 VASTRAPUR BRANCH  
 AHMEDABAD - 380015  
 GILSOS/AHTH/AV/73206  
 18555  
 125456  
 SPL ADH  
 SEP 18 2009  
 13:07  
 R. 0698000/- PG5686  
 STAMP DUTY GILJARAT

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*[Handwritten mark]*

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THIS INDENTURE made at Ahmedabad This day of September, Two Thousand nine Between MUKHTARSING JIVASING SARDAR, aged about adult, Hindu by Religion, residing at : A/13, Soham Avenue, Nr. Arbindo Society, Bodakdev, Ahmedabad hereinafter called the "Vendor" (which expression shall unless the same be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the One Part and RITA JAIMINI PURANI POWER OF ATTORNEY OF TARAK KUMAR JAIMINI PURANI aged about adult, Hindu by religion, residing at : F/404, Rudra square Judges Bungalow Road, Ahmedabad - 15 (hereinafter called the "The Purchaser" which expression shall unless the same be repugnant to the context or

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meaning thereof mean and include its successors and assigns) of the Other Part.

Whereas the RIDDHI-SIDDHI CO.OP.HOUSING SOCIETY LTD. (known as "SOHAM AVENUE") a registered co-operative society under the Co.Operative Society Act 1961 having registration No.GH.11963 dated 10-11-1995 is seized and possessed of and/or otherwise well and sufficiently entitled to piece and parcel of land bearing Survey No.393/2/1 of Moje (TP 1B FP 485) Bodakdev Taluka Daskroi in the Sub-District Ahmedabad - 3 (Memnagar) and District Ahmedabad.

And Whereas the said Society has acquired the said land and got constructed the various Flats on the said land which are known as "SOHAM AVENEU" and the Flat



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No. A/13, of Fourth Floor admeasuring about 130 sq.yds.+ room admeasuring 33 sq.yr. on top of flat allotted to the Mrs. SEEMA J. MEHTA as the member of the society with the Five Shares each of Rs.50/- bearing share certificate. And since then the said Flat is in the full possession and ownership rights and membership rights of the said Seema J. Mehta. The Vendor has purchased said Flat by Register Sale Deed No.2116 dated 1st September 2000 from said Seema J. Mehta & became absolute owner.

And Whereas the Vendor as a member of the said Society is very well and sufficiently having ownership rights of Flat No.A/13 of Forth floor admeasuring about 130 sq. yds.with room on tarrace construction admeasuring 33 sq.yds. in the

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said RIDDHI-SIDDHI CO.OP.HOUSING SOCIETY LTD. (known as "SOHAM AVENEUE").

And Whereas the Vendor is absolutely siezed and possessed of and otherwise well and sufficiently entitled to all those piece and parcel of freehold land situate lying and being at Flat No.A/13 of Forth Floor admeasuring about 130 sq. yards with room on tarrace with terrace right construction of RIDDHI-SIDDHI CO.OP.HOUSING SOCIETY LTD. (known as "SOHAM AVENUE") on the land bearing Survey No.393/2/1 of Moje Bodakdev Taluka Daskroi in the Sub-District Ahmedabad - 3 (Memnagar) and District Ahmedabad more particularly described in the schedule hereinunder written (Hereinafter referred to as "The said Property") free





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from any charge and encumbrances whatsoever.

The Vendor has agreed to sell to "The Purchaser" therein the said property more particularly described in the Schedule hereinunder written free from any charge and encumbrances for a price or consideration of Rs.20,00,000/- (Rupees Twenty Lacs Only).

And whereas the Purchaser has requested the vendor to execute a Deed of Conveyance in respect of the said property in his favour for a sum or consideration of Rs.20,00,000/- (Rupees Twenty Lacs Only) which the vendor has agreed to do in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSTH

1... The full and final consideration of the sum Rs.20,00,000/- (Rupees Twenty Lacs



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Only) paid towards consideration as follows:

Rs. 50=00 paid at the time of Banakhat  
Amount Transferred from  
ICICI Bank, Satellite, to SBI  
Bopal Branch payment ID -  
0116276429 in A/c No.  
305582008864 on 18/8/09.

Rs. 19,950=00 paid at the time of Banakhat  
Amount Transferred from  
ICICI Bank, Settelite Branch  
to SBI Bopal Branch Payment  
ID. 0116370030 in A/c. No.  
30558208864 on 18/8/09.

Rs. 1,00,00=00 paid at the time of Banakhat  
Amount Transferred from  
ICICI Bank, Settelite Branch  
to SBI Bopal Branch Payment  
ID. 0117430768 in A/c. No.  
30558208864 on 27/8/09.

Rs. 1,00,00=00 paid at the time of Banakhat  
Amount Transferred from  
ICICI Bank, Settelite Branch  
to SBI Bopal Branch Payment  
ID. 0117430311 in A/c. No.  
30558208864 on 27/8/09.



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Rs. 6,03,747=00 paid on 17/9/09 to repay SBI Home loan in full by Housing Development finance Corporation Ltd. Drawn on HDFC Bank Ltd. Mithakhali Branch, through Cheque No. 021228 Dated 4/9/09 payable to State Bank of India HL A/C No. 30458728275 of Mr. M.J.SARDAR

Rs. 11,86,253=00 paid on 22/9/09 as part payment at the time of Documents by Housing Development finance Corporation Ltd. drawn on HDFC Bank Ltd. Mithakhali Branch, through Cheque No. 021615 Dated 22/9/09

Rs. 10,000=00 Will be paid within one week as full payment after the submission of Documents by Housing Development finance Corporation Ltd. drawn on HDFC Bank Ltd. Mithakhali Branch, through Cheque No. Dated 22/9/09

..... 20,000=00 Cash given back

Rs. 20,00,000=00 Twenty Lacs Only)



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The Vendor doth hereby admit and acknowledge of and from the same and every part thereof doth for ever acquit, release and discharge the Purchaser) the vendor doth hereby grant, transfer, assign, release, convey and assure unto the Purchaser for ever all that as stated in schedule Flat No.a/13 of Fourth Floor admeasuring about 130 sq.yards with room on tarrace construction of RIDDHI-SIDDHI CO.OP.HOUSING SOCIETY LTD. (known as "SOHAM AVENUE") on the land bearing bearing Survey No.393/2/1 of Moje Bodakdev Taluka Daskroi in the Sub-District Ahmedabad - 3 (Memnagar) and District Ahmedabad hereinunder written together with all fittings, fixtures, electric supply, Water supply, drainage and all other essential services and also with paths, passages, water Sources, sewers, ditches, drains,



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trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, member and appurtenances. The purchaser is also entitled to have right as a member of the society to use common plot, margin land and common roads of the society and the purchaser is entitled to use the same as the member of the society.

2... The Vendor both hereby grant, transfer, assign, release, convey and assure unto the Purchaser for ever all that as stated in schedule hereinunder written together with all singular structures now standing thereon and all courtyards, areas, gardens, sewers, ditches, drains, fencing trees, plants, lights, liberties, common walls, wells, waters, compounds, paths, roads, passages, easements, profits, privileges, advantages, rights, mem



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ber and appurtenances whatsoever to those pieces or parcels of land or ground belonging to or otherwise appertaining to or with the same or any part thereof now or at any time heretofore usually held, occupied or enjoyed therewith or reputed or known as part parcel or member thereof or belong to or be appurtenant thereto and also together with use of fittings and fixtures, water closets, lavatories and other conveniences in the said premises and the Vendor has this day handed over to the Purchaser the absolute and vacant possession of the said Flat And also togetherwith all the deeds, documents, writings and other evidences of right, title relating to the said property And all the estate, right, title, interest, use, inheritance, property, benefit, claim and demand what

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soever both at law and in equity of the Vendor into and upon the said property or any part thereof TO HAVE AND TO HOLD the said property or any part thereof hereby granted, released and assured or intended so to be with its and every of its rights, title appurtenances UNTO AND TO THE USE and benefit of Purchaser for ever SUBJECT TO the payment of all rents, taxes, assessments, dues and duties chargeable upon the same or which may from the date of these presents become payable in respect thereof to the Municipal Corporation or any local Body or Bodies.

3... And the Vendor doth for himself and his heirs, executors and assigns covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by his



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the vendor or any of them or by any person or persons lawfully or equitable claiming by from through under or in trust for the vendor, made, done, committed or omitted knowingly or willingly suffered to the contrary, the Vendor now hath for himself good right full power and absolute authority to grant, release, assign and assure all that pieces or parcels of land togetherwith constructions thereon hereby granted, released and assured or intended so to be UNTO AND TO THE USE of the Purchaser in the manner aforesaid And the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have, occupy, possess and enjoy the said property and receive the rents, issues, profits and benefits thereof and of every part thereof to and for its own use and benefit





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without any suit, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitable claiming or to claim by from under or in trust for them or any of them And that free and clear and freely, clearly and absolutely acquitted exonerated and for ever discharged or otherwise by the vendor well and sufficiently saved, defended and kept harmless and indemnified of from and against all encumbrances whatsoever had executed occasioned or suffered by the Vendor or any of them or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them and or any of them and further that the vendor and all persons having lawfully or equitably any estate or interest whatsoever in the said land



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hereditaments, and premises or any part thereof from under or in trust for the vendor or any of them shall and will from time to time and at all times hereafter at the request of and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawfully and reasonable acts, deeds, things, evidences and assurances in the law whatsoever for the better and more perfectly and absolutely granting, releasing and assuring the said land, hereditaments and premises and every part thereof UNTO AND TO THE USE of the Purchaser in the manner aforesaid by the Purchaser, its successors and assigns as shall be reasonably required.

4... The Purchaser shall bear expenses of Stamp duty, Registration fees, Advocates fees and other expenses in respect of the said

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property.

5... The said Society has given a permission to transfer the said Flat in the name of the Purchaser and also agreed to accept the Purchaser as a member of the society.

IN WITNESS WHEREOF the Vendor has set his hands hereto at Ahmedabad on the day and the year hereinabove written in the manner hereinafter appearing.

**THE SCHEDULE ABOVE REFERRED TO**

ALL that piece of parcel of property bearing Flat No.A/13 of Fourth Floor admeasuring about 130 sq.yards with room on tarrace construction of RIDDHI-SIDDHI CO.OP.HOUSING SOCIETY LTD. (known as "SOHAM AVENUE") on the land bearing bearing Survey No.393/2/1 of Moje Bodakdev Taluka Daskroi in the Sub-District  
(TP 1 B FP 145)



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Ahmedabad - 3 (Memnagar) and District  
Ahmedabad and bounded as under :-

On the East : Arbindo Society  
On the West : Boundary of  
Vastrapur Village.  
On the North : F.P.No.465/2.  
On the South : Kadamb Bunglows.

SIGNED SEALED AND DELIVERED(

by within named Mukhtarsing Jivasing Sardar(

the Vendor herein the presence of (

*Mukhtarsing*

SIGNED SEALED AND DELIVERED(

by within named Rita Jaimini Purani

Power of attorney of

Tarakkumar Jaimini Purani (

the Purchaser herein the presence of (

*R J Purani*

WITNESSES

1. *Jaydev Chimanlal*

2. *Kuo*



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Schedule of Registration Act Sec. 32(A)

The One Part :



Mukhtarsing Jivasing Sardar

Mukhtarsing Jivasing Sardar Thumb Impression

The Other Part :



Rita Jaimini Purani

Rita Jaimini Purani  
Power of attorney of  
Tarakkumar Jaimini Purani

Thumb Impression



Serial No. 8752  
 presented of the office of the  
 Sub-Registrar of SRO-Ahmedabad-3 Memnagar  
 between the hour of 5 to 6  
 on date 22/09/2009



*Rita Jaimini Purani*

Rita Jaimini Purani P.O.A.  
 Tarakkumar Jaimini Purani

( S.R.Shah )

Joint Sub Registrar  
 SRO-Ahmedabad-3 Memnagar

Receipt No :- 2009001019724  
 Received Fees as following Rs.  
 Registration Fees. 20000  
 Fee for photography ( 23 ) 230  
 Postage Fee :- 0  
 TOTAL :- 20230

( Rupees Twenty Thousand Two Hundred Thirty Only )

*(Signature)*

( S.R.Shah )

Joint Sub Registrar  
 SRO-Ahmedabad-3 Memnagar

| Sl.no | Party Name and Address  | Age | Photograph | Thumb Impression | Signature                  |
|-------|---|-----|------------|------------------|----------------------------|
| 1)    | <u>Executant</u><br>Muktarsing Jivansing Sardar<br>A/13, Soham Avenue, Bodakdev,<br>Ahmedabad   | 0   |            |                  | <i>M. Sardar</i>           |
| 1)    | <u>Claimant</u><br>Rita Jaimini Purani P.O.A.<br>Tarakkumar Jaimini Purani<br>(Business)<br>F-404, Rudra Sqyare, Judges<br>Bungalow Road, Ahmedabad | 0   |            |                  | <i>Rita Jaimini Purani</i> |

Executing Party  
 admits execution



AHD-3-MGR

8752/19/20

2009

1. Jagdishchandra Chimanlal Shah  
(Retired)  
N-3, Shantinath Flat, Vejalpur,  
Ahmedabad

2. Kaushik M. Purohit (Business)  
45, Mastar Coloni, Shahpur, Ahmedabad

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

1. Jagdish Chimanlal
2. KMP

Day 22 of Month September - 2009



( S.R.Shah )

Joint Sub Registrar  
SRO-Ahmedabad-3 Memnagar

Produced Form No.1  
for finalise the Marketvalue.  
Date : 22/09/2009



( S.R.Shah )

Joint Sub Registrar  
SRO-Ahmedabad-3 Memnagar

AHD -3-MGR

8752 <sup>20</sup> 20

2009



Verified PAN No/GIR No as per  
Income Tax Rules 1962.

Executant No. ✓

Claimant No.

Conformer No.

Date: 22/09/2009

( S.R.Shah )

Joint Sub Registrar  
SRO-Ahmedabad-3 Memnagar

Form No 60 Present in certified  
format as per Income Tax Rules  
1962

Executant No.

Claimant No. ✓

Conformer No.

Date: 22/09/2009

( S.R.Shah )

Joint Sub Registrar  
SRO-Ahmedabad-3 Memnagar

Registered No. 8752 Book No. 1

Date: 22/09/2009

( S.R.Shah )

Joint Sub Registrar  
SRO-Ahmedabad-3 Memnagar

AHD -3-MGR

8752 2/20

2009



THE SEAL