

J. T. JAIN & ASSOCIATES

JITENDRA T. JAIN

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Corporate Office

301, P.B.Parekh Tower,
Nr. Divan Ballubhai School,
Kankaria, Ahmedabad.
PIN No. 380022.

Ref. No. 02-08/23

To,

1. **Shree Navdurga Construction,**
Office At.: 205/1, H K House,
Opp Bata Show Room
Ashram Road, Ahmedabad.
2. **Ajnesh Owner Association**
Nr Audichyanagar, Kankaria,
Ahmedabad

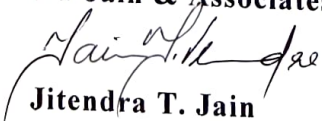
Ref.: Legal Scrutiny Report

As per instruction, we have carried out legal search in respect of the property owned by **Ajnesh Owner Association**, which is known as "**Ajnesh Apartment**" Of N.A. Land 506 Sq. Mtrs. bearing at Final Plot No. 138/2/1, Town Planing No. 2 (Kankaria), at Mouje Rajpur Hirpur, Taluka Maninagar, District : Ahmedabad & Registration Sub- District of **Ahmedabad-7 (Odhav).**

Accordingly, we are now enclosing herewith Legal Search Report of the properties under reference, which is self-explanatory.

Yours faithfully,

J T Jain & Associates


Jitendra T. Jain

Advocate



J. T. JAIN & ASSOCIATES

JITENDRA T. JAIN

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PIN No. 380022.

Ref. No. 01-15/22

LEGAL SCRUTINY REPORT

LEGAL SCRUTINY REPORT IN RESPECT OF IMMOVABLE PROPERTY situated at Ajnesh Owner's Association, which is known as "**Ajnesh Apartment**" Of N.A. Land 506 Sq. Mtrs. bearing at Final Plot No. 138/2/1, Town Planing No. 2 (Kankaria), at Mouje Rajpur Hirpur, Taluka Maninagar, District : Ahmedabad & Registration Sub- District of Ahmedabad-7 (Odhav).

[1] **NAME OF THE OWNERS :-**

Ajnesh Owner Association

[2] **REPORT OF THE PROPERTY :-**

A.. Ajnesh Owners Association., which is registered The Bombay Non-Trading Corporation Act-1959 under registration No. G-5475 on dated 14/10/1992. Here in referred the said Association.

B.. Dt. 08/04/1993 Sale deed executed between Said Association and Rameshbhai Nagardas Patel of land admeasuring area 605 Paiki Half Portion under the Registration District Sub-District Ta. City District Ahmedabad vide registration no. 7333



- C.. In the Revenue record of Gam Namuna 6 Moje Gam Rajpur Hirpur, Ta. Maninagar Dist Ahmedabad mutation entry No. 28252, which was confirm on dated 30/08/2006.
- D.. Dt. 25/05/1993 Sale deed executed between Said Association and Sureshbhai Nagardas Patel of land admeasuring area 605 Paiki Half Portion under the Registration District Sub-District Ta. City District Ahmedabad vide registration no. 11723
- E.. In the Revenue record of Gam Namuna 6 Moje Gam Rajpur Hirpur, Ta. Maninagar Dist Ahmedabad mutation entry No. 28253, which was confirm on dated 30/08/2006.
- F.. the said Agricultural land converted into Non- Agriculture Land under the order of Hon'ble City Deputy Collector of Ahmedabad under the Ref. No. SNDP 2431 dated 31/04/1951,
- G.. Gam Namuna No. 7, 12 and Entry No 6 of Mouje Rajpur hirpur, Taluka Maninagar, District Ahmedabad verified which Revenue record issued Ahmedabad City Mamlatdar.
- H.. After verifying the Revenue record, we have find out that there was the lien of some members of the flat which has been cleared all the lien and/or dues.
- I.. Verified Revenue Record of Gam Numna no. 8 (A) on the details of the Said land shows that the land is Non-Agriculture.
- J.. Dt. 01/12/2021 Development Agreement executed between Said Association and Said Association Members with Shree Navdurga Construction of land admeasuring area 605 under the Registration District Sub-District Ta. City District Ahmedabad -7 (Odhav) vide



registration no. 13847 which was clear on 18/08/2022 vide Sr. No. 10016.

- K.. The said Non-Agricultural land converted into Multipurpose NA under the order of Hon'ble Collector of Ahmedabad under the Ref. No. 7184/07/15/016/2022 dated 21/12/2022,

COMMENTS ON SEARCH :

- [3] **SEARCH** was carried out in the office of Sub-Registrar of Ahmedabad-7 (Odhav) for a period of 31 years from 1992 To 2023.
- [4] **ONLINE RECEIPT** bearing Transaction no. 202300200003364 dated 07/02/2023 issued by the concerned Sub-Registrar of Ahmedabad-1(City) from Year 1992 to 1994 and Transaction no. 202300700003569 dated 07/02/2023 issued by the concerned Sub-Registrar of Ahmedabad-7(Odhav) from Year 1994 to 2023 are enclosed herewith for your records. (31 Year Search)
- [5] **The Records Verified** at Sub-Registrar's Office at Ahmedabad-7 (Odhav) do not show any encumbrance in respect of the bearing Non - Agricultural land of **Ajnesh Owner Association**, which is known as "**Ajnesh Apartment**" Of N.A. Land 506 Sq. Mtrs. bearing at Final Plot No. 138/2/1, Town Planing No. 2 (Kankaria), at Mouje Rajpur Hirpur, Taluka Maninagar, District : Ahmedabad & Registration Sub-District of **Ahmedabad-7 (Odhav)**.
- [6] **THE REPORT** on the Title is based on the search conducted before the office of the Sub Registrar at Sub-Registrar of Ahmedabad-1 (City) and Ahmedabad-7 (Odhav) from the records available at the said Property.



RE.: INVESTIGATION OF TITLES

Pursuant to your instructions, we have taken the 31 years searches of the revenue records of the immovable property more particularly described in the Schedule hereunder written and are of the opinion that the titles of Ajnesh Owners Association, over its said property is clear and marketable and free from any charges and encumbrances and so there is no any reasonable doubt for the same.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of Non - Agricultural land of **Ajnesh Owner Association**, which is known as “**Ajnesh Apartment**” Of N.A. Land 506 Sq. Mtrs. bearing at Final Plot No. 138/2/1, Town Planing No. 2 (Kankaria), at Mouje Rajpur Hirpur, Taluka Maninagar, District : Ahmedabad & Registration Sub- District of **Ahmedabad-7 (Odhav)**.

On or towards East	:	Kadam Hospital
On or towards West	:	Amul Building
On or towards North	:	Chawl
On or towards South	:	Rajdeep Appartment

Date : 08/02/2023

Place : Ahmedabad



Jitendra T. Jain
Jitendra T. Jain - Advocate
(J.T. Jain & Associate)

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : TP No. 2, FP No. 138/2/1, "Ajnesh Appartment", Ajnesh Owners Association
Search in : રાજ-હીરપુર /RAJ-HIRPUR

પહોંચ નંબર ૨૦૨૩૦૦૨૦૦૦૦૩૩૬૪ અરજી નંબર ૨૫૮૧ અરજી વર્ષ ૨૦૨૩
તારીખ ૭ માહે ફેબ્રુઆરી સને ૨૦૨૩

રજુ કરનારનું નામ MB Dave For J T Jain & Associates

ડ્રાન્જેક્સન નંબર 20230207118392179

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....વર્ષ : 1992 થી 1994.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

રૂ. પૈસા

૪૦.૦૦

અંકે રૂપીયા ચાલીસ પુરા

કુલ એકંદરે રૂ.

૪૦.૦૦


Ashokkumar Dhulsing Chauhan
સબ રજીસ્ટ્રાર
અમદાવાદ-૧ City

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : TP No. 2, FP No. 138/2/1, "Ajnesh Appartment" Ajnesh Owners Association

Search in : રાજપુર-હીરપુર /RAJPUR-HIRPUR

પહોંચ નંબર 202300700003569

અરજી નંબર

1834

અરજી વર્ષ

2023

તારીખ 7

માહે

કેબુઆરી

સને

2023

રજુ કરનારનું નામ M B Dave For J T Jain & Associates

ટ્રાન્સેક્શન નંબર 20230207173656323

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ 54 થી 59).....

શોધ અગર તપાસણી.....વર્ષ : 1994 થી 2023

410.00

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઇન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

કુલ એકંદરે રૂ.

410.00

અંકે રૂપીયા ચાર સો દસ પુરા

OK

Vipulkumar R. Manat

સબ રજીસ્ટ્રાર

અમદાવાદ-૭- ઓફિસ