

**Beena H Gandhi**  
**LL.B.**  
**Advocate**  
Enrolment : G/2100/2004  
Sardar Chowk ,  
Near Bank of Baroda ,  
Vijalpore Road , Navsari

Date:- 31/01/2022

**TO WHOMSOEVER IT MAY CONCERN**  
**LEGAL SCRUTINY REPORT**

**OWNER OF THE PROPERTY : -**

ABHAY ASSOCIATES PARTNERSHIP FIRM AUTHORIZED  
PARTNER ANANDKUMAR KIRANSINH THAKOR , OFFICE  
ADDRESS - OPP. MAJUR MAHAJAN , NEAR CNG PUMP ,  
JAMALPORE ROAD , TAL.DIST - NAVSARI

I have perused the under-mentioned documents pertaining to  
the under – mentioned property hereinafter referred to as The said  
property .

**LIST OF DOCUMENT VERIFIED :**

[1] Original registered sale deed of the subject land registered at serial  
No. NSR/2567/2021 in favor of Abhay Associates partnership Firm  
Partner [1] Manishsinh Abhaysinh Parmar [2]Heenaben  
Manishsinh Parmar , [3] siddharthsinh Manishsinh Parmar , [4]  
Vijaysinh Udhaysinh Thakor , [5] Harshaben Vijaysinh Thakor ,  
[5] Anandkumar Kiransinh Thakor and receipt thereof dated  
06/04/2021.

[2] Xerox copy Partnership deed .

[3] Xerox copy of registered sale deed of the subject land registered  
at serial No. NSR/6574/2012 Date – 30/11/2012 in favor of [1]  
Bharatbhai Motichand Shah , [2] Rameshbhai Thakorbbhai Patel ,

1.



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[3] Sandip Girjashankar Varma , [4] Anandkumar Kiransinh Thakor ,  
[5] Vijaysinh Udaysinh Thakor , [6] Harshaben Vijaysinh Thakor .

[4] Xerox Copy of N.A. Permission order no. D.P. / N.A. / Reg. No.  
93/82-83 dated - 29/01/1983 passed by collector , Valsad . revised  
permission order no - D.P. / N.A. / Reg. No. 2 vashi 951-956/05 dated  
- 31/03/2005 passed by collector , Valsad . revised permission order  
no – D.P. /RIV / NA/Reg.34/vashi-654-64/11 , Date – 08/03/2011.

[5] Xerox copy of 7/12 RSN – 51/1 new block / survey no – 51/1  
paiki 10

[6] Permission of Construction granted by NUDA , Navsari in the  
name of Bharatbhai Motichand shah and oth Reg No – 842 dated –  
02/08/2019 revised permission of construction granter by NUDA  
Navsari name of Abhay Associates Partnership firm Partner  
Anandkumar Kiransinh Thakor And oth Reg no – 897 , Mukdama No  
- 1 , dated 07/06/2021.

[7] Plan of Construction approved by NUDA , Navsari in the name of  
Abhay Associates Partnership firm Partner Anandkumar Kiransinh  
Thakor And oth dated dated 07/06/2021.

2.



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**DESCRIPTION OF THE PROPERTY**

Property bearing Revenue / Block survey No – 51/ 1 paiki  
12734.00 sq.mtrs paiki Northern side land New Block Survey No –  
51/1 paiki 10 admeasuring 4859.15 sq.mtrs non-agricultural land Paiki  
2233.41 sq.mtrs land **OLIVIA HOMES – B BUILDING** , ABHAY  
ASSOCIATES PARTNERSHIP FIRM AUTHORIZED PARTNER  
ANANDKUMAR KIRANSINH THAKOR situated at Jamalpore, Tal.  
Navsari City & Dist. Navsari and bounded as under:-

East :- RSN – 52 paiki land and Final Plot No -78 land

West :- Navsari to Gandevi Main Road

North :- Survey No – 51/1 paiki southern side land

South :- Survey No – 51/1 paiki southern side CNG Pump

**TRACING OF TITLES :-**

On perusal , scrutiny and investigation of documents produced  
before me by the owner it transpires that the said land bearing  
Navsari agriculture land originally belong to Sitaben Madhavbhai ,  
Rambhai Morarbhai and Nanubhai Morarbha . The mutation entry no.  
168 dated - 08-07-1963 is to that effect. Then after Rambhai  
Morarbhai expired on 05/02/1981 and entered names of his legal  
heirs the mutation entry no – 1265 dated – 01/08/1989. This Survey  
no – 52 of N.A. Permission District development Officer Valsad  
Order no –D.P./N.A. / Reg.93/82-83, Date – 29/01/1983 .

3.



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Then after The registered sale deed shows conveyed the subject non - agriculture land to Hitenkumar Bhupatbhai Nayak by registered sale deed no. NSR/2917/2003 , dated - 27/06/2003.

Then after the true copy survey no – 51/1 of N.A. Permission order shows that the said agriculture land has been converted into non-agricultural land vide order no. D.P./N.A./Reg./2 vashi/951-956/05, dated-31/02/2005 passed by Valsad .

Then after Plot No – 52 paiki 10 , 52 paiki 11 , 52 paiki 12 , 52 paiki 13 and 52 paiki 28 this subject survey no land consolidation survey no – 51/1 . The mutation entry no – 3875 , dated – 30/01/2008.

Then after Survey No 51/1 paiki 7 land the registered sale deed shows Hitenkumar Bhupatbhai Naik conveyed the subject non – agriculture land to Rajhans cine world ltd by registered sale deed no. NSR/10053/2007 , dated - 31/12/2007. The mutation entry no – 4044 , dated – 05/07/2008.

This subject land the registered sale deed shows Rajhans cine world ltd conveyed the subject non – agriculture land to Hitenkumar Bhupatbhai Naik by registered sale deed no – 8166 dated – 22/10/2010 .

Then after Plot No – 51/1 and 51/1 paiki 7 this subject of



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survey no land consolidation survey no – 51 /1 in Mamlatdar navsari order no – LND/Reg-/vashi/26/11, dated -17/01/2011. The mutation entry no – 4730 , dated – 29/01/2011 . And Survey No – 51/1 , 52 paiki 1 paiki 29 , 52 paiki 7 , 50 paiki 8 , 52 paiki 9 N.A. land Mamlatdar navsari order on dated -05/04/2010 consolidation.

Then after N.A. Permission revised Permission order no– D.P./ REV/ NA/ Reg.34 /Vashi- 654/64/11,Date-08/03/2011. The mutation entry no – 4804 dated – 30/03/2011 .

Then after the registered sale deed shows that Hitenkumar Bhupatbhai Naik conveyed the subject of non-agriculture land to Deepak Devjibhai Mange and oth by registered sale deed no. NSR/4374/2011 , dated - 24/08/2011.

The registered sale deed shows that Deepak Devjibhai Mange and oth conveyed the subject of non-agriculture land to Bharatbhai Motichand shah and oth by registered sale deed no – 6574 , dated – 30/11/2012 .

Bharatbhai Motichand Shah and oth this subject land construction permission Navsari Urban Development Authority give permission Reg No – 842 Dated – 02/08/2019.



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Then after this subject land with NUDA Permission registered sale deed shows that Bharatbhai Motichand shah and oth conveyed the subject of land to Abhay Associates partnership firm Partner Manishsinh Abhaysinh Parmar and oth by registered sale deed no – 2567 , dated – 06/04/2021 . Then after this permission revised give NUDA Permission Reg No – 897 , Mukdama No – 1 , date – 07/06/2021 .

I have taken search at the office of sub-registrar , Navsari In of the subject land and search fees paid receipts and the no-encumbrances certificates issued by the sub-registrars have been attached with this report .



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**CERTIFICATE**

This is to certify that the subject land stands in the name of  
ABHAY ASSOCIATES PARTNERSHIP FIRM AUTHORIZED PARTNER  
ANANDKUMAR KIRANSINH THAKOR , OFFICE ADDRESS - OFFICE  
ADDRESS - OPP. MAJUR MAHAJAN , NEAR CNG PUMP , JAMALPORE  
ROAD , TAL.DIST - NAVSARI

I also certify that of ABHAY ASSOCIATES PARTNERSHIP FIRM  
AUTHORIZED PARTNER ANANDKUMAR KIRANSINH THAKOR is the  
present lawful owner of the subject land and the titles of the said  
company over the said land are clear and marketable and free from  
any encumbrances whatsoever .

I certify that the present owner ABHAY ASSOCIATES  
PARTNERSHIP FIRM AUTHORIZED PARTNER ANANDKUMAR  
KIRANSINH THAKOR.

*B.H. Gandhi*



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**NO ENCUMBRANCE CERTIFICATE**

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ADDRESS – OPP. MAJUR MAHAJAN , NEAR CNG PUMP , JAMALPORE  
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I have perused the under the under mentioned document  
pertaining to the under-mentioned property hereinafter referred to as  
The Said Land .

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**LIST OF DOCUMENT VERIFIED :**

[1] Original registered sale deed of the subject land registered at serial No. NSR/2567/2021 in favor of Abhay Associates partnership Firm Partner [1] Manishsinh Abhaysinh Parmar [2] Heenaben Manishsinh Parmar , [3] siddharthsinh Manishsinh Parmar , [4] Vijaysinh Udhaysinh Thakor , [5] Harshaben Vijaysinh Thakor , [5] Anandkumar Kiransinh Thakor and receipt thereof dated 06/04/2021.

[2] Xerox copy Partnership deed .

[3] Xerox copy of registered sale deed of the subject land registered at serial No. NSR/6574/2012 Date – 30/11/2012 in favor of [1] Bharatbhai Motichand Shah , [2] Rameshbhai Thakorbhai Patel , [3] Sandip Girjashankar Varma , [4] Anandkumar Kiransinh Thakor , [5] Vijaysinh Udaysinh Thakor , [6] Harshaben Vijaysinh Thakor .

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[5] Xerox copy of 7/12 RSN – 51/1 new block / survey no – 51/1 paiki 10

[6] Permission of Construction granted by NUDA , Navsari in the name of Bharatbhai Motichand shah and oth Reg No – 842 dated – 02/08/2019 revised permission of construction granter by NUDA Navsari name of Abhay Associates Partnership firm Partner Anandkumar Kiransinh Thakor And oth Reg no – 897 , Mukdama No - 1 , dated 07/06/2021.

[7] Plan of Construction approved by NUDA , Navsari in the name of Abhay Associates Partnership firm Partner Anandkumar Kiransinh Thakor And oth dated dated 07/06/2021.

**CERTIFICATE**

This is to certify that the subject land stands in the name of  
**ABHAY ASSOCIATES PARTNERSHIP FIRM AUTHORIZED PARTNER**  
**ANANDKUMAR KIRANSINH THAKOR .**

I have taken search at the office of sub-registrar , Navsari and obtained no-encumbrances certificates from the said office. The said

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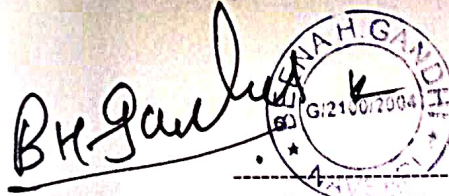
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certificate also confirms that the above said land is free from any charge , lien , mortgage or encumbrances whatsoever . The Owner has not obtained any mortgage loan , Project loan or government loan over the said property till date.



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