



Date : 15/04/2023

Format - A

(Circular No.28/2021)

To

MahaRERA

Mumbai.

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Survey **No.345**, Hissa **No.B**, admeasuring **69450.00 Sq. Mtrs.**, Assessment of **Rs.6945.00 Ps.**, Out of this Area admeasuring 250.9636 H. R., lying, being and situated at Village : **JUCHANDRA**, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai. (hereinafter referred as the said plot of Lands) which stands in the name of **MANOHAR BALKRUSHNA KINI & OTHERS** which is part and parcel of larger layout consisting of land bearing Survey **No.345pt (old S.N.313 pt), S. N. 346, H. No.1 (Old S. No.314, H. No.1), S. No.347 (Old S. No.315); S. No.348, H. No.2 (Old S. No.316, H. No.2), S. No.350, S. No.349, H. No.1, S. N.339 H. No.1; S. No.352, H. No.3, S. No.351, H. No.4A, 4B & 6; S. No.331, H. NO.1, 2, 3, 4 & 5, S. N.317, No.6A, 6B, 6C, & 6D, S. NO.332, H. No.9, S. No.352, H. No.4; NEW S. No.345, H. No. B; S.No.350; S. N.349 H. No.349, H. No.1; S. No.339, H. No.1; S. No.352, H. No.3; S. No.351, H. No.3, 4A, 4B & 6; S. No.331, H. No.1, 2, 3, 4 & 5; S. No.317, H. No.5/1, 5/2, B/1, B/2 & B/4; S. No.332, H. No.9; S. No.352, H. No.4** lying, being and situated at Village : **JUCHANDRA**, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, **Plinth Land area admeasuring 1067.88 Sq.Mtr. on Plot area**



Date : 15/04/2023

**12961.14 Sq. Mtrs For Building No.12 wing A and B  
situated in Survey No.345, Hissa No.B, admeasuring  
69450.00 Sq. Mtrs., Assessment of Rs.6945.00 Ps., Out  
of this Area admeasuring 250.9636 H. R.**

(1) Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs.,  
Assessment of Rs.6945.00 Ps., Out of this Area admeasuring  
250.9636 H. R., belonging to 1] MANOHAR BALKRUSHNA KINI, 2]  
MEGHA HARESHWAR KINI, 3] PAURNIMA PURVESH GHARAT, 4]  
RANJANA GANESH BHOIR, 5] BHUSHAN HARESHWAR KINI, 6]  
BHARATI HARESHWAR KINI, 7] PRITY HARESHWAR KINI, 8]  
YUVRAJ BALKRUSHNA KINI, 9] NANDKISHOR BALKRUSHNA  
KINI, 10] ASHALATA DAYANAND KINI, 11] KARISHMA DAYANAND  
KINI, 12] MANDEEP DAYANAND KINI.

I have investigated the title of the said land on the request of (Developers  
(Promoter) i.e. **M/S. KINI LIFESPACE DEVELOPERS**) and following documents  
i.e.:-

1) Description of the property-

Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs., Assessment  
of Rs.6945.00 Ps., Out of this Area admeasuring 250.9636 H. R., lying,  
being and situated at Village : JUCHANDRA, Taluka - Vasai, District -  
Palghar, within the area of Vasai-Virar City Municipal Corporation, within  
the limits of Sub-Registrar Vasai and which is part and parcel of larger  
layout consisting of land bearing Survey No.345pt (old S.N.313 pt), S.  
N. 346, H. No.1 (Old S. No.314, H. No.1), S. No.347 (Old S.  
No.315); S. No.348, H. No.2 (Old S. No.316, H. No.2), S.  
No.350, S. No.349, H. No.1, S. N.339 H. No.1; S. No.352, H.  
No.3, S. No.351, H. No.4A, 4B & 6; S. No.331, H. NO.1, 2, 3, 4



Date : 15/04/2023

& 5, S. N.317, No.6A, 6B, 6C, & 6D, S. NO.332, H. No.9, S. No.352, H. No.4; NEW S. No.345, H. No. B; S.No.350; S. N.349 H. No.349, H. No.1; S. No.339, H. No.1; S. No.352, H. No.3; S. No.351, H. No.3, 4A, 4B & 6; S. No.331, H. No.1, 2, 3, 4 & 5; S. No.317, H. No.5/1, 5/2, B/1, B/2 & B/4; S. No.332, H. No.9; S. No.352, H. No.4 lying, being and situated at Village : **JUCHANDRA**, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, **Plinth Land area admeasuring 1067.88 Sq.Mtr. on Plot area 12961.14 Sq. Mtrs For Building No.12 wing A and B situated in Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs.**, Assessment of Rs.6945.00 Ps., Out of this Area admeasuring 250.9636 H. R.

- 2) 7/12 extract or property card issued by Talathi Saja : **Gokhivare**, Taluka : Vasai, District : Palghar Dated : 27/09/2021.
- 3) Search report for 70 years from 1952 till 2023

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am opinion that the title of, Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs., Assessment of Rs.6945.00 Ps., Out of this Area admeasuring 250.9636 H. R., belonging to 1] MANOHAR BALKRUSHNA KINI, 2] MEGHA HARESHWAR KINI, 3] PAURNIMA PURVESH GHARAT, 4] RANJANA GANESH BHOIR, 5] BHUSHAN HARESHWAR KINI, 6] BHARATI HARESHWAR KINI, 7] PRITY HARESHWAR KINI, 8] YUVRAJ BALKRUSHNA KINI, 9] NANDKISHOR BALKRUSHNA KINI, 10] ASHALATA DAYANAND KINI, 11] KARISHMA DAYANAND KINI, 12] MANDEEP DAYANAND KINI and which is part and parcel of larger layout consisting of land bearing Survey No.345pt (old S.N.313 pt), S. N. 346, H. No.1 (Old S. No.314, H. No.1), S. No.347 (Old S. No.315); S. No.348, H. No.2 (Old S. No.316, H. No.2), S. No.350, S. No.349, H. No.1, S. N.339 H. No.1;



Date : 15/04/2023

**S. No.352, H. No.3, S. No.351, H. No.4A, 4B & 6; S. No.331, H. NO.1, 2, 3, 4 & 5, S. N.317, No.6A, 6B, 6C, & 6D, S. NO.332, H. No.9, S. No.352, H. No.4; NEW S. No.345, H. No. B; S.No.350; S. N.349 H. No.349, H. No.1; S. No.339, H. No.1; S. No.352, H. No.3; S. No.351, H. No.3, 4A, 4B & 6; S. No.331, H. No.1, 2, 3, 4 & 5; S. No.317, H. No.5/1, 5/2, B/1, B/2 & B/4; S. No.332, H. No.9; S. No.352, H. No.4**  
lying, being and situated at Village : **JUCHANDRA**, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, **Plinth Land area admeasuring 1067.88 Sq.Mtr. on Plot area 12961.14 Sq. Mtrs For Building No.12 wing A and B situated in Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs., Assessment of Rs.6945.00 Ps., Out of this Area admeasuring 250.9636 H. R.**

The title to the lands are clear, marketable and without any encumbrance

The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure

Date : 15/04/2023





Date : 15/04/2023

## **SEARCH REPORT**

### **TO WHOMSOEVER IT MAY CONCERN**

I have investigated the title of the said land on the request of (Developers (Promoter) i.e. **M/S. KINI LIFESPACE DEVELOPERS**) and following documents i.e.:-

1) Description of : Survey **No.345**, Hissa **No.B**, admeasuring **69450.00 Sq. Mtrs.**, Assessment of **Rs.6945.00 Ps.**, Out of this Area admeasuring 250.9636 H. R., lying, being and situated at Village : **JUCHANDRA**, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai and which is part and parcel of larger layout consisting of land bearing Survey **No.345pt (old S.N.313 pt)**, **S. N. 346, H. No.1 (Old S. No.314, H. No.1)**, **S. No.347 (Old S. No.315)**; **S. No.348, H. No.2 (Old S. No.316, H. No.2)**, **S. No.350, S. No.349, H. No.1, S. N.339 H. No.1**; **S. No.352, H. No.3, S. No.351, H. No.4A, 4B & 6**; **S. No.331, H. NO.1, 2, 3, 4 & 5, S. N.317, No.6A, 6B, 6C, & 6D, S. NO.332, H. No.9, S. No.352, H. No.4; NEW S. No.345, H. No. B; S.No.350; S. N.349 H. No.349, H. No.1; S. No.339, H. No.1; S. No.352, H. No.3; S. No.351, H. No.3, 4A, 4B & 6; S. No.331, H. No.1, 2, 3, 4 & 5; S. No.317, H. No.5/1, 5/2, B/1, B/2 & B/4; S. No.332, H. No.9; S. No.352, H. No.4** lying, being and situated at Village : **JUCHANDRA**, Taluka - Vasai, District - Palghar, within the area of Vasai-



Date : 15/04/2023

Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, ***Plinth Land area admeasuring 1067.88 Sq.Mtr. on Plot area 12961.14 Sq. Mtrs For Building No.12 wing A and B situated in Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs., Assessment of Rs.6945.00 Ps., Out of this Area admeasuring 250.9636 H. R.***

2) The documents : As per Mutation Entry No.4097, dated 02/05/1981, of allotment of plot Gopal Dadu Kini died intestate on 09/05/1965, leaving behind his legal heirs 1] Balkrushna Gopal Kini, 2] Ramji Gopal Kini - died through legal heirs 2/1] Vithabai Ramji Kini, 2/2] Tai Laxman Patil, 2/3] Shalu Sudhakar Gharat, 2/4] Kashi Giridhar Mhatre, 2/5] Shakuntala Madhukar Gharat, 3] Ramchandra Gopal Kini - died through legal heirs 3/1] Tulshi Ramchandra Kini, 3/2] Laxman Ramchandra Kini, 3/1] Pandurang Ramchandra Kini & 3/4] Rukmini Balkrushna Gharat. Their names were inserted in the records of right.

As per Mutation Entry No.6346, dated 16/11/2005, Shri. Balkrushna Gopal Kini died on 16/11/2003 living behind his legal heirs 1] Kamalabai Balkrushna Kini, 2] Manohar Balkrushna Kini, 3] Hareshwar Balkrushna Kini - died through legal heirs 3/1] Megha Hareshwar Kini, 3/2] Paurnima Purvesh Gharat, 3/3] Ranjana Ganesh Bhoir, 3/4] Bhushan Hareshwar Kini, 3/5] Bharati Hareshwar Kini, 3/6] Prity Hareshwar Kini, 4] Dayanand Balkrushna Kini, 5] Yuvraj Balkrushna Kini, 6]



Date : 15/04/2023

Nandkishor Balkrushna Kini. Their names were inserted in the records of right.

As Per Mutation Entry No.7842, dated 02/05/2005, as per the Taluka Inspector of Land Record Vasai bearing Order No. सूचना/जुचंद्र/अला.टी.सी./542/2013, जात्रा.43, दि.13/01/2014 and as per the letter of The Tahasildar Vasai, bearing letter No.क्रमा/क्र.1/८१-हनै./कावि-2288, दिनांक 19/08/2014, as per the Kami-Jasta Patrak Diagram of village Juchandra the land bearing S. No.345, 346/1, 347 & 348/2 were amalgamated in a single layout and create one survey number i.e. Survey No.345/B.

As per Mutation Entry No.6490, Dated 17/04/2007, by a registered Partition Deed, dated 22/12/1994, the above said land comes to the share of 1] Balkrushna Gopal Kini, 2] Kamalabai Balkrushna Kini, 3] Manohar Balkrushna Kini, 4] Shobhana Manohar Kini, 5] Hareshwar Balkrushna Kini, 6] Megha Hareshwar Kini, 7] Dayanand Balkrushna Kini, 8] Ashalata Dayanand Kini, 9] Yuvraj Balkrushna Kini, 10] Yogita Yuvraj Kini & 11] Nandkishor Balkrushna Kini, which is registered in the office of Sub-registrar Vasai bearing Sr.No.4015/94, dated 22/12/1994.

As per Mutation Entry No.7027, Dated 12/10/2010, by a registered Partition Deed, dated 27/09/2010, the above said land bearing Survey No.345, area admeasuring 1-74-2 H. R., P. K. 0-13-7 H. R., Assessment Rs.14-50, Out of this area admeasuring 1-47-9 H. R. comes to the share



Date : 15/04/2023

of 1] Kamalabai Balkrushna Kini, 2] Manohar Balkrushna Kini, 3] Dayanand Balkrushna Kini, 4] Yuvraj Balkrushna Kini, 5] Nandkishor Balkrushna Kini, 6] Megha Hareshwar Kini, 7] Paurnima Purvesh Gharat, 8] Ranjana Ganesh Bhoir, 9] Bhushan Hareshwar Kini, 10] Bharati Hareshwar Kini, 11] Prity Hareshwar Kini, 12] Laxman Ramchandra Kini, 13] Pandurang Ramchandra Kini, 14] Rukmini Balkrushna Kini, which is registered in the office of Sub-registrar Vasai - I, bearing Sr. No.10417/2010, dated 27/09/2010.

As per Mutation Entry No.7395, dated 26/03/2012 **M/S.**

**S. N. DEVELOPERS** through its Partner **MR. ANIL RAMCHANDRA GUPTA** & Kamalabai Balkrushna Kini & Others through their Power of Attorney Holder Manohar Balkrushna Kini have made an application to grant N. A. permission in respect of the said land bearing Survey No.345/Part, 346/1, 347/- & 348/2 for the residential & commercial use to the Collector Officer Thane and according to said application the Collector Officer Thane have issued N. A. permission vide their order No.Mahasul/K-1/T-9/NAP/Juchandra-Vasai/SR-65/2011, dated 22/02/2012 as per section 44 of MLRC 1966 in respect of area admeasuring in respect of the said land total area admeasuring 69450.00 sq. mtr. out of which area admeasuring 24319.60 sq. mtr. for Residential and area admeasuring 2340.00 sq. mtr. for Commercial, excluding area which is comes under 1) 30 mtrs. D. P. road area admeasuring 6138.95 sq. mtr., 2) 40 mtrs. D. P. road area admeasuring 8360.84 sq. mtr.,



Date : 15/04/2023

3) PG area admeasuring 9241.39 sq. mtr., 4) HS area admeasuring 15021.64 sq. mtr., 5) PS area admeasuring 4027.58 sq. mtr., subject to condition 1 to 25 of the said order and the construction is not permissible on the following area as per approved plan by VVCMC:- 1] R.G. 15% Area for 3994.94 sq. mtr., 2] CFC 5% Area for 1332.98 sq. mtr.,

As per Mutation Entry No.7696, dated 07/11/2013, Shri. Dayanand Balkrushna Kini died intestate on 24/04/2013, leaving behind his legal heirs 1] Ashalata Dayanand Kini, 2] Karishma Dayanand Kini and 3] Manddeep Dayanand Kini. Their names were inserted in the records of right.

By a registered Release Deed dated 08/11/2013, the said land was in the names of 1] Kamalabai Balkrushna Kini, 2] Megha Hareshwar Kini, 3] Bhushan Hareshwar Kini, 4] Bharati Hareshwar Kini, 5] Prity Hareshwar Kini, 6] Paurnima Purvesh Gharat, 7] Ranjana Ganesh Bhoir, 8] Ashalata Dayanand Kini, 9] Karishma Dayanand Kini, 10] Manddeep Dayanand Kini, 11] Nandkishor Balkrushna Kini, 12] Yuvraj Balkrushna Kini, 13] Manohar Balkrushna Kini. Out of which No.1 have released her share out of the said land in favour of No.2 to 13, therefore the name of No.1] Kamalabai Balkrushna Kini was deleted from the records of rights. The entry is made as per copy of Release deed, which is Registered in the Office of Sub-Registrar Vasai-IV, bearing Sr. No.4666/2013, dated 08/11/2013.



Date : 15/04/2023

As per Mutation Entry No.8139, dated 30/09/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.27/09/2018 and by reference to order stated in the circular with Government क्रमांक/क्रम.180/वा-1, dt. 07/05/2016 correction in Computerized 7/12 extract are done & noted.

By a Partnership Deed dated 03/04/2023, 1] Manohar Balkrushna Kini, 2] Megha Hareshwar Kini, 3] Paurnima Purvesh Gharat, 4] Ranjana Ganesh Bhoir, 5] Bhushan Hareshwar Kini, 6] Bharati Hareshwar Kini Alias Mrs. Bharati Yogesh Patil, 7] Prity Hareshwar Kini Alias Mrs. Prity Bhushan Mali, 8] Yuvraj Balkrushna Kini, 9] Nandkishor Balkrushna Kini, 10] Ashalata Dayanand Kini, 11] Karishma Dayanand Kini, 12] Mandeep Dayanand Kini have Formed a Partnership Firm in the name of **M/S. Kini Lifespace Developers** for development of Building No.12, Wing "A & B" having buildup area admeasuring 21729.08 Sq. Mtrs., on Plot area 12961.14 Sq. Mtrs., out of total sanction present FSI on the aforesaid property vide **Revised Development Permission Order No. VVCMC/TP/RDP/VP-0429, 0936, 5345, 0375, 0559, 0615 & 5346/360/2022-23/2022, dated 07/10/2022** and more particularly stated in the Partnership Deed and by virtue of said Partnership Deed of declaration dated 03/04/2023 is also executed between the Partners.

3) 7/12 extract issued by Talathi office : **JUCHANDRA**, Taluka : Vasai, District : Palghar.



Date : 15/04/2023

Mutation Entry      **4097, dated 02/05/1981, 6346, dated 16/11/2005,**  
No.                      **7842, dated 02/05/2005, 6490, Dated 17/04/2007,**  
                            **7027, Dated 12/10/2010, 7395, dated 26/03/2012**  
                            **7696, dated 07/11/2013, 8139, dated 30/09/2018.**

4) Search report for      **1952 till 2023**  
                            70 years from

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owners **MANOHAR BALKRUSHNA KINI & OTHERS**) is clear, marketable and without any encumbrances.

Owners of the land :-

1] Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs., Assessment of Rs.6945.00 Ps., Out of this Area admeasuring 250.9636 H. R., lying, being and situated at Village : JUCHANDRA, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, belonging to 1] **MANOHAR BALKRUSHNA KINI**, 2] **MEGHA HARESHWAR KINI**, 3] **PAURNIMA PURVESH GHARAT**, 4] **RANJANA GANESH BHOIR**, 5] **BHUSHAN HARESHWAR KINI**, 6] **BHARATI HARESHWAR KINI**, 7] **PRITY HARESHWAR KINI**, 8] **YUVRAJ BALKRUSHNA KINI**, 9] **NANDKISHOR BALKRUSHNA KINI**, 10] **ASHALATA DAYANAND KINI**, 11] **KARISHMA DAYANAND KINI**, 12] **MANDEEP DAYANAND KINI** and which is part and parcel of larger layout consisting of land bearing Survey No.345pt (old S.N.313 pt), S. N. 346, H. No.1 (Old S. No.314, H. No.1), S. No.347 (Old S. No.315); S. No.348, H. No.2 (Old S. No.316, H. No.2), S. No.350, S. No.349, H. No.1, S. N.339 H. No.1; S. No.352, H. No.3, S. No.351, H. No.4A, 4B & 6; S. No.331, H. NO.1, 2, 3, 4 & 5, S. N.317, No.6A, 6B, 6C, & 6D, S. NO.332, H. No.9, S. No.352, H. No.4; NEW S. No.345, H.

# G.P.Pai

ADVOCATE



Reliable Freshige, 1<sup>st</sup> Floor,  
Above IDBI Bank, Achole Road,  
Nelascopara (East), Tal. Vasai,  
Dist. Palghar, Pin - 401 209  
Mob. No. 9823612613

Date : 15/04/2023

No. B; S.No.350; S. N.349 H. No.349, H. No.1; S. No.339, H. No.1; S. No.352, H. No.3; S. No.351, H. No.3, 4A, 4B & 6; S. No.331, H. No.1, 2, 3, 4 & 5; S. No.317, H. No.5/1, 5/2, B/1, B/2 & B/4; S. No.332, H. No.9; S. No.352, H. No.4 lying, being and situated at Village : **JUCHANDRA**, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, **Plinth Land area admeasuring 1067.88 Sq.Mtr. on Plot area 12961.14 Sq. Mtrs For Building No.12 wing A and B situated in Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs., Assessment of Rs.6945.00 Ps., Out of this Area admeasuring 250.9636 H. R.**

2] Qualifying comments/remarks if any - Nil.

The report reflecting the flow of the title of the (owners - **MANOHAR BALKRUSHNA KINI & OTHERS**) on the said lands are enclosed herewith as annexure.

Encl : Annexure.

Date : 15/04/2023





Date : 15/04/2023

Format - A

**FLOW OF THE TITLE OF THE SAID LAND.**

**Sr. No.**

- 1) **7/12 extract as on date of application for registration.**
- 2) **Mutation Entry No.: - 4097, dated 02/05/1981, 6346, dated 16/11/2005, 7842, dated 02/05/2005, 6490, Dated 17/04/2007, 7027, Dated 12/10/2010, 7395, dated 26/03/2012 & 7696, dated 07/11/2013, 8139, dated 30/09/2018.**
- 3) **Search Report for land bearing Survey No.345, Hissa No.B, admeasuring 69450.00 Sq. Mtrs., Assessment of Rs.6945.00 Rs., Out of this Area admeasuring 250.9636 H. R., lying, being and situated at Village : JUCHANDRA, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai. I have taken search from 1952 to 2023 (Till Present date of issue of this Search Report). The details of mutation entry year wise are given below.**

1952	-	Torn	1970	-	Torn	1988	-	Torn	2006	-	Nil
1953	-	Torn	1971	-	Torn	1989	-	Torn	2007	-	Entry
1954	-	Torn	1972	-	Torn	1990	-	Torn	2008	-	Nil
1955	-	Torn	1973	-	Torn	1991	-	Nil	2009	-	Nil
1956	-	Torn	1974	-	Torn	1992	-	Nil	2010	-	Entry
1957	-	Torn	1975	-	Torn	1993	-	Nil	2011	-	Nil
1958	-	Torn	1976	-	Torn	1994	-	Nil	2012	-	Entry
1959	-	Torn	1977	-	Torn	1995	-	Nil	2013	-	Entry
1960	-	Torn	1978	-	Torn	1996	-	Nil	2014	-	Nil
1961	-	Torn	1979	-	Torn	1997	-	Nil	2015	-	Nil
1962	-	Torn	1980	-	Torn	1998	-	Nil	2016	-	Nil
1963	-	Torn	1981	-	Entry	1999	-	Nil	2017	-	Nil
1964	-	Torn	1982	-	Torn	2000	-	Nil	2018	-	Entry



Date : 15/04/2023

1965	-	Torn	1983	-	Torn	2001	-	Nil	2019	-	Nil
1966	-	Torn	1984	-	Torn	2002	-	Nil	2020	-	Nil
1967	-	Torn	1985	-	Torn	2003	-	Nil	2021	-	Nil
1968	-	Torn	1986	-	Torn	2004	-	Nil	2022	-	Nil
1969	-	Torn	1987	-	Torn	2005	-	Entry	2023	-	Entry

1981 : As per Mutation Entry No.4097, dated 02/05/1981, Gopal Dadu Kini died intestate on 09/05/1965, leaving behind his legal heirs 1] Balkrushna Gopal Kini, 2] Ramji Gopal Kini - died through legal heirs 2/1] Vithabai Ramji Kini, 2/2] Tai Laxman Patil, 2/3] Shalu Sudhakar Gharat, 2/4] Kashi Giridhar Mhatre, 2/5] Shakuntala Madhukar Gharat, 3] Ramchandra Gopal Kini - died through legal heirs 3/1] Tulshi Ramchandra Kini, 3/2] Laxman Ramchandra Kini, 3/1] Pandurang Ramchandra Kini & 3/4] Rukmini Balkrushna Gharat. Their names were inserted in the records of right.

2005 : As per Mutation Entry No.6346, dated 16/11/2005, Shri. Balkrushna Gopal Kini died on 16/11/2003 living behind his legal heirs 1] Kamalabai Balkrushna Kini, 2] Manohar Balkrushna Kini, 3] Hareshwar Balkrushna Kini - died through legal heirs 3/1] Megha Hareshwar Kini, 3/2] Paurnima Purvesh Gharat, 3/3] Ranjana Ganesh Bhoir, 3/4] Bhushan Hareshwar Kini, 3/5] Bharati Hareshwar Kini, 3/6] Prity Hareshwar Kini, 4] Dayanand Balkrushna Kini, 5] Yuvraj Balkrushna Kini, 6] Nandkishor Balkrushna Kini. Their names were inserted in the records of right.

2005 : As per Mutation Entry No.7842, dated 02/05/2005, as per the Taluka Inspector of Land Record Vasai bearing Order No. मुमायन/जुवंद/अ.ता.वि.शे/542/2013, जा. क्र.43, दि 13/01/2014 and as per the letter of The Tahsildar Vasai, bearing letter No.क्र.मरा/कक्ष.1/टै.ह.तो./कावि-2268, दिनांक 19/08/2014, as per the Kami-Jasta Patrak Diagram of village Juchandra the land



Date : 15/04/2023

bearing S. No.345, 346/1, 347 & 348/2 were amalgamated in a single layout and create one survey number i.e. Survey No.345/B.

2007 : As per Mutation Entry No.6490, Dated 17/04/2007, by a registered Partition Deed, dated 22/12/1994, the above said land comes to the share of 1] Balkrushna Gopal Kini, 2] Kamalabai Balkrushna Kini, 3] Manohar Balkrushna Kini, 4] Shobhana Manohar Kini, 5] Hareshwar Balkrushna Kini, 6] Megha Hareshwar Kini, 7] Dayanand Balkrushna Kini, 8] Ashalata Dayanand Kini, 9] Yuvraj Balkrushna Kini, 10] Yogita Yuvraj Kini & 11] Nandkishor Balkrushna Kini, which is registered in the office of Sub-registrar Vasai bearing Sr.No.4015/94, dated 22/12/1994.

2010 : As per Mutation Entry No.7027, Dated 12/10/2010, by a registered Partition Deed, dated 27/09/2010, the above said land bearing Survey No.345, area admeasuring 1-74-2 H. R., P. K. 0-13-7 H. R., Assessment Rs.14-50, Out of this area admeasuring 1-47-9 H. R. comes to the share of 1] Kamalabai Balkrushna Kini, 2] Manohar Balkrushna Kini, 3] Dayanand Balkrushna Kini, 4] Yuvraj Balkrushna Kini, 5] Nandkishor Balkrushna Kini, 6] Megha Hareshwar Kini, 7] Paurnima Purvesh Gharat, 8] Ranjana Ganesh Bhoir, 9] Bhushan Hareshwar Kini, 10] Bharati Hareshwar Kini, 11] Prity Hareshwar Kini, 12] Laxman Ramchandra Kini, 13] Pandurang Ramchandra Kini, 14] Rukmini Balkrushna Kini, which is registered in the office of Sub-registrar Vasai - I, bearing Sr. No.10417/2010, dated 27/09/2010.

2012 : As per Mutation Entry No.7395, dated 26/03/2012 **M/S. S. N. DEVELOPERS** through its Partner **MR. ANIL RAMCHANDRA GUPTA** & Kamalabai Balkrushna Kini & Others through their Power of Attorney Holder Manohar Balkrushna Kini have made an application to grant N. A. permission in respect of the said land bearing Survey No.345/Part, 346/1, 347/- & 348/2 for the residential & commercial



Date : 15/04/2023

use to the Collector Officer Thane and according to said application the Collector Officer Thane have issued N. A. permission vide their order No. Mahasul/K-1/T-9/NAP/Juchandra-Vasai/SR-65/2011, dated 22/02/2012 as per section 44 of MLRC 1966 in respect of area admeasuring in respect of the said land total area admeasuring 69450.00 sq. mtr. out of which area admeasuring 24319.60 sq. mtr. for Residential and area admeasuring 2340.00 sq. mtr. for Commercial, excluding area which is comes under 1] 30 mtrs. D. P. road area admeasuring 6138.95 sq. mtr., 2] 40 mtrs. D. P. road area admeasuring 8360.84 sq. mtr., 3] PG area admeasuring 9241.39 sq. mtr., 4] HS area admeasuring 15021.64 sq. mtr., 5] PS area admeasuring 4027.58 sq. mtr., subject to condition 1 to 25 of the said order and the construction is not permissible on the following area as per approved plan by VVCMC:- 1] R.G. 15% Area for 3994.94 sq. mtr., 2] CFC 5% Area for 1332.98 sq. mtr.,

2013 : As per Mutation Entry No.7696, dated 07/11/2013, Shri. Dayanand Balkrushna Kini died intestate on 24/04/2013, leaving behind his legal heirs 1] Ashalata Dayanand Kini, 2] Karishma Dayanand Kini and 3] Mandeep Dayanand Kini. Their names were inserted in the records of right.

2013 : By a registered Release Deed dated 08/11/2013, the said land was in the names of 1] Kamalabai Balkrushna Kini, 2] Megha Hareshwar Kini, 3] Bhushan Hareshwar Kini, 4] Bharati Hareshwar Kini, 5] Prity Hareshwar Kini, 6] Paurnima Purvesh Gharat, 7] Ranjana Ganesh Bhoir, 8] Ashalata Dayanand Kini, 9] Karishma Dayanand Kini, 10] Mandeep Dayanand Kini, 11] Nandkishor Balkrushna Kini, 12] Yuvraj Balkrushna Kini, 13] Manohar Balkrushna Kini. Out of which No.1 have released her share out of the said land in favour of No.2 to 13, therefore the name of No.1] Kamalabai Balkrushna Kini was deleted



Date : 15/04/2023

from the records of rights. The entry is made as per copy of Release deed, which is Registered in the Office of Sub-Registrar Vasai-IV, bearing Sr. No.4666/2013, dated 08/11/2013.

2018 : As per Mutation Entry No.8139, dated 30/09/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.27/09/2018 and by reference to order stated in the circular with Government क्रान्ति/क्रान्ति 180/क-1, २०७/०५/२०१६ correction in Computerized 7/12 extract are done & noted.

2023 : By a Partnership Deed dated 03/04/2023, 1] **Manohar Balkrushna Kini**, 2] **Megha Hareswar Kini**, 3] **Paurnima Purvesh Gharat**, 4] **Ranjana Ganesh Bhoir**, 5] **Bhushan Hareswar Kini**, 6] **Bharati Hareswar Kini** Alias Mrs. Bharati Yogesh Patil, 7] **Prity Hareswar Kini** Alias Mrs. Prity Bhushan Mali, 8] **Yuvraj Balkrushna Kini**, 9] **Nandkishor Balkrushna Kini**, 10] **Ashalata Dayanand Kini**, 11] **Karishma Dayanand Kini**, 12] **Mandeep Dayanand Kini** have Formed a Partnership Firm in the name of **M/s. Kini Lifespace Developers** for development of Building No.12, Wing "A & B" having buildup area admeasuring 21729.08 Sq. Mtrs., on Plot area 12961.14 Sq. Mtrs., out of total sanction present FSI on the aforesaid property vide Revised Development Permission Order No. VVCMC/TP/RDP/VP-0429, 0936, 5345, 0375, 0559, 0615 & 5346/360/2022-23/2022, dated 07/10/2022 and more particularly stated in the Partnership Deed and by virtue of said Partnership Deed of declaration dated 03/04/2023 is also executed between the Partners.

4) Any other relevant title : **Nil**

5) Litigations if any : **Nil**

Date : 15/04/2023

