

Shantilal Shah, Mr. Rohit Kirankumar Shah. That the said Development Agreement and Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7602/2011 and 7603/2011 respectively dated 02/08/2011.

16) That thereafter Mr. Kaluram Arjun Borate and Others had executed Sale Deed in favour of M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mr. Rohit Kirankumar Shah for the Property bearing Gat No. 115 having Old Gat No. 1235 having total admeasuring area of 00 H. 30 Ares out of area admeasuring 00 H. 15 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Sale Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 13578/2018 dated 13/11/2018. That the same is recorded in the Revenue Records vide Mutation Entry No. 6926.

17) That as per the Order of Hon'ble Additional Tahasildar, Pimpri Chinchawad, Taluka Haveli, District Pune by Order No. Hano/155/SR/751/2024 dated 23/01/2025 the name of "Dhonde Vinayak Gujar" was deleted in the other right column of the 7/12 extract and the same is recorded vide Mutation Entry No. 9422.

HISTORY OF GAT NO. 116 :-

18) That the Property bearing Gat No. 116 having Old Gat No. 1236 having total admeasuring area of 00 H. 11 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune was originally owned and possessed by Mr. Baban Bhau Hingane and his name was recorded as owner of the aforesaid Property.

19) That Mr. Baban Bhau Hingane had executed Sale Deed in favour of Mr. Kondiba Laxman Borate for the Property bearing Gat No. 116 having Old Gat No. 1236 having total admeasuring area of 00 H. 11 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Sale Deed is executed and registered on 03/03/1983 and the same is recorded in the Revenue Records vide Mutation Entry No. 1117.

20) That Mr. Kondiba Laxman Borate expired on 14/03/1997 and Mrs. Sulabai Kondiba Borate expired on 14/05/1998 leaving behind his legal heirs i.e. two son Mr. Gulab Kondiba Borate, Mr. Sudam Kondiba Borate and four daughters Mrs. Subhadra Ashok Banekar, Mrs. Sunanda Hanumant Banekar, Mrs. Lata Vijay Raut, and Mrs. Indira Haribhau Alhat and their names were mutated vide Mutation Entry No. 3995 in 7/12 extract as Owners of the said property.

21) That thereafter Mr. Gulab Kondiba Borate and Others had executed Sale Deed and Power of Attorney in favour of M/s. Aroha Construction & Developers Private Ltd., through its Director



Mr. Kirankumar Shantilal Shah, Mr. Rohit Kirankumar Shah for the Property bearing Gat No. 116 having Old Gat No. 1236 having total admeasuring area of 00 H. 11 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 1196/2011 and 1197/2011 dated 31/01/2011. That the same is recorded in the Revenue Records vide Mutation Entry No. 4292.

HISTORY OF GAT NO. 117 :-

22) That the Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune was originally owned and possessed by Mr. Kondiba Laxman Borate and his name was recorded as owner of the aforesaid Property.

23) That Mr. Kondiba Laxman Borate had sold 4 anna share from the Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune to Mr. Dasharath Ganu Borate vide Registered Sale Deed dated 20/04/2000 and the same is recorded in the Revenue Records vide Mutation Entry No. 864.

24) That Mr. Kondiba Laxman Borate expired on 14/03/1997 leaving behind his legal heirs i.e. two son Mr. Gulab Kondiba Borate, Mr. Sudam Kondiba Borate and four daughters Mrs. Subhadra Ashok Banekar, Mrs. Sunanda Hanumant Banekar, Mrs. Lata Vijay Raut, and Mrs. Indira Haribhau Alhat and their names were mutated vide Mutation Entry No. 2006 in 7/12 extract as Owners of the said property.

25) That Mr. Dasharath Ganu Borate expired on 10/11/2006 leaving behind his legal heirs i.e. son Mr. Yogesh Dasharath Borate and two daughters Mrs. Rajashri Subhash Burde, Mrs. Manisha Sunil Tupe and wife Smt. Savita Dasharath Borate and their names were mutated vide Mutation Entry No. 3644 in 7/12 extract as Owners of the said property.

26) That thereafter Mr. Yogesh Dasharath Borate, Mrs. Rajashri Subhash Burde, Mrs. Manisha Sunil Tupe, and Smt. Savita Dasharath Borate had sold their 4 anna share from the Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares out of admeasuring area of 00 H. 4.25 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune to Mr. Satish Ganapat Borate vide Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 10780/2010 dated 09/12/2010. That the same is recorded in the Revenue Records vide Mutation Entry No. 4184.



27) That thereafter Mr. Satish Ganapat Borate had executed Sale Deed in favour of Mr. Kirankumar Shantilal Shah for the Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares out of admeasuring area of 00 H. 4.25 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 10784/2010 dated 09/12/2010. That the same is recorded in the Revenue Records vide Mutation Entry No. 4185.

28) That Mrs. Subhadra Ashok Banekar, Mrs. Sunanda Hanumant Banekar, Mrs. Lata alias Geeta Vijay Raut, and Mrs. Indira Haribhau Alhat has release their rights in favour of Mr. Gulab Kondiba Borate and Mr. Sudam Kondiba Borate vide a Registered Release Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 1421/2011 dated 03/02/2011. That the same is recorded in the Revenue Records vide Mutation Entry No. 4338.

29) That thereafter Mr. Sudam Kondiba Borate and Others had executed Development Agreement and Power of Attorney in respect of Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares out of admeasuring area of 00 H. 12.75 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune in favour of M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mr. Rohit Kirankumar Shah. That the said Development Agreement and Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 1198/2011 and 1199/2011 respectively dated 03/02/2011.

30) That thereafter Mr. Sudam Kondiba Borate and Others had executed Sale Deed in favour of M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah for the Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares out of admeasuring area of 00 H. 12.75 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Sale Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 6213/2018 dated 18/05/2018. That the same is recorded in the Revenue Records vide Mutation Entry No. 6779.

31) That as per the Order of Hon'ble Additional Tahasildar, Pimpri Chinchawad, Taluka Haveli, District Pune by Order No. Hano/155/SR/751/2024 dated 23/01/2025 the name of "Moreshwar Ramchandra Moghe" was deleted in the other right column of the 7/12 extract and the same is recorded vide Mutation Entry No. 9422.



HISTORY OF GAT NO. 118 :-

32) That the Property bearing Gat No. 118 having Old Gat No. 1238 having total admeasuring area of 00 H. 15 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune was originally owned and possessed by Mr. Balu Shiva Borate and his name was recorded as owner of the aforesaid Property.

33) That as per the Order of Hon'ble Tahasildar Haveli Pune vide Order No. Hno/155/SR/55/2012 dated 14/12/2012 the name of Mr. Balu Shiva Borate and Mr. Baban Shiva Borate through its natural guardian mother Smt. Chandrabhaga Shiva Borate was recorded in the 7/12 extract vide Mutation Entry No. 5163.

34) That Mr. Baban Shiva Borate decided to sale his share in respect of the Property bearing Gat No. 118 situated at Village Borhadewadi, Taluka Haveli, District Pune. And accordingly Mr. Baban Shiva Borate executed Visar Pauti in favor of M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah. That the said Visar Pauti was duly executed by Advocate and Notary Mr. Rajendra B. Gole at their Notary Sr. No. 316/2011 dated 25/08/2011.

35) That thereafter Mr. Balu Shiva Borate and Others had executed Development Agreement and Power of Attorney in respect of Property bearing Gat No. 118 having Old Gat No. 1238 having total admeasuring area of 00 H. 15 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune in favour of M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mr. Rohit Kirankumar Shah. That the said Development Agreement and Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 12655/2011 and 12656/2011 respectively dated 31/12/2011.

36) That thereafter daughter of Mr. Shiva Moru Borate i.e. Mrs. Bayadabai Maruti Kudale had executed Consent Deed and Power of Attorney to confirm the Development Agreement and Power of Attorney dated 31/12/2011 of the Property bearing Gat No. 118 having Old Gat No. 1238 having total admeasuring area of 00 H. 15 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune in favour of M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mr. Rohit Kirankumar Shah. That the said Consent Deed and Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 17, Pune at their Serial No. 1096/2013 and 1097/2013 respectively dated 29/01/2013.

37) That Mr. Baban Shiva Borate expired on 09/07/2014 leaving behind his legal heirs i.e. son Mr. Revannath Baban Borate and three daughters Mrs. Ranjana Sunil Jadhav, Mrs. Vijaya Raju Alhat, Mrs. Sangita Tushar Jaykar and wife Smt. Sunanda Baban



Borate and their names were mutated vide Mutation Entry No. 5695 in 7/12 extract as Owners of the said property.

38) That M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah has allotted constructed Flat Units to Mr. Balu Shiva Borate for the compliance of Development Agreement and Power of Attorney dated 31/12/2011 which was registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 12655/2011 and 12656/2011 respectively dated 31/12/2011. That the said Allotment Deed is duly executed and Registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7127/2018 dated 05/06/2018.

That as per the terms and conditions incorporated in the Allotment Deed dated 05/06/2018 which was duly registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7127/2018 dated 05/06/2018 Mr. Balu Shiva Borate, Mrs. Parvati Balu Borate, Mr. Dasharath Balu Borate, Mr. Tejas Balu Borate, Mr. Sunil Balu Borate and Mr. Suhas Sunil Borate have confirm and consented the ownership ship right of M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah in respect of the Property bearing Gat No. 118 having Old Gat No. 1238 having total admeasuring area of 00 H. 15 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune.

39) That M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah has allotted constructed Flat Units to Mr. Ravannath Baban Borate and Others for the compliance of Development Agreement and Power of Attorney dated 31/12/2011 which was registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 12655/2011 and 12656/2011 respectively dated 31/12/2011. That the said Allotment Deed is duly executed and Registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 9869/2019 dated 29/05/2019.

40) That thereafter Mr. Revannath Baban Borate and Others had executed Sale Deed and Power of Attorney in respect of Property bearing Gat No. 118 having Old Gat No. 1238 having total admeasuring area of 00 H. 15 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune in favour of Mr. Kirankumar Shantilal Shah. That the said Sale Deed and Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 3752/2020 and 3753/2020 respectively dated 25/02/2020. That the same is recorded in the Revenue Records vide Mutation Entry No. 7270.

41) That as per the aforementioned Sale Deed dated 25/02/2020 and Allotment Deed dated 05/06/2018 M/s. Aroha Construction & Developers Private Ltd., through its Director Mr.

