

60) That Mrs. Manubai alias Savitribai Shankar Sawant has release her rights in favour of Mr. Ganesh Kantilal Kute, Mr. Dattatray Kisan Kute and Mr. Raju Baban Kute vide a Registered Release Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7544/2010 dated 25/08/2010. That the said Mutation Entry was cancelled from the 7/12 extract.

61) That Mr. Maruti Shankar Sawant has release his rights in favour of Mr. Ganesh Kantilal Kute, Mr. Dattatray Kisan Kute and Mr. Raju Baban Kute vide a Registered Release Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 18, Pune dated 25/08/2010. That the said Mutation Entry was cancelled from the 7/12 extract.

62) That Mrs. Sarubai Sadashiv Gavhane expired on 21/09/2002 leaving behind her legal heirs i.e. two sons Mr. Shrikant Sadashiv Gavhane, Mr. Prabhakar Sadashiv Gavhane and daughter Mrs. Sushila Shamrao Sanas, and deceased daughter Late. Sulochana Narayan Sandbhor who expired on 11/11/2004 through her legal heir Mr. Pramod Narayan Sandbhor, Mr. Sanjay Narayan Sandbhor and three daughter Mrs. Hemlata Balasaheb Ghule, Mrs. Surekha Ravindra Bodake, Mrs. Meena Prakash Ghule and deceased daughter Late. Kamini Pandurang Shitole who expired on 21/10/2008 through her legal heir Mr. Prasad Pandurang Shitole and daughter Mrs. Pradnya Prasad Pawar and their names were mutated vide Mutation Entry No. 4618 in 7/12 extract as Owners of the said property.

63) That as per the Order of Hon'ble Tahasildar Haveli, Pune vide Order No. Ferchoukashi/SR/03/2011 dated 27/04/2012 the Mutation Entry No. 4618 was cancelled vide Mutation Entry No. 4991.

64) That thereafter Smt. Indubai Kisan Kute and Others had executed Development Agreement and Power of Attorney in respect of Property bearing Gat No. 143 having Old Gat No. 1263 having admeasuring area of 00 H. 54 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 00 H. 55 Ares out of admeasuring area of 00 H. 27.50 Ares i.e. 2750 Sq. Mtrs., 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. 10760/2010 dated 30/11/2010 and 11088/2010 dated 09/12/2010.

65) That thereafter Mr. Maruti Shankar Kute has release his rights in favour of Mr. Dattatray Kisan Kute, Mr. Ganesh Kantilal Kute and Mr. Raju Baban Kute vide a Registered Release



Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7544/2010 dated 25/08/2010.

66) That there after Mr. Pandit Shankar Sawant, Mr. Sopan Shankar Sawant and Mrs. Asha Vilas More have release their rights in favour of Mr. Dattatray Kisan Kute, Mrs. Alka Kantilal Kute, Mr. Ganesh Kantilal Kute and Mr. Sachin Kantilal Kute vide a Registered Release Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 8417/2012 dated 01/09/2012.

67) That after the demise of Mrs. Jaibai Laxman Kute and her daughter Mrs. Savitribai alias Manubai Shankar Sawant the name of their legal heirs i.e. Mr. Pandit Shankar Sawant, Mr. Sopan Shankar Sawant, Mr. Maruti Shankar Sawant and Mrs. Asha Vilas More were recorded in the 7/12 extract. That in the meantime the legal heirs of Mrs. Jaibai Laxman Kute and her daughter Mrs. Savitribai alias Manubai Shankar Sawant through her legal heirs Mr. Pandit Shankar Sawant, Mr. Sopan Shankar Sawant, Mr. Maruti Shankar Sawant and Mrs. Asha Vilas More have release their rights in favour of Mr. Raju Baban Kute vide a Registered Release Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 10922/2012 dated 14/12/2012. That the same is recorded in the Revenue Records vide Mutation Entry No. 5535.

68) That after the demise of Mrs. Shahubai Shankar Bhanusghare and Mr. Gulab Shankar Bhanusghare and Mrs. Kamlabai Gulab Bhanusghare the name of their legal heirs i.e. Mrs. Laxmibai Waman Gholap, Mr. Anil Gulab Bhanusghare, Mrs. Anita Raju Dhumal, Mrs. Sunita Ganesh Rakshe and Mr. Kishor Gulab Bhanusghare were recorded in the 7/12 extract. That in the meantime the legal heirs of Mrs. Shahubai Shankar Bhanusghare and Mr. Gulab Shankar Bhanusghare and Mrs. Kamlabai Gulab Bhanusghare through their legal heirs Mrs. Laxmibai Waman Gholap, Mr. Anil Gulab Bhanusghare, Mrs. Anita Raju Dhumal, Mrs. Sunita Ganesh Rakshe and Mr. Kishor Gulab Bhanusghare have release their rights in favour of Mr. Ganesh Kantilal Kute, Mr. Dattatray Kisan Kute, and Mr. Raju Baban Kute vide a Registered Release Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7369/2010 dated 20/08/2010. That the same is recorded in the Revenue Records vide Mutation Entry No. 5536.

69) That thereafter Smt. Chandrabhaga Baban Kute and Others had executed Sale Deed in respect of Property bearing Gat No. 143 having Old Gat No. 1263 having admeasuring area of 00 H. 54 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 00 H. 55 Ares out of admeasuring area of 00 H. 27.50 Ares i.e. 2750 Sq. Mtrs., 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 Sale Deed is duly executed and Registered with the Sub Registrar Haveli No. 26, Pune at their Serial No. 984/2013 dated 12/08/2013. That the same is recorded in the Revenue Records vide Mutation Entry No. 5537.

70) That thereafter Mr. Dattatray Kisan Kute and Others had executed Sale Deed in respect of Property bearing Gat No. 143 having Old Gat No. 1263 having admeasuring area of 00 H. 54 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 00 H. 55 Ares out of admeasuring area of 00 H. 27.50 Ares i.e. 2750 Sq. Mtrs., 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 Sale Deed is duly executed and Registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 6652/2018 dated 28/05/2018. That the same is recorded in the Revenue Records vide Mutation Entry No. 6804.

COMMON HISTORY OF GAT NO. 115, GAT NO. 116, GAT NO. 117, GAT NO. 118, GAT NO. 140/1 & 140/2 AND GAT NO. 143 :-

71) That M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah have executed Joint Venture Agreement and Power of Attorney in respect of the Property bearing Gat No. 140/1 having Old Gat No. 1260 having total admeasuring area of 01 H. 19 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 140/2 having Old Gat No. 1260 having admeasuring area of 01 H. 19 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 01 H. 20 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune out of an area admeasuring 01 H 61 Ares plus FSI of area admeasuring 39 Ares affected under 18 Mtrs., and 30 Mtrs., wide road as per Development Plan of PCMC i.e. total area admeasuring 02 H 00 Ares i.e. 200 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune in favour of M/s. Prapti Associates A Partnership Firm through its Partners Mr. Mitesh Sureshbhai Patel, Mr. Pravinkumar Ramanbhai Patel and Mr. Hitendrabhai Ramanbhai Patel. The said Joint Venture Agreement and Power of Attorney was duly registered in the office of Sub Registrar Haveli No. 2, Pune at their Serial No. 5186/2011 and 5187/2011 respectively 02/06/2011.

That M/s. Prapti Associates A Partnership Firm through its Partners Mr. Mitesh Sureshbhai Patel, Mr. Pravinkumar Ramanbhai Patel and Mr. Hitendrabhai Ramanbhai Patel was unable to complete the construction on the above



mentioned properties therefore M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah and M/s. Prapti Associates A Partnership Firm through its Partners Mr. Mitesh Sureshbhai Patel, Mr. Pravinkumar Ramanbhai Patel and Mr. Hitendrabhai Ramanbhai Patel had mutually decided to cancelled the Joint Venture Agreement and Power of Attorney for the undeveloped area.

That thereafter due negotiations M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah and M/s. Prapti Associates A Partnership Firm through its Partners Mr. Mitesh Sureshbhai Patel, Mr. Pravinkumar Ramanbhai Patel and Mr. Hitendrabhai Ramanbhai Patel have jointly executed Joint Venture and Power of Attorney in favour of M/s. Ace Infra, A Registered Partnership Firm through its Partner Mr. Anup Parmanand Jhamtani for the Property bearing Gat No. 140/1 having Old Gat No. 1260 having total admeasuring area of 01 H. 19 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 140/2 having Old Gat No. 1260 having admeasuring area of 01 H. 19 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 01 H. 20 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune out of an area admeasuring 10386.75 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Joint Venture and Power of Attorney in favour is duly executed and Registered with the Sub Registrar Haveli No. 26, Pune at their Serial No. 5917/2014 and 5918/2014 respectively dated 01/09/2014.

72) That M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah and Others have jointly executed Joint Venture and Power of Attorney in favour of M/s. Ace Infra, A Registered Partnership Firm through its Partner Mr. Anup Parmanand Jhamtani for the Property bearing Gat No. 143 having Old Gat No. 1263 having admeasuring area of 00 H. 54 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 00 H. 55 Ares i.e. 5500 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Joint Venture and Power of Attorney in favour is duly executed and Registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7697/2014 and 7698/2014 respectively dated 29/10/2014.

73) That M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah and Others have jointly executed Joint Venture and Power of Attorney in favour of M/s. Ace Infra, A Registered Partnership Firm through its Partner Mr. Anup Parmanand Jhamtani 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. 20 Ares i.e. 2000 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 116 having Old Gat No. 1236 having total admeasuring area of 00 H. 11 Ares i.e. 1100 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares i.e. 1700 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 118 having Old Gat No. 1238 having total admeasuring area of 00 H. 15 Ares i.e. 1500 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Joint Venture and Power of Attorney in favour is duly executed and Registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7699/2014 and 7700/2014 respectively dated 29/10/2014.

74) That M/s. Ace Infra, A Registered Partnership Firm through its Partner Mr. Anup Parmanand Jhamtani was unable to develop the Property bearing Gat No. 140/1 having Old Gat No. 1260 having total admeasuring area of 01 H. 19 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 140/2 having Old Gat No. 1260 having admeasuring area of 01 H. 19 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 01 H. 20 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune out of an area admeasuring 10386.75 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and therefore M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah and M/s. Ace Infra, A Registered Partnership Firm through its Partner Mr. Anup Parmanand Jhamtani have executed Cancellation Deed of Joint Venture dated 01/09/2014 and Power of Attorney dated 01/09/2014 which is registered with the Sub Registrar Haveli No. 26, Pune at their Serial No. 5917/2014 and 5918/2014 respectively dated 01/09/2014.

That the said Cancellation Deed of Joint Venture dated 01/09/2014 and Power of Attorney dated 01/09/2014 is duly executed and Registered with the Sub Registrar Haveli No. 26, Pune at their Serial No. 9962/2022 and 9963/2022 respectively dated 02/06/2022.

That after the execution of Cancellation Deed of Joint Venture dated 01/09/2014 and Power of Attorney dated 01/09/2014 M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah became the absolute legal owner of the Property bearing Gat No. 140/1 having Old Gat No. 1260 having total admeasuring area of 01 H. 19 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune and



Property bearing Gat No. 140/2 having Old Gat No. 1260 having admeasuring area of 01 H. 19 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 01 H. 20 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune out of an area admeasuring 10386.75 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune.

75) That M/s. Ace Infra, A Registered Partnership Firm through its Partner Mr. Anup Parmanand Jhamtani was unable to develop the Property bearing Gat No. 143 having Old Gat No. 1263 having admeasuring area of 00 H. 54 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 00 H. 55 Ares i.e. 5500 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and therefore M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah and M/s. Ace Infra, A Registered Partnership Firm through its Partner Mr. Anup Parmanand Jhamtani have executed Cancellation Deed of Joint Venture dated 29/10/2014 and Power of Attorney dated 29/10/2014 which is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7697/2014 and 7698/2014 respectively dated 29/10/2014.

That the said Cancellation Deed of Joint Venture dated 29/10/2014 and Power of Attorney dated 29/10/2014 is duly executed and Registered with the Sub Registrar Haveli No. 26, Pune at their Serial No. 9709/2022 and 9712/2022 respectively dated 27/05/2022.

That after the execution of Cancellation Deed of Joint Venture dated 29/10/2014 and Power of Attorney dated 29/10/2014 M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah became the absolute legal owner of the Property bearing Gat No. 143 having Old Gat No. 1263 having admeasuring area of 00 H. 54 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 00 H. 55 Ares i.e. 5500 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune.

76) That M/s. Ace Infra, A Registered Partnership Firm through its Partner Mr. Anup Parmanand Jhamtani was unable to develop 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. 20 Ares i.e. 2000 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 116 having Old Gat No. 1236 having total admeasuring area of 00 H. 11 Ares i.e. 1100 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares i.e. 1700 Sq. Mtrs., situated at Village

