

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 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. 7699/2014 and 7700/2014 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. 9711/2022 and 9715/2022 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. 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.

77) That 1) M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah, Mrs. Anagha Kirankumar Shah, Mr. Rohit Kirankumar Shah and 2) Mr. Kirankumar Shantilal Shah have right of absolute legal ownership and have rights of Development over the said properties and also have clear and marketable title for the said properties.

78) That thereafter M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar Shantilal Shah has converted the said Private Limited Company in the LLP as per Rule 32(1) of The Limited Liability Partnership Rules, 2009. That the Ministry of Corporate Affairs has converted the said Private Limited Company in the LLP and has issued certificate of



Registration on Conversion dated 06/07/2023. That thereafter M/s. Aroha Construction & Developers Private Ltd., was converted into M/s. Aroha Construction & Developers LLP.

79) That thereafter M/s. Aroha Construction & Developers LLP, (formerly known as M/s. Aroha Construction & Developers Pvt. Ltd.) A Registered Limited Liability Partnership Firm, through its Authorized Partners or Authorized Signatory Mr. Kirankumar Shantilal Shah and Others had executed Development Agreement & Irrevocable Power of Attorney 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 i.e. 1500 Sq. Mtrs., which is totally assessed at Rs. 2.62 Paise 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., which is totally assessed at Rs. 1.00 Paise 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., which is totally assessed at Rs. 1.15 Paise 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., which is totally assessed at Rs. 1.31 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and Property bearing Gat No. 140/1 having Old Gat No. 1260 having total admeasuring area of 01 H. 19 Ares out of area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road which is handed over to Pimpri Chinchwad Municipal Corporation and having total admeasuring area about 7056 Sq. Mtrs., 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 out of area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road which is handed over to Pimpri Chinchwad Municipal Corporation and having total admeasuring area about 7056 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and 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., which is totally assessed at Rs. 4.12 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune in favour of M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others. That the said Development Agreement and Irrevocable Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 25 at their Serial No. 3132/2025 & 3133/2025 respectively dated 01/02/2025.



80) That M/s. Aroha Construction & Developers LLP, (formerly known as M/s. Aroha Construction & Developers Pvt. Ltd.) A Registered Limited Liability Partnership Firm, through its Authorized Partners or Authorized Signatory Mr. Kirankumar Shantilal Shah and Others and M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others have jointly proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building Layout plan and has issued Sectioned Layout Certificate on 10/01/2024 by the Sectioned Layout Certificate No. B.P./ E.C./ Borhadewadi/ 01/ 2024 dated 10/01/2024.

81) That M/s. Aroha Construction & Developers LLP, (formerly known as M/s. Aroha Construction & Developers Pvt. Ltd.) A Registered Limited Liability Partnership Firm, through its Authorized Partners or Authorized Signatory Mr. Kirankumar Shantilal Shah and Others and M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others have jointly proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building plan and has issued Commencement Certificate on 26/04/2024 by the Commencement Certificate No. B.P./ Borhadewadi/32/2024 dated 26/04/2024.

82) That M/s. Aroha Construction & Developers LLP, (formerly known as M/s. Aroha Construction & Developers Pvt. Ltd.) A Registered Limited Liability Partnership Firm, through its Authorized Partners or Authorized Signatory Mr. Kirankumar Shantilal Shah and Others and M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others have jointly applied to The Hon'ble Additional Tahasildar, Pimpri-Chinchwad, Pune (Revenue Branch) for granting permission to make use of said property for Non-Agricultural purpose and accordingly the Concerned Government Authority has granted permission under Order No. Jamin/NA/SR/14/2025 dated 16/01/2025.

83) That M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others have right of Development over the said properties and also have absolute authority to evolve a scheme on ownership basis on the said properties as per the aforesaid documents. And also have clear and marketable title for the said properties.



That I have perused the available records i.e. 7/12 extract, Mutation Entries, Sale Deed, Power of Attorneys, Release Deed, Development Agreement, Irrevocable Power of Attorneys, Cancellation Deed and other Documents and also taken 30 years i.e 1995 to 2025 search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others have the right to Develop the said properties, which is more particularly described in the schedule written herein under subject to the existing provision of law.

SCHEDULE "A" OF THE PROPERTY

All that piece and parcel of 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 i.e. 1500 Sq. Mtrs., which is totally assessed at Rs. 2.62 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "B" OF THE PROPERTY

All that piece and parcel of the Property bearing Gat No. 116 having Old Gat No. 1236 having total admeasuring area of 00 H. 11 Ares i.e. 1100 Sq. Mtrs., which is totally assessed at Rs. 1.00 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "C" OF THE PROPERTY

All that piece and parcel of the Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares i.e. 1700 Sq. Mtrs., which is totally assessed at Rs. 1.15 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "D" OF THE PROPERTY

All that piece and parcel of the Property bearing Gat No. 118 having Old Gat No. 1238 having total admeasuring area of 00 H. 15 Ares i.e. 1500 Sq. Mtrs., which is totally assessed at Rs. 1.31 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.



SCHEDULE "E" OF THE PROPERTY

All that piece and parcel of the Property bearing Gat No. 140/1 having Old Gat No. 1260 having total admeasuring area of 01 H. 19 Ares out of area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road which is handed over to Pimpri Chinchwad Municipal Corporation and having total admeasuring area about 7056 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "F" OF THE PROPERTY

All that piece and parcel of the 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 out of area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road which is handed over to Pimpri Chinchwad Municipal Corporation and having total admeasuring area about 7056 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "G" OF THE PROPERTY

All that piece and parcel 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., which is totally assessed at Rs. 4.12 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

That the Property described in the Schedule "A", "B", "C", "D", "E", "F", "G" having total admeasuring area of 02 H. 16 Ares i.e. 21600 Sq. Mtrs., along with allotted F.S.I from Pimpri Chinchwad Municipal Corporation having admeasuring area of 00 H. 38.12 Ares i.e. 3812 Sq. Mtrs., and having total admeasuring area of 25412 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune which is collectively bounded as under :-

On or towards East :- By Property of Gat No. 1242, Gat No. 1264 and Gat No. 1265.



On or towards West :- By Property of Gat No. 1242.

On or towards North :- By Property of Gat No. 142 and 12 Mtrs., internal Road and remaining property of M/s. Aroha Construction & Developers LLP, *(formerly known as M/s. Aroha Construction & Developers Pvt. Ltd.)* in Gat No. 140/1 and 140/2.

On or towards South :- By Property of 00 H. 05 R in Gat No. 115 which is reserved by M/s. Aroha Construction & Developers LLP, *(formerly known as M/s. Aroha Construction & Developers Pvt. Ltd.)* and Property of Mrs. Meena Bhimrao Mhaske and Property of M/s. Pharande Spaces in Gat No. 1105 and 1102.

Along with all right of apparent things thereto.



**AMIT A. CHOUDHARY
ADVOCATE**