

MH007454089202526U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Aug 2025	Receipt	Receipt no.: 1114339820
	Name of the Applicant :	C K Legal Advocates
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 33
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH007454089202526U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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C K LEGAL

ADVOCATES

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FORMAT – A

(Circular No. 28/2021)

To,

Date: 21/08/2025

MahaRERA

Mumbai

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to land bearing **Survey Number 33/1 to 3/7, 33/1 to 3/12(p)** totally admeasuring 3450 sq. mtrs., Village Mundhwa – Keshavnagar, Taluka – Pune City, Dist. Pune, Pincode - 411036.

(Hereinafter referred to as “**said property**” for the sake of brevity)

I have investigated the title of the said property on the request of the Developer **Esbee Structura Private Limited**, having office at 334, Market Yard, Pune - 411037 and following documents i.e.:

1) Description of the property –

(A) All that piece and parcel of land admeasuring **2050 sq. mtrs.** out of total land admeasuring 4100 sq. mtrs. bearing **Survey Number 33/1 to 3/7 (Old Survey Number 33 Hissa No. 1A/1)** assessed at Rs. 0.89 paise situate, lying and being at **village Mundhwa, Taluka Pune City, District Pune** and within the limits of Pune Municipal Corporation and which is bounded as follows:

On or towards North : By part of portion out of said land owned
by Mr. Manoj Surana



On or towards East : By part of S. No. 33(part) i.e. Savali
Saffron Society

On or towards West : By internal road

On or towards South : By land owned by Vihit Infradevelopers
Private Limited

(B) All that piece and parcel of land admeasuring **1400 sq. mtrs.** out of total land admeasuring 4100 sq. mtrs. bearing **Survey Number 33/1 to 3/12 (Old Survey Number 33 Hissa No. 1A/1)** assessed at Rs. 0.61 paise situate, lying and being at **village Mundhwa, Taluka Pune City, District Pune** and within the limits of Pune Municipal Corporation and which is bounded as follows:

On or towards North : By part of S. No. 33/1 to 3/7

On or towards East : By part of S. No. 33(part) i.e. Savali
Saffron Society

On or towards West : By internal road

On or towards South : By area retained by Mrs. Menaka Moti Dar

(Hereinafter jointly referred to as **Said Property**)

2) Photocopy of 7/12 extracts.

Survey No.	Mutation Entry No.
S. No. 33/1 to 3/7 (Old S. No. 33 Hissa No. 1A/1)	15816



S. No. 33/1 to 3/12 (Old S. No. 33 Hissa No. 1A/1)	15817
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3) Search report for 30 years from 1995 till 2025

On perusal of the abovementioned documents and all other relevant documents relating to title of the **said property** I am of the opinion that the title of owner **Vihit Infradevelopers Private Limited** and the beneficial title of developer **Esbee Structura Private Limited** is clear, marketable and without any encumbrances.

OWNER OF THE SAID PROPERTY:

VIHIT INFRADEVELOPERS PRIVATE LIMITED

DEVELOPER OF THE SAID PROPERTY:

ESBEE STRUCTURA PRIVATE LIMITED

The report reflecting the flow of the title of the (**owner/ promoter/ developer/ company**) on the said land is enclosed herewith as **Annexure A**.

Date: 21/08/2025

For C K Legal, Advocates



(Sagar V. Chavan)

Partner

Encl : Annexure A

C K LEGAL

ADVOCATES

Add : Office No. 22, Kumar Place, Ground Floor, East Street, Camp, Pune – 411 001.

Email – cklegal.advocates@gmail.com / 9890812322 / 9423158123

FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

A) WE HAVE PERUSED THE DIGITAL COPIES OF 7/12 EXTRACTS PROVIDED TO US IN RESPECT OF THE SAID PROPERTY. ON PERUSAL THEREOF I NOTE AS UNDER:

Date of issuance of 7/12 extract	Survey No.	Area (Sq. mtrs.)	Land owner name
16/08/2024	S. No. 33/1 to 3/7	2050 sq. mtrs. out of 4100 sq. mtrs	Vihit Infradevelopers Private Limited
16/08/2024	S. No. 33/1 to 3/12	1400 sq. mtrs. out of 4100 sq. mtrs	Vihit Infradevelopers Private Limited

B) MUTATION ENTRY NOS.

Sr. No.	Survey No.	Mutation Entry
1	S. No. 33/1 to 3/7 (Old S. No. 33 Hissa No. 1A/1)	15816
2	S. No. 33/1 to 3/12 (Old S. No. 33 Hissa No. 1A/1)	15817



C) SEARCH REPORT FOR 30 YEARS TAKEN FROM SUB-REGISTRAR OFFICE AT PUNE.

1) TITLE HISTORY OF SURVEY NO. 33/1 TO 3/7 (OLD S. NO. 33/1A/1):

- a) The entire Survey No. 33 Hissa No. 1/1 was originally owned by Late Waman Narhar Kirtane.
- b) As per Falni Form No. 12 of 1934 correction was made and accordingly it appears that S. No. 33 Hissa 1/1 was converted to S. No. 33 Hissa No. 1 admeasuring 08 Acres and Potkharaba admeasuring 06 Guntas and the name of Ramchandra Trimbak Kirtane was recorded as occupant of the said S. No. 33 Hissa No. 1 vide **Mutation Entry No. 1108.**
- c) Waman Narhar Kirtane repaid amount of Rs. 10,000/- and redeemed the mortgage of properties including S. No. 33 Hissa No. 1 in Darkhast No. 365/1933 against Sakharam Panduji Kodre, through his heirs Rajaram, Narayan, Laxman, Gajanan, Vitthal Kodre. Effect of the same was given to the record of rights vide **Mutation Entry No. 1146.**
- d) Ramchandra Trimbak Kirtane died leaving behind his only son Trimbak Ramchandra Kirtane as his legal heir. Accordingly, his name was recorded in the record of rights vide **Mutation Entry No. 1147.**



- e) The Name of Patilbuva Balaji Dhamdhere was recorded as protected tenant of Trimbak Ramchandra Kirtane as per Sec. 3(A) of Bombay Tenancy Act, 1946. Accordingly, his name was recorded in other rights column of the 7/12 extract of S. No. 33 Hissa No. 1 vide **Mutation Entry No. 1569**.
- f) Dr. Trimbak Ramchandra Kirtane gave application dtd. 26/03/1957 stating that partition took place between him and his sons in respect of S. No. 33 (p) and other properties. Accordingly, the said S. No. 33 Hissa No. 1A was partitioned and S. No. 33 Hissa No. 1A/1 for an area totally admeasuring 04 Acres 02 Gunthe including potkharaba came to the share of Anil Trimbak Kirtane, since minor through his guardian Dr. Trimbak Ramchandra Kirtane. Accordingly, name of Anil Trimbak Kirtane, since minor through his guardian Dr. Trimbak Ramchandra Kirtane was recorded on 7/12 extract vide **Mutation Entry No. 2014**.
- g) Due to the implementation of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955, the Hon'ble District Superintendent of Land Records directed conversion of unit i.e. Acre and Gunthe into Hectare and Are in Aakarband and Hissa Form No. 12. Accordingly, the area of the said property was converted from 04 Acres = 02 Gunthe to 01 Hectares = 64 Ares and effect of the same was given to the 7/12 extract of the said property vide **Mutation Entry No. 3083**.
- h) Thereafter, the name of Patilbuva Balaji Dhamdhere was recorded in the occupant column and name of Anil Trimbak Kirtane was



entered in the other rights column alongwith his lien of Rs. 3906.63 paise vide **Mutation Entry No. 3296**.

- i) Thereafter an appeal was preferred against the Mutation Entry No. 3296 and the earlier order was set aside and accordingly vide order in TCJ No. 7380 dtd. 12/12/1977 by Hon'ble Tahsildar, Pune City, the name of Anil Trimbak Kirtane was recorded in the occupant column and name of Patilbuva Balaji Dhamdhare was recorded in other rights column vide **Mutation Entry No. 3546**.
- j) Said Patilbuva Balaji Dhamdhare died on 13/04/1992 leaving behind his legal heirs i.e. (1) Bharat Patilbuva Dhamdhare, (2) Ashok Patilbuva Dhamdhare, (3) Eknath Patilbuva Dhamdhare, (4) Uday Patilbuva Dhamdhare, (5) Sou. Kavita Vasantao Paigude and (6) Indubai Patilbuva Dhamdhare. Out of the said legal heirs Sou. Kavita Vasantao Paigude executed a registered Release Deed dtd. 20/01/1993 and thereby released her share in favour of No. 1 to 4 brothers. Hence the names of the legal heirs except Sou. Kavita Vasantao Paigude were entered in the record of rights vide **Mutation Entry No. 4663** based on the remark of Tahsildar, Pune City bearing No. TASAHA 1430/92 dtd. 23/09/1992 and 07/08/1993.
- k) Thereafter Anil Trimbak Kirtane gave application alongwith order passed in case bearing Tenancy Appeal No. 15/93 (Old number 5/88) thereby seeking deletion of names of tenants Shri Bharat, Ashok, Eknath, Uday and Smt. Indubai Patibuva Dhamdhare as Protected Tenants from the record of rights. It appears that,



pursuant to the said application, the names of said Protected Tenants were deleted from the other rights column of 7/12 extract vide **Mutation Entry No. 4950**.

- l) Shri. Bharat Patilbuva Dhamdhere, Sou. Sindumati Bharat Dhamdhere, Shri. Hanumant Bharat Dhamdhere and Smt. Indubai Patilbuva Dhamdhere purchased an area admeasuring 00 Hectares 41 Ares from Shri. Anil Trimbak Kirtane vide Sale Deed dtd. 07/04/1995 registered at Sr. No. 2839/1995 at the office of Sub-Registrar Haveli No. 3, Pune. Accordingly, the names of (1) Shri. Bharat Patilbuva Dhamdhere, (2) Sou. Sindumati Bharat Dhamdhere, (3) Shri. Hanumant Bharat Dhamdhere and (4) Smt. Indubai Patilbuva Dhamdhere were mutated to the record of rights to an extent of an area admeasuring 00 Hectares 41 Ares vide **Mutation Entry No. 5115**.

- m) Shri. Bharat Patilbuva Dhamdhere for himself and as POA holder of Sou. Sindumati Bharat Dhamdhere, Shri. Hanumant Bharat Dhamdhere and Smt. Indubai Patilbuva Dhamdhere sold an area admeasuring 00 Hectares 41 Ares to (1) Shri. Atul Ishwardas Chordia and (2) Shri. Manoj Kundanmal Surana vide Sale Deed dtd. 29/03/1996 registered at Sr. No. 2174/1996 at the office of Sub-Registrar Haveli No. 3, Pune. Accordingly, the names of (1) Shri. Atul Ishwardas Chordia and (2) Shri. Manoj Kundanmal Surana were mutated to the record of rights to an extent of an area admeasuring 00 Hectares 41 Ares vide **Mutation Entry No. 5222**.



- n) Vide Sale Deed dtd. 26/06/1998 registered at Sr. No. 427/1998 at the office of Sub-Registrar Haveli No. 3, Pune Shri. Atul Ishwardas Chordia sold an area admeasuring 2050 sq. mtrs. i.e. 20.5 Ares to (1) Mohani Hirdenash Kaul, (2) Veena Virendra Kaul, (3) Shashi Rajendra Kaul and (4) Mrs. Monica Saniay Sadhu. Accordingly, the effect of the said Sale Deed was given to the record of rights vide **Mutation Entry No. 6252** and the names of (1) Mohani Hirdenash Kaul, (2) Veena Virendra Kaul, (3) Shashi Rajendra Kaul and (4) Mrs. Monica Saniay Sadhu were mutated to an extent of an area admeasuring 00 Hectares 20.5 Ares.
- o) Vide Order bearing No. KRAMANK/RTS/7/12/SANGAN/1438/04 passed by Tahsildar, Pune City, the correction/ updation in land records was made in the computerized system in respect of old survey numbers and new Survey Numbers and Hissa Numbers were given vide **Mutation Entry No. 8220**.
- p) Vide Deed of Conveyance dtd. 16/05/2024 registered at the office of Jt. Sub-Registrar Haveli No. 12 Pune at Serial No. 10043/2024, Vihit Infradevelopers Private Limited purchased an area out of S. No. 33/1 to 3/7 i.e. an area admeasuring 00 Hectares 20.5 Ares from its erstwhile owners Smt. Man Mohini Kaul alias Mohini Kaul, Smt. Veena Kaul alias Veena Virendra Kaul, Smt. Shashi Kaul alias Shashi Rajendra Kaul and Smt. Manika Sadhu alias Monica S Sadhu. Accordingly, the name of Vihit Infradevelopers Private Limited came to be mutated to the record of rights in respect of an area admeasuring 00 Hectares 20.5 Ares of S. No. 33/1 to 3/7 vide **Mutation Entry No. 15816**.



- q) Alongwith the said Deed of Conveyance dtd. 16/05/2024, Smt. Man Mohini Kaul alias Mohini Kaul, Smt. Veena Kaul alias Veena Virendra Kaul, Smt. Shashi Koul alias Shashi Rajendra Kaul and Smt. Manika Sadhu alias Monica S Sadhu have also executed a Power of Attorney dtd. 16/05/2024 registered at the office of Jt. Sub-Registrar Haveli No. 12 Pune at Serial No. 10045/2024 in favour of Vihit Infradevelopers Private Limited in respect of an area admeasuring 00 Hectares 20.5 Ares out of S. No. 33/1 to 3/7.
- r) Vide Development Agreement dtd. 23/05/2025 registered at the office of Jt. Sub-Registrar Haveli No. 3, Pune at Serial No. 17355/2025, Vihit Infradevelopers Private Limited, through its director Mr. Mitesh Chandubhai Sidhpura has transferred their development rights in respect of an area admeasuring 00 Hectares 20.5 Ares out of S. No. 33/1 to 3/7 in favour of Esbee Structura Private Limited through its directors Mr. Anuj Rajesh Agarwal.
- s) Alongwith the said Development Agreement dtd. 23/05/2025, said Vihit Infradevelopers Private Limited, through its director Mr. Mitesh Chandubhai Sidhpura has also executed a Power of Attorney registered at the office of Jt. Sub-Registrar Haveli No. 3, Pune at Serial No. 17356/2025 in respect of an area admeasuring 00 Hectares 20.5 Ares out of S. No. 33/1 to 3/7 in favour of Esbee Structura Private Limited through its directors Mr. Anuj Rajesh Agarwal and Mr. Shivek Mukesh Agarwal.



2) **TITLE HISTORY OF SURVEY NO. 33/1 TO 3/12 (OLD S. NO. 33/1A/1):**

- a) The **entire Survey No. 33 Hissa No. 1/1** was originally owned by Late Waman Narhar Kirtane.
- b) As per Falni Form No. 12 of 1934 correction was made and accordingly it appears that S. No. 33 Hissa 1/1 was converted to S. No. 33 Hissa No. 1 admeasuring 08 Acres and Potkharaba admeasuring 06 Guntas and the name of Ramchandra Trimbak Kirtane was recorded as occupant of the said S. No. 33 Hissa No. 1 vide **Mutation Entry No. 1108.**
- c) Waman Narhar Kirtane repaid amount of Rs. 10,000/- and redeemed the mortgage of properties including S. No. 33 Hissa No. 1 in Darkhast No. 365/1933 against Sakharam Panduji Kodre, through his heirs Rajaram, Narayan, Laxman, Gajanan, Vitthal Kodre. Effect of the same was given to the record of rights vide **Mutation Entry No. 1146.**
- d) Ramchandra Trimbak Kirtane died leaving behind his only son Trimbak Ramchandra Kirtane as his legal heir. Accordingly, his name was recorded in the record of rights vide **Mutation Entry No. 1147.**
- e) The Name of Patilbuva Balaji Dhamdhare was recorded as protected tenant of Trimbak Ramchandra Kirtane as per Sec. 3(A)



of Bombay Tenancy Act, 1946. Accordingly, his name was recorded in other rights column of the 7/12 extract of S. No. 33 Hissa No. 1 vide **Mutation Entry No. 1569**.

f) Dr. Trimbak Ramchandra Kirtane gave application dtd. 26/03/1957 stating that partition took place between him and his sons in respect of S. No. 33 (p) and other properties. Accordingly, the said S. No. 33 Hissa No. 1A was partitioned and S. No. 33 Hissa No. 1A/1 for an area totally admeasuring 04 Acres 02 Gunthe including potkharaba came to the share of Anil Trimbak Kirtane, since minor through his guardian Dr. Trimbak Ramchandra Kirtane. Accordingly, name of Anil Trimbak Kirtane, since minor through his guardian Dr. Trimbak Ramchandra Kirtane was recorded on 7/12 extract vide **Mutation Entry No. 2014**.

g) Due to the implementation of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955, the Hon'ble District Superintendent of Land Records directed conversion of unit i.e. Acre and Gunthe into Hectare and Are in Aakarband and Hissa Form No. 12. Accordingly, the area of the said property was converted from 04 Acres = 02 Gunthe to 01 Hectares = 64 Ares and effect of the same was given to the 7/12 extract of the said property vide **Mutation Entry No. 3083**.

h) Thereafter, the name of Patilbuva Balaji Dhamdhare was recorded in the occupant column and name of Anil Trimbak Kirtane was entered in the other rights column alongwith his lien of Rs. 3906.63 paise vide **Mutation Entry No. 3296**.



- i) Thereafter an appeal was preferred against the Mutation Entry No. 3296 and the earlier order was set aside and accordingly vide order in TCJ No. 7380 dtd. 12/12/1977 by Hon'ble Tahsildar, Pune City, the name of Anil Trimbak Kirtane was recorded in the occupant column and name of Patilbuva Balaji Dhamdhere was recorded in other rights column vide **Mutation Entry No. 3546**.
- j) Said Patilbuva Balaji Dhamdhere died on 13/04/1992 leaving behind his legal heirs i.e. (1) Bharat Patilbuva Dhamdhere, (2) Ashok Patilbuva Dhamdhere, (3) Eknath Patilbuva Dhamdhere, (4) Uday Patilbuva Dhamdhere, (5) Sou. Kavita Vasantao Paigude and (6) Indubai Patilbuva Dhamdhere. Out of the said legal heirs Sou. Kavita Vasantao Paigude executed a registered Release Deed dtd. 20/01/1993 and thereby released her share in favour of No. 1 to 4 brothers. Hence the names of the legal heirs except Sou. Kavita Vasantao Paigude were entered in the record of rights vide **Mutation Entry No. 4663** based on the remark of Tahsildar, Pune City bearing No. TASAHA 1430/92 dtd. 23/09/1992 and 07/08/1993.
- k) Thereafter Anil Trimbak Kirtane gave application alongwith order passed in case bearing Tenancy Appeal No. 15/93 (Old number 5/88) thereby seeking deletion of names of tenants Shri Bharat, Ashok, Eknath, Uday and Smt. Indubai Patibuva Dhamdhere as Protected Tenants from the record of rights. It appears that, pursuant to the said application, the names of said Protected



Tenants were deleted from the other rights column of 7/12 extract vide **Mutation Entry No. 4950**.

- l) Vide Sale Deed dtd. 07/04/1995 registered at Sr. No. 2840/1995 at the office of Sub-Registrar Haveli No. 3, Pune (1) Shri. Ashok Patilbuva Dhamdhere, (2) Sou. Shalan Ashok Dhamdhere and (3) Smt. Indubai Patilbuva Dhamdhere purchased an area admeasuring 00 Hectares 41 Ares from Shri. Anil Trimbak Kirtane. Accordingly, the effect of the said Sale Deed was given to record of rights vide **Mutation Entry No. 5117** and the names of the purchasers were mutated to an extent of an area admeasuring 00 Hectares 41 Ares.
- m) Vide Sale deed dtd. 22/02/1996 registered at Sr. No. 127/1996 at the office of Sub-Registrar Haveli No. 3, Pune (1) Shri. Ashok Patilbuva Dhamdhere, (2) Sou. Shalan Ashok Dhamdhere and (3) Smt. Indubai Patilbuva Dhamdhere sold an area admeasuring 00 Hectares 41 Ares to Smt. Menaka Moti Dhar through POA Shri. Sunil Pawar. Accordingly, the effect of the said Sale Deed was given to record of rights vide **Mutation Entry No. 5216** and the name of Smt. Menaka Moti Dhar was mutated to an extent of an area admeasuring 00 Hectares 41 Ares.
- n) Vide Order bearing No. KRAMANK/RTS/7/12/SANGAN/1438/04 passed by Tahsildar, Pune City, the correction/ updation in land records was made in the computerized system in respect of old survey numbers and new Survey Numbers and Hissa Numbers were given and the effect of the same was given to the record of rights vide **Mutation Entry No. 8220**.



o) Thereafter, in order to tally all the manual and computerized record of rights (Village Form No. 7/12) under the scheme of E-Ferfar by using edit module as directed vide Government Circular bearing No. KR.RA.BHU.A./PRA.KRA.180/LA-1 dtd. 07/05/2016, the Hon'ble Tahsildar, Haveli, District Pune, vide order dtd. 06/02/2017 recorded the corrections made in the computerized 7/12 extracts in respect of S. No. 33/1A/1 alongwith other properties vide **Mutation Entry No. 13567**.

p) Vide Deed of Conveyance dtd. 16/05/2024 registered at the office of Jt. Sub-Registrar Haveli No. 12 Pune at Serial No. 10048/2024, Vihit Infradevelopers Private Limited purchased an area admeasuring 00 Hectares 14 Ares out of S. No. 33/1 to 3/12 from its erstwhile owner Smt. Menaka Dar alias Menaka Moti Dar. Accordingly, the name of Vihit Infradevelopers Private Limited came to be mutated to the record of rights in respect of an area admeasuring 00 Hectares 14 Ares out of S. No. 33/1 to 3/12 vide **Mutation Entry No. 15817**.

q) Alongwith the said Deed of Conveyance dtd. 16/05/2024, Smt. Menaka Dar alias Menaka Moti Dar has also executed a Power of Attorney dtd. 16/05/2024 registered at the office of Jt. Sub-Registrar Haveli No. 12 Pune at Serial No. 10049/2024 in favour of Vihit Infradevelopers Private Limited in respect of an area admeasuring 00 Hectares 14 Ares out of S. No. 33/1 to 3/12.



r) Vide Development Agreement dtd. 23/05/2025 registered at the office of Jt. Sub-Registrar Haveli No. 3, Pune at Serial No. 17355/2025, Vihit Infradevelopers Private Limited through its director Mr. Mitesh Chandubhai Sidhpura has transferred their development rights in respect of an area admeasuring 00 Hectares 14 Ares out of S. No. 33/1 to 3/12 in favour of Esbee Structura Private Limited through its directors Mr. Anuj Rajesh Agarwal.

s) Alongwith the said Development Agreement dtd. 23/05/2025, said Vihit Infradevelopers Private Limited, through its director Mr. Mitesh Chandubhai Sidhpura has also executed a Power of Attorney registered at the office of Jt. Sub-Registrar Haveli No. 3, Pune at Serial No. 17356/2025 in respect of an area admeasuring 00 Hectares 14 Ares out of S. No. 33/1 to 3/12 in favour of Esbee Structura Private Limited through its directors Mr. Anuj Rajesh Agarwal and Mr. Shivek Mukesh Agarwal.

CONCLUSION:

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owner **Vihit Infradevelopers Private Limited** and the beneficial title of the developer **Esbee Structura Private Limited** is clear, marketable and without any encumbrances.

Owners of the said plot: Vihit Infradevelopers Private Limited

Developer of the said plot: Esbee Structura Private Limited



D) Any other relevant title – Nil

E) Litigations if any - Nil

Date: 21/08/2025



For C K Legal, Advocates

(Sagar V. Chavan)

Partner

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