

# Prasanna S Darade

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PSD/24/ **000393**

18<sup>th</sup> November, 2024.

FORMAT-A

(Circular No. 28/2021)

To,

**Maha RERA**

Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400 051.

## LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all that piece and parcel of well-defined and demarcated land or ground admeasuring 39 Ares i.e. 3900 square meters assessed at Rs.00=65paise carved out of Gat No. 1331/2 (old Gat No. 2317/1 and old Survey Nos. 271/1/1, 273/2 and 273/4) total admeasuring 64 Ares assessed at Rs. 01=10 paise lying, being and situate at Village Wagholi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune (Hereinafter referred to as "the said Land").

(A) I have the investigated the title of the said Land based on the request of **M/s. Godiva Promoters LLP**, a limited liability partnership firm duly registered under the provisions of the Limited Liability Partnership Act, 2008 having its principal place of business at: Unit No. 101, Montreal Business Centre, Tower II, Pallod Farms, Survey No. 272/3, 272/4/2, Baner, Pune 411045, LLP Identification No. ABZ-3088, through the hands of one of its Partner M/s. Ravet Land Developers LLP represented by Mr. Mohit Rajendra Goyal and based on the following documents and information viz.

### (1) Description of the said Land

All that piece and parcel of well-defined and demarcated land or ground admeasuring 39 Ares i.e. 3900 square meters assessed at Rs.00=65paise carved out of Gat No. 1331/2 (old Gat No. 2317/1 and old Survey Nos. 271/1/1, 273/2 and 273/4) total admeasuring 64 Ares assessed at Rs. 01=10 paise lying, being and situate at Village Wagholi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:-

On or towards the East	: By part out of Gat No. 1331.
On or towards the West	: By part out of Gat No. 1331.
On or towards the North	: By part out of Gat No. 1331.
On or towards the South	: By land out of Gat No. 1338.

### (2) Documents of the said Land

- 7/12 extracts for the year 1950 till date.
- All mutation entries referred to in the flow of title save and except as otherwise stated.
- All documents referred to in the flow of title save and except as otherwise stated.

PSD

- All permissions and sanctions referred to in the flow of title save and except as otherwise stated.

**(3) 7/12 extract issued by Talathi Baner and Tahasildar Haveli, Pune**

	Survey No.	Mutation Entry Nos.
<b>1</b>	Gat No. 1331/2 (old Gat No. 2317/1 and old Survey Nos. 271/1/1, 273/2 and 273/4)	1006, 4194, 4392, 4515, 4615, 6002, 7171, 7200, 1, 128, 260, 878, 1517, 1518, 7432, 7625, 9559, 1, 2247, 2281, 4859, 5735, 5335, 5336, 9560, 9235, 10565, 12112, 12217, 13043, 13117, 17858, 18260, 19196 and 20490.

**(4) Search Report for 30 years from 1995 till 2024:** Issued by Mr. Prashant Pansare, Advocate.

**(B)** On perusal of the above mentioned documents and other documents pertaining to the title of the said Lands, I am of the opinion that the title of **M/s. Godiva Promoters LLP**, a limited liability partnership firm duly registered under the provisions of the Limited Liability Partnership Act, 2008 having its principal place of business at: Unit No. 101, Montreal Business Centre, Tower II, Pallod Farms, Survey No. 272/3, 272/4/2, Baner, Pune 411045, LLP Identification No. ABZ-3088, through the hands of one of its Partner M/s. Ravet Land Developers LLP represented by Mr. Mohit Rajendra Goyal is clear and marketable and without encumbrances and they have an exclusive right and authority to develop the said Land being that piece and parcel of well-defined and demarcated land or ground admeasuring 39 Ares i.e. 3900 square meters assessed at Rs.00=65paise carved out of Gat No. 1331/2 (old Gat No. 2317/1 and old Survey Nos. 271/1/1, 273/2 and 273/4) total admeasuring 64 Ares assessed at Rs. 01=10 paise lying, being and situate at Village Wagholi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune subject to obtaining the necessary permissions and sanctions.

**(1) Owners and Developers of the said Land: M/s. Godiva Promoters LLP**, a limited liability partnership firm duly registered under the provisions of the Limited Liability Partnership Act, 2008 having its principal place of business at: Unit No. 101, Montreal Business Centre, Tower II, Pallod Farms, Survey No. 272/3, 272/4/2, Baner, Pune 411045, LLP Identification No. ABZ-3088, through the hands of one of its Partner M/s. Ravet Land Developers LLP represented by Mr. Mohit Rajendra Goyal.

**(2) Qualifying Comments/Remarks if any:** Separately mentioned in para (3) (III) of the Flow of

# Prasanna S Darade

B.S.L., LL.B.

Advocate

## ANNEXURE "1"

### FORMAT-A

(Circular No. 28/2021)

### FLOW OF THE TITLE OF THE SAID LAND

**(1) 7/12 extracts as on date of application for registration.**

I have been furnished the copies of the 7/12 extracts and have perused the same.

**(2) Mutation Entry Nos.**

	Survey No.	Mutation Entry Nos.
1	Gat No. 1331/2 (old Gat No. 2317/1 and old Survey Nos. 271/1/1, 273/2 and 273/4)	1006, 4194, 4392, 4515, 4615, 6002, 7171, 7200, 1, 128, 260, 878, 1517, 1518, 7432, 7625, 9559, 1, 2247, 2281, 4859, 5735, 5335, 5336, 9560, 9235, 10565, 12112, 12217, 13043, 13117, 17858, 18260, 19196 and 20490.

**(3) Search Report for 30 years from the year 1995 till 2024 taken from the office of the Sub Registrar Haveli Nos. 1 to 27, Pune**

**(I) Flow of Title and History**

**(a)** It is clarified that Gat No. 1331/2 of village Wagholi was originally part of Gat No. 1331 and prior thereto was Gat No. 2317/1 and initially was old Survey Nos. 271/1/1, 273/2, 273/4 of village Wagholi.

**(b)** It appears that the said Survey Nos. 271/1/1, 273/2 and 273/4 was originally owned and possessed by one Mr. Raghunath Babaji Kulkarni prior to the year 1932.

**(c)** It appears that the said Mr. Raghunath Babaji Kulkarni expired intestate on 06/02/1932 leaving behind his legal heirs namely his three sons Mr. Vishwanath Raghunath Kulkarni, Mr. Kashinath Raghunath Kulkarni and Mr. Gopal Raghunath Kulkarni. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 1600.

**(d)** It appears that pursuant to the unregistered Farkatpatra dated 03/02/1944 and Order bearing No. RTS/WS/2288 dated 27/09/1944 passed by the Mamlatdar, Haveli, the lands held by Mr. Vishwanath Raghunath Kulkarni, Mr. Kashinath Raghunath Kulkarni and Mr. Gopal Raghunath Kulkarni were partitioned and pursuant thereto the said Survey Nos. 271/1/1, 273/2 and 273/4 came to the share of Mr. Vishwanath Raghunath Kulkarni. Pursuant thereto the name of Mr. Vishwanath Raghunath Kulkarni was mutated in the revenue records. The same is reflected vide mutation entry no. 4194.

**(e)** It appears that the name of one Mr. Genu Vitthu Dabhade was mutated in the revenue records of Survey Nos. 271/1/1, 273/2 and 273/4 as a protected tenant. The same is reflected vide mutation entry no. 4392.

**(f)** It appears that pursuant to the Order bearing No. NRTS/SR/43-48 dated 13/12/1948 passed by the Mamlatdar, Haveli, the mutation entry no. 4194 was cancelled and the effect of mutation entry no. 1600 was reinstated in the revenue records of Survey Nos. 271/1/1, 273/2 and 273/4. The same is reflected vide mutation entry no. 4515. It is clarified that on certain 7/12 extracts the mutation entry no. 4515 has wrongly been mutated as mutation entry no. 4615.

**(g)** It appears that the said Mr. Vishwanath Raghunath Kulkarni alias Waghlikar had filed a Civil Suit bearing No. 357/1951 against his brother Mr. Kashinath Raghunath Kulkarni and Mr. Gopal Raghunath Kulkarni for partitioning the various lands held by them including Survey Nos. 271/1/1, 273/2 and 273/4. It appears that the parties to the said Civil Suit had amicably settled their disputes amongst themselves and pursuant thereto necessary Orders were passed in the said Civil Suit interalia that the said Survey Nos. 271/1/1, 273/2 and 273/4 came to the share of Mr. Vishwanath Raghunath Kulkarni alias Waghlikar. Pursuant thereto the name of Mr. Vishwanath Raghunath Kulkarni alias Waghlikar was mutated in the revenue records of Survey Nos. 271/1/1, 273/2 and 273/4. The same is reflected vide mutation entry no. 6002.

**(h)** It appears that as per the Order passed by the Agricultural Land Tribunal and Tahsildar, Haveli as per section 32G of The Bombay Tenancy and Agricultural Lands Act, 1948, the purchase price to the tune of Rs. 2406/- was fixed in respect of Survey Nos. 271/1/1, 273/2 and 273/4. Pursuant thereto the name of the protected tenant Mr. Genu Vitthu Dabhade was mutated in the kabjedar column and the name of Mr. Vishwanath Raghunath Kulkarni alias Waghlikar was mutated in the other rights column. The same is reflected vide mutation entry no. 7171.

**(i)** It appears that mutation entry no. 7200 pertains to The Maharashtra State Weights and Measures Enforcement Act, 1958 and The Indian Coinage Act, 1955 and is applicable to the entire village Wagholi.

**(j)** It appears that on the implementation of the Gatwari System, Survey Nos. 271/1/1, 273/2 and 273/4 were allotted Gat No. 2317. Pursuant to the said Gatwari Scheme in the year 1973 the name of Mr. Genu Vitthu Dabhade was mutated in the kabjedar column and the name of Mr. Vishwanath Raghunath Kulkarni alias Wagholikar was mutated in the other rights column of the land bearing Gat No. 2317 of village Wagholi. The same is reflected vide mutation entry no. 1.

**(k)** It appears that the said Mr. Genu Vitthu Dabhade expired intestate on 12/12/1976 leaving behind his legal heirs namely (i) Mr. Laxman Genu Dabhade – son, (ii) Mr. Dattu Genu Dabhade – son, (iii) Mr. Nana Genu Dabhade – son, (iv) Smt. Rangubai Genu Dabhade – widow, (v) Mrs. Anjana Rangnath Botre – daughter, (vi) Mrs. Manjula Ramchandra Dhawale – daughter and (vii) Mrs. Shantabai Sonba Jaid were mutated in the revenue records of Gat No. 2317. The same is reflected vide mutation entry no. 128.

**(l)** It appears that the said Mr. Genu Vitthu Dabhade during his lifetime had paid the amount of Rs. 2406/- being the fixed purchase price under section 32 of The Bombay Tenancy and Agricultural Lands Act, 1948. Pursuant thereto the Agricultural Lands Tribunal and Addl. Collector had issued Order bearing Ku.Ka.Ja./193 and consequentially a Certificate bearing No. 32G-Wagholi-139 dated 29/07/1972 under section 32M of the said Act was issued. Pursuant thereto the charge of Rs. 2406/- and the name of Mr. Vishwanath Raghunath Kulkarni alias Wagholikar was deleted from the revenue records. The same is reflected vide mutation entry no. 260. The said Certificate under section 32M to the said Act is duly registered with the office of the Sub Registrar Haveli No. 1 at serial no.698/1972.

**(m)** It appears that the said Mr. Laxman Genu Dabhade expired intestate on 11/08/1983 leaving behind his legal heirs namely (i) Mr. Machindranath Laxman Dabhade – son, (ii) Mr. Gorakhnath Laxman Dabhade – son, (iii) Mr. Kundalik Laxman Dabhade – son, (iv) Smt. Chandrabhaga Laxman Dabhade – widow, (v) Mrs. Lilabai Dhanaji Jadhav – daughter and (vi) Mrs. Ashabai Ankushrao Hagawane – daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 878.

**(n)** It appears that the said Mrs. Anjana Rangnath Botre, Mrs. Manjula Ramchandra Dhawale, Mrs. Shantabai Sonba Jaid, Mrs. Kamalabai Moreshwar Ranawade, Mrs. Lilabai Dhanaji Jadhav and Mrs. Ashabai Ankushrao Hagawane had released and relinquished their right, title and interest in the said Gat No. 2317 by giving necessary application, statements and affidavits before the concerned revenue authorities. The same is reflected vide mutation entry no. 1517. It is clarified that the said mutation entry no. 1517 was not certified and was cancelled.

**(o)** It appears that with prior permission under section 43 of The Maharashtra Tenancy and Agricultural Lands Act, 1948 issued by the Sub Divisional Officer dated 15/12/1987, the said Mr. Dattu Genu Dabhade, Mr. Nana Genu Dabhade, Mr. Gorakhnath Laxman Dabhade, Mr. Machindranath, Mr. Kundalik Laxman Dabhade, Smt. Chandrabhagabai Laxman Dabhade, Mrs. Anjanabai Rangnath Botre, Mrs. Manuja Ramchandra Dhawale, Mrs. Shantabai Sonba Jaid, Mrs. Kamala Moreshwar Ranawade, Mrs. Lilabai Dhanaji Jadhav and Mrs. Ashabai Ankushrao Hagawane have sold a portion admeasuring 2 Hectares 40 Ares out of Gat No. 2371 unto and in favour of Mr. Rangnath Ganpat Gaikwad for consideration and on certain terms and conditions. Pursuant thereto the said Gat No. 2371 was subdivided and Gat No. 2371/1 was allotted to the original land owner and Gat No. 2371/2 was allotted to Mr. Rangnath Ganpat Gaikwad and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 1518.

**(p)** It appears that the said Smt. Rangubai Genu Dabhade expired intestate on 14/12/1986 leaving behind her legal heirs namely (i) Mr. Dattu Genu Dabhade – son, (ii) Mr. Nana Genu Dabhade – son, (iii) Mrs. Anjana Rangnath Botre – daughter, (iv) Mrs. Manjula Ramchandra Dhawale – daughter, (v) Mrs. Shantabai Sonba Jaid – daughter, (vi) Mrs. Kamalabai Moreshwar Ranawade – daughter, (vii) Mr. Machindranath Laxman Dabhade – grandson, (viii) Mr. Gorakhnath Laxman Dabhade – son, (ix) Mr. Kundalik Laxman Dabhade – grandson, (x) Smt. Chandrabhaga Laxman Dabhade – widow of pre-

# Prasanna S Darade

B.S.L., LL.B.

Advocate

and conditions. Pursuant there the effect of the said Release Deed was mutated in the revenue records. The same is reflected vide mutation entry no. 9559.

**(s)** It appears that by an Agreement dated 07/12/2001 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 47/2002, the said Mr. Dattu Genu Dabhade (for self and as karta of HUF), Mr. Nana Genu Dabhade (for self and as karta of HUF), Mr. Gorakhnath Laxman Dabhade (for self and as karta of HUF), Mr. Machindranath Laxman Dabhade (for self and as karta of HUF), Mr. Kundalik Laxman Dabhade (for self and as karta of HUF), Smt. Chandrabhagabai Laxman Dabhade, Mrs. Lilabai Dhanaji Jadhav and Mrs. Ashabai Ankushrao Hagawane have agreed to sell a portion admeasuring 60 Ares out of 05 Hectares 93 Ares out of Gat No. 2317/1 unto and in favour of Mrs. Poonam S. Sinha, Mr. Kawaljitsingh Maini and Mr. Ravindersingh Kochhar for consideration and on certain terms and conditions. In pursuance of the said Agreement, the said Mr. Dattu Genu Dabhade and others have executed a Power of Attorney dated 07/12/2001 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 48/2002 in favour of Mr. Ravindersingh Kocchar interalia vesting in him with several power and authorities in respect of a portion admeasuring 60 Ares out of 05 Hectares 93 Ares out of Gat No. 2317/1.

**(t)** It appears that pursuant to the vadibhabajan and said village Wagholi being split and new village Ovhawadi being formed, the certain Gat numbers in village Wagholi were allotted new Gat numbers and accordingly Gat No. 2317 was allotted Gat No. 1331. The same is reflected vide mutation entry no. 1.

**(u)** It appears that Mr. Dattu alias Dattatraya Genba Dabhade along with Mrs. Sunanda Ramdas Dabhade had obtained a loan to the tune of Rs. 20,00,000/- from Jijamata Mahila Sahakari Bank Ltd. and pursuant thereto had executed a Mortgage Deed dated 24/09/2003 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 2922/2003 in favour of the said bank. Pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 2247.

**(v)** It appears that Mr. Dattu alias Dattatraya Genba Dabhade along with Mrs. Sunanda Ramdas Dabhade had obtained a loan to the tune of Rs. 50,00,000/- from Canara Bank. Pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 2281.

**(w)** It appears that by a Development Agreement dated 25/08/2004 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3649/2004, the said Mr. Dattu Genu Dabhade (for self and as karta of HUF), Mr. Nana Genu Dabhade (for self and as karta of HUF), Mr. Gorakhnath Laxman Dabhade (for self and as karta of HUF), Mr. Machindranath Laxman Dabhade (for self and as karta of HUF), Mr. Kundalik Laxman Dabhade (for self and as karta of HUF), Mrs. Lilabai Dhanaji Jadhav and Mrs. Ashabai Ankushrao Hagawane have granted the development rights pertaining to a portion admeasuring 95 Ares out of Gat No. 1331/1 unto and in favour of Mrs. Poonam S. Sinha and Mr. Kush Sinha for consideration and on certain terms and conditions. In pursuance of the said Development Agreement, the said Mr. Dattu Genu Dabhade and others have executed a Power of Attorney dated 25/8/2004 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3650/2004 in favour of Mrs. Poonam S. Sinha and Mr. Kush Sinha interalia vesting in them with several power and authorities in respect of a portion admeasuring 95 Ares out of Gat No. 1331/1.

**(x)** It appears that the said Mr. Gorakhnath Genu Dabhade expired intestate on 15/02/2007 leaving behind his legal heirs namely (i) Mr. Sandip Gorakhnath Dabhade – son, (ii) Mr. Rahul Gorakhnath Dabhade – son, (iii) Mrs. Shaila Narayan Jadhav – daughter and (iv) Smt. Alka Gorakhnath Dabhade – widow. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 4859.

**(y)** It appears that by a Deed of Reconveyance dated 14/05/2008 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3547/2008 the said Jijamata Mahila Sahakari Bank Ltd. have released and relinquished their charge over the said Gat No. 1331/1 and lands. Pursuant thereto the charge of the said bank was deleted from the revenue records. The same is reflected vide mutation entry no. 5735.

**(z)** It appears that by an Agreement to Sell dated 24/12/2008 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8402/2008, the said Mr. Machindranath Laxman Dabhade (for self and as karta of HUF and for minor children), Mrs. Asha Machindranath Dabhade, Mr. Pravin Machindranath Dabhade, Mrs. Vrushali Pravin Dabhade, Mr. Rupesh Machindranath Dabhade, Mr. Kundalik Laxman Dabhade (for self and as karta of HUF and for minor children), Mrs. Usha Kundalik Dabhade, Mr. Sandip Gorakhnath Dabhade (for self and as karta of HUF and for minor children), Mrs. Mohini Sandip Dabhade, Mr. Rahul Gorakhnath Dabhade, Mrs. Shaila Narayan Jadhav with the consent of Mrs. Indubai Nana Dabhade, Mr. Nana Genu Dabhade (for self and as karta of HUF), Mr. Kisan Nana Dabhade (for self and as karta of HUF and for minor children) Mrs. Jayashree Kisan Dabhade, Mr. Dines Nana Dabhade and Mrs. Ashwini Dinesh Dabhade have agreed to sell a portion admeasuring 44.5 Ares out of Gat No. 1331/1 unto and in favour of Mr. Kawaljitsingh Daulatsingh Maini for consideration and on certain terms and conditions. In pursuance to the said Agreement to Sell, the said Mr. Machindranath

Laxman Dabhade and others have executed a Power of Attorney 24/12/2008 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8403/2008 in favour of Mr. Kawaljitsingh Daulatsingh Maini interalia vesting in him with several power and authorities in respect of a portion admeasuring 44.5 Ares out of Gat No. 1331/1.

**(aa)** It appears that after obtaining the prior permission from Sub Divisional Officer under section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948 bearing No. 43SR/34/2002 dated 04/06/2005 and in pursuance of the Agreement dated 25/08/2004, the said Mr. Dattu Genu Dabhade (for self and as karta of HUF), Mr. Nana Genu Dabhade (for self and as karta of HUF), Mr. Gorakhnath Laxman Dabhade (for self and as karta of HUF), Mr. Machindranath Laxman Dabhade (for self and as karta of HUF), Mr. Kundalik Laxman Dabhade (for self and as karta of HUF), Mrs. Lilabai Dhanaji Jadhav and Mrs. Ashabai Ankushrao Hagawane have sold and conveyed a portion admeasuring 95 Ares out of Gat No. 1331/1 unto and in favour of Mrs. Poonam S. Sinha and Mr. Kush Sinha for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 5335.

**(bb)** It appears that after obtaining the prior permission from Sub Divisional Officer under section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948 bearing No. 43SR/34/2002 dated 04/06/2005 and in pursuance of the Agreement dated 07/12/2001, the said Mr. Dattu Genu Dabhade (for self and as karta of HUF), Mr. Nana Genu Dabhade (for self and as karta of HUF), Mr. Gorakhnath Laxman Dabhade (for self and as karta of HUF), Mr. Machindranath Laxman Dabhade (for self and as karta of HUF), Mr. Kundalik Laxman Dabhade (for self and as karta of HUF), Smt. Chandrabhagabai Laxman Dabhade, Mrs. Lilabai Dhanaji Jadhav and Mrs. Ashabai Ankushrao Hagawane have sold and conveyed a portion admeasuring 60 Ares out of Gat No. 1331/1 unto and in favour of Mrs. Poonam S. Sinha, Mr. Kawaljitsingh Maini and Mr. Ravindersingh Kochhar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 5336.

**(cc)** It appears that by a Release Deed dated 21/07/2012, the said Mrs. Ashabai Ankushrao Hagawane has released and relinquished all her right, title and interest in the said Gat No. 1331/1 and other lands unto and in favour of Mr. Sandip Gorakh Dabhade, Mr. Rahul Gorakh Dabhade, Smt. Alka Gorak Dabhade, Mrs. Shaila Narayan Jadhav, Mr. Ganesh Kundalik Dabhade, Mr. Aadik Kundalik Dabhade, Smt. Usha Kundalik Dabhade, Mrs. Ashwini Gaurav Hagawane and Mr. Machindra Laxman Dabhade on certain terms and conditions. Pursuant thereto the name of the said Ashabai Ankushrao Hagawane was deleted from the revenue records. The same is reflected vide mutation entry no. 9560.

**(dd)** It appears that by a Partition Deed dated 29/08/2012 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 8066/2012 executed by and between Mr. Dattu Genu Dabhade, Mr. Rohidas Dattu Dabhade, Mrs. Sangita Rohidas Dabhade, Mr. Vinayak Rohidas Dabhade, Mr. Ramdas Dattu Dabhade, Mrs. Sunanda Ramdas Dabhade, Ms. Priyanka Ramdas Dabhade, Mr. Chaitanya Ramdas Dabhade, Mr. Subham Ramdas Dabhade, Mr. Sanjay Dattu Dabhade, Mrs. Vandana Sanjay Dabhade, Mrs. Satabai Baburao Saste, Mrs. Sangita Bhagwan Kolte, Mr. Vitthal alias Nana Genu Dabhade, Mrs. Indubai Vitthal Dabhade, Mr. Kisan Vitthal Dabhade, Mrs. Jayashree Kisan Dabhade, Mr. Swapnil Kisan Dabhade, Ms. Pooja Kisan Dabhade, Mr. Balasaheb Vitthal Dabhade, Mrs. Aruna Balasaheb Dabhade, Mr. Dinesh Vitthal Dabhade, Mrs. Ashwini Dinesh Dabhade, Mr. Machindranath Laxman Dabhade, Mrs. Asha Machindranath Dabhade, Mr. Pravind Machindranath Dabhade, Mrs. Vrushali Pravind Dabhade, Mr. Rupesh Machindranath Dabhade, Mrs. Ashwini Rupesh Dabhade, Smt. Usha Kundalik Dabhade, Mr. Ganesh Kundalik Dabhade, Mrs. Mohini Ganesh Dabhade, Mr. Aadik Kundalik Dabhade, Mrs. Ashwini Gaurav Dabhade, Smt. Alka Gorakhnath Dabhade, Mr. Sandip Gorakhnath Dabhade, Mrs. Mohini Sandip Dabhade, Mr. Rahul Gorakhnath Dabhade, Mrs. Amruta Rahul Dabhade, Mrs. Shaila Narayan Jadhav and Smt. Lilabai Dhanaji Jadhav, the said persons have partitioned the said Gat No. 1331/1 and other lands held by them and pursuant thereto the said Gat No. 1331/1 was subdivided as follows: (i) portion

# Prasanna S Darade

B.S.L., LL.B.

Advocate

			Machindranath Dabhade, Mr. Pravin Machindranath Dabhade, Mrs. Vrushali Pravin Dabhade, Mr. Rupesh Machindranath Dabhade, Smt. Usha Kundalik Dabhade, Mr. Ganesh Kundalik Dabhade, Mrs. Mohini Ganesh Dabhade, Mr. Aadik Kundalik Dabhade, Mrs. Ashwini Gaurav Dabhade, Smt. Alka Gorakhnath Dabhade, Mr. Sandip Gorakhnath Dabhade, Mrs. Mohini Sandip Dabhade, Mr. Rahul Gorakhnath Dabhade, Mrs. Amruta Rahul Dabhade, Mrs. Shaila Narayan Jadhav and Mrs. Leelabai Dhanaji Jadhav.
1331/3	01=08	02=01	Mr. Nana alias Vitthal Genu Dabhade, Mrs. Indubai Vitthal Dabhade, Mr. Kisan Vitthal Dabhade, Mrs. Jayashree Kisan Dabhade, Mr. Swapnil Kisan Dabhade, Mrs. Pooja Kisan Dabhade, Mr. Balasaheb Vitthal Dabhade, Mrs. Aruna Balasaheb Dabhade, Mr. Dinesh Vitthal Dabhade and Mrs. Ashwini Dinesh Dabhade.
1331/4	01=33	02=42	Mr. Dattu Genu Dabhade, Mr. Rohidas Dattu Dabhade, Mrs. Sangita Rohidas Dabhade, Mr. Vinayak Rohidas Dabhade, Mr. Ramdas Dattu Dabhade, Mrs. Sunanda Ramdas Dabhade, Ms. Priyanka Ramdas Dabhade, Mr. Chaitanya Ramdas Dabhade, Mr. Shubham Ramdas Dabhade, Mr. Sanjay Dattu Dabhade, Mrs. Vandana Sanjay Dabhade, Mrs. Sitabai Baburao Saste and Mrs. Sangita Bhagwan Kolte.
1331/5	01=33	02=42	Mr. Machindranath Laxman Dabhade, Mrs. Asha Machindranath Dabhade, Mr. Pravin Machindranath Dabhade, Mrs. Vrushali Pravin Dabhade, Mr. Rupesh Machindranath Dabhade, Mrs. Ashwini Rupesh Dabhade, Mr. Ganesh Kundalik Dabhade, Mrs. Mohini Ganesh Dabhade, Mr. Aadik Kundalik Dabhade, Mrs. Ashwini Gaurav Hagawane, Smt. Alka Gorakhnath Dabhade, Mr. Sandip Gorakhnath Dabhade, Mrs. Mohini Sandip Dabhade, Mr. Rahul Gorakhnath Dabhade, Mrs. Amruta Rahul Dabhade, Mrs. Shaila Narayan Jadhav and Mrs. Leelabai Dhanaji Jadhav.
1331/6	02=40	04=35	Swami Vivekanand Shakari Gruh Rachana Sanstha Maryadit through Mrs. Kamal Rangnath Gaikwad.

The same is reflected vide mutation entry no. 10565.

**(ff)** It appears that the said Mr. Machindranath Laxman Dabhade and others in the capacity of tenant purchasers had applied to the Tahsildar, Pune on 15/12/2015 under section 43 of The Maharashtra Tenancy and Agricultural Lands Act, 1948 for permission of deleting the remark of New Tenure from Gat No. 1331/2 admeasuring 64 Ares. Pursuant thereto the said tenant purchasers paid the Nazarana to the tune of 40times the assessment and pursuant thereto the necessary Order bearing No. THK/SR/121/2016 dated 11/01/2016 was passed by the Tahsildar. Pursuant thereto the remark of New Tenure was deleted from the revenue records. The same is reflected vide mutation entry no. 12112.

**(gg)** It appears that in pursuance to the Agreement to Sell dated 24/12/2008 by Sale Deed dated 16/03/2016 registered with the office of the Sub Registrar Haveli No. 6 at serial no. 3265/2016, the said Mr. Machindranath Laxman Dabhade (for self and as karta of HUF and for minor children), Mrs. Asha Machindranath Dabhade, Mr. Pravin Machindranath Dabhade, Mrs. Vrushali Pravin Dabhade, Mr. Rupesh Machindranath Dabhade, Mr. Kundalik Laxman Dabhade (for self and as karta of HUF and for minor children), Smt. Usha Kundalik Dabhade, Mr. Sandip Gorakhnath Dabhade (for self and as karta of HUF and for minor children), Mrs. Mohini Sandip Dabhade, Mr. Rahul Gorakhnath Dabhade, Mrs. Shaila Narayan Jadhav have sold and conveyed a portion admeasuring 44.5 Ares out of Gat No. 1331/2 unto and in favour of Mr. Kawaljitsingh Daulatsingh Maini. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 12217.

**(hh)** It is clarified that the mutation entry no. 13043 and 13117 pertains to corrections being made in the computerized 7/12 extracts pursuant to the order passed by the Tahsildar, Haveli.

**(ii)** It appears that pursuant to the Order passed by the Tahsildar, Haveli bearing No. E-Ferfar/SR/155/417/2022 dated 27/05/2022, correction was made in the 7/12 extract whereby the Tenure

mentioned as Class - 2 land was deleted and Class -1 was mutated in the revenue records of Gat No. 1331/2. The same is reflected vide mutation entry no. 17858.

**(jj)** It appears that pursuant to the Order passed by the Tahsildar, Haveli bearing No. E-Ferfar/SR-kra/155/665/2022 dated 01/09/2022, correction was made in the name of Mr. Kawaljitsingh Daulatsingh Maini in the revenue records of Gat No. 1331/2. The same is reflected vide mutation entry no. 18260.

**(kk)** It appears that by a Sale Deed dated 20/04/2023 registered with the office of the Sub Registrar Haveli No. 9 at serial no. 7484/2023, the said Mr. Kawaljitsingh Daulatsingh Maini, Mr. Machindranath Laxman Dabhade, Mrs. Asha Machindranath Dabhade, Mr. Pravin Machindranath Dabhade (for self and karta of HUF and for minor children), Ms. Shravani Pravin Dabhade, Ms. Ovi Pravin Dabhade, Mrs. Vrushali Pravin Dabhade, Mr. Rupesh Machindranath Dabhade (for self and as karta of HUF and for minor children), Master Arthav Rupesh Dabhade, Master. Aryan Rupesh Dabhade. Mrs. Ashwini Rupesh Dabhade, Smt. Usha Kundalik Dabhade, Mr. Ganesh Kundalik Dabhade (for self and as karta of HUF and for minor children), Master Rudra Ganesh Dabhade, Ms. Kartiki Ganesh Dabhade, Mrs. Mohini Ganesh Dabhade, Mr. Aadik Kundalik Dabhade (for self and as karta of HUF and for minor children), Ms. Saumaya Aadik Dabhade, Master. Auransh Aadik Dabhade, Mrs. Sonali Aadik Dabhade, Mrs. Ashwini Gaurav Hagawane, Smt. Alka Gorakhnath Dabhade, Mr. Sandip Gorakhnath Dabhade (for self and as karta of HUF and for minor children), Ms. Aditi Sandip Dabhade, Master Shauraya Sandip Dabhade, Mrs. Mohini Sandip Dabhade, Mr. Rahul Gorakhnath Dabhade (for self and as karta of HUF and for minor children), Mrs. Amruta Rahul Dabhade, Mrs. Shaila Narayan Jadhav and Mrs. Leelabai Dhanaji Jadhav with the consent of Mr. Dnyaneshwar N. Panchedurkar, Mr. Vishal Suresh Satav, Mr. Aakash Bapu Chavan, Mr. Prakash Manik Jasud, Mr. Sagar Sadashiv Gaikwad, Mr. Kiran Rajkumar Mane have absolutely sold and conveyed Gat No. 1331/2 admeasuring 64 Ares unto and in favour of Godiva Promoters LLP for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19196.

**(ll)** It appears that by a Sale Deed dated 11/02/2024 registered with the office of the Sub Registrar Haveli No. 22 at serial no. 3540/2024 the said Godiva Promoters LLP has sold and conveyed a portion admeasuring 25 Ares out of Gat No. 1331/2 unto and in favour of Firstwall Ventures LLP for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in revenue records. The same is reflected vide mutation entry no. 20490.

### **(II) Zone, Permissions and Sanctions**

**(a)** As per the Zone Certificate dated 08/02/2024 issued by Pune Municipal Corporation the said Gat No. 1331 (old Gat No. 2317) is in the Residential Zone and part therein is affected by 60 meter proposed road.

**(b)** The Pune Metropolitan Region Development Authority, Pune has sanctioned the Building plans and issued Commencement Certificate bearing No. DP/BHA/Mou.Wagholi/G.No. 1331/2/Pra.Kra.1112/24-25/6688 dated 29/10/2024.

**(c)** The Collectorate, Pune vide its Order bearing No. PRH/PMRDA/NA/SR/16/2024 dated 14/08/2024 has fixed the non agricultural assessment and permitted the non agricultural use of the said Land.

### **(III) Qualifying Comments/Remarks**

**(a)** I have also caused searches to be carried out of the Index II registers available in the office of the Joint Sub Registrar of Assurances Haveli No. 1 to 27, Pune through my associates Mr. Prashant Pansare, Advocate for the period commencing from the year 1995 till date. I have been informed by Mr. Prashant

# Prasanna S Darade

B.S.L., LL.B.

Advocate

It was observed from the notings on mutation entry no. 12217, the concerned revenue office has mutated the effect of the Sale Deed dated 17/03/2016 registered at serial no. 3265/2016 in favour of Mr. Kawaljitsingh Daulatsingh Maini and the said mutation was certified pursuant to the Order bearing No. HANO/SR/39/2016 dated 19/07/2016 passed by the Circle Officer. Being aggrieved by the Order dated 17/07/2016, the said Mr. Machindranath Laxman Dabhade and others preferred first appeal under section 247 of The Maharashtra Land Revenue Code, 1966 before the Sub Divisional Officer Haveli and was numbered as RTS/Appeal/ 764/2016. The Sub Divisional Officer by his Order dated 09/06/2017 has allowed the said Appeal and has cancelled the said mutation entry no. 12217. Being aggrieved by the Order dated 09/06/2017, the said Mr. Kawaljitsingh Daulatsingh Maini preferred an appeal under section 247 of The Maharashtra Land Revenue Code, 1966 before the Additional Collector, Pune and was numbered as RTS/2A/557/2017. The Additional Collector, Pune by his Order dated 24/04/2018 has allowed the said Appeal and set aside the Order dated 09/06/2017 passed by the Sub Divisional Officer and has confirmed the said mutation entry no. 12217.

I have been informed that the said Order dated 09/06/2017 has not been challenged by either of the parties to RTS/2A/557/2017 and hence the said Order has attained finality.

(ii) Civil Litigation: Regular Civil Suit No. 175/2021

On perusal of the Plaintiff and other documents, it is observed that the said suit was filed by one Mr. Ganesh Kundalik Dabhade and others against Mr. Kawaljitsingh Daulatsingh Maini and 19 others seeking Declaration, Partition and Perpetual Injunctive reliefs in respect of the portion admeasuring 44.5 Ares out of Gat No. 1331/2.

During the course of the litigation, the Plaintiff had been amended and the names of certain defendants were deleted. As per the pleading in the said suit, it has been pleaded by the Plaintiffs that the alienation of the suit property done by the parents of the Plaintiff namely Mr. Kundalik Laxman Dabhade and Mrs. Usha Kundalik Dabhade on behalf of the Plaintiffs was not out of legal necessity and there was no financial need for the joint family to execute the Agreement to Sell dated 24/12/2008 and the Power of Attorney dated 24/12/2008 in favour of Mr. Kawaljitsingh Daulatsingh Maini and on the said grounds had challenged the legality of the aforesaid deeds, sale deed executed in furtherance of the same.

Along with the Plaintiff, an application for injunction at Exh. 5 was also filed seeking interim reliefs more particularly restraining Mr. Kawaljitsingh Daulatsingh Maini from creating third party interest in respect of suit property and that the said Application at Exh. 5 was allowed vide Order dated 22/11/2021.

During the pendency of the suit, after due negotiations, the parties to the suit settled the matter amicably and accordingly had filed the Consent Terms dated 17/04/2023 at Exh. 44 on the record of the Hon'ble Court. Pursuant thereto the Hon'ble Court vide Order dated 17/04/2023 was pleased to dispose the suit as compromised and further ordered to draw decree in terms of the compromise purshis. In terms of the settlement and consent terms, the Plaintiffs and the Defendant No. 2 to 16 (Dabhade family) have confirmed the Sale Deed dated 16/03/2016 registered with the office of the Sub Registrar Haveli No. 6 at serial no. 3265/2016 and alienation of the suit property in favour of Mr. Kawaljitsingh Daulatsingh Maini and also confirmed the possession of Mr. Kawaljitsingh Daulatsingh Maini to the suit property. Further the Plaintiffs and the Defendant No. 2 to 16 have agreed to execute a definitive agreement in respect of the suit property in any capacity as required by the Defendant No. 1 and/or his nominees and that the said Mr. Kawaljitsingh Daulatsingh Maini and/or his nominees had agreed to pay a sum of Rs. 1,00,00,000/- collectively to the Plaintiffs and Defendant No. 2 to 16. Further the Plaintiffs and the Defendant No. 2 to 16 had relinquished any of their and family member's alleged claim, right, title and interest in the suit property.

It is informed by my clients that on the execution of the Sale Deed dated 20/04/2023 registered with the office of the Sub Registrar Haveli No. 9 at serial no. 7484/2023 by Mr. Kawaljitsingh Daulatsingh Maini and Dabhade family in favour of Godiva Promoters LLP in respect of Gat No. 1331/2, all the terms and conditions of the aforementioned consent terms in terms of the aforesaid Consent Purshis were duly performed.

(e) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents produced before me inter alia title deeds and revenue records for my inspection and certain information supplied to me by my clients.

(f) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefor. It is further clarified that as per the Certificate dated 28/06/2024 issued by Deputy Director Land Records, the Consolidation Sheet for Gat No. 2317/1 is not available and hence could not be issued.

(g) I have assumed that all members of the Hindu Undivided Family if referred above have been made a party to the documents as discussed hereinabove and no person/s are left out. It is clarified that as the detailed family has not been furnished to me, I have assumed and relied on the correctness as regards all members of Hindu Undivided Family being made a party to the documents. Further as a

custom, the titles to said Land is ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were made available to me by my clients. Relying upon the presumptions under law about the same being correct unless proved otherwise or contrary and an analysis of the same with regards to the applicable laws is used to deduce a chain of title.

**(h)** It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as certified or photocopies and have not examined the same, (ii) only photocopies of the documents referred above are produced for inspection and I have assumed the same to be true and correct, (iii) that all permissions, if necessary have been obtained, (iv) the accuracy and completeness of all the factual representations made in the documents and information given to me, (v) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage on the basis of the revenue records made available and certain information provided to me by my clients, (ii) there are no litigations/ claims/ applications/etc. of whatsoever nature pending in respect of the said Land before any Court, Forum, Revenue Courts and Authority, Judicial/ Quasi Judicial Officer or Authority, Arbitrator, etc. as per information provided to me by my clients, (iii) physical areas of the said Land thereof on the basis of the documents made available and information provided to me by my clients and (iv) boundaries of the said Land on the basis of documents and information provided to me by my clients.

**(i)** It is further clarified that since my scope of work does not include considering aspects within the domain of an architect or surveyor, I have not carried out any physical inspection of the said Land nor have commented on its zoning and development aspects, etc. thereof. Further I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.

This Title Report is based on the provisions of the law as applicable and prevailing as on date and the facts of the matter which is derived from documents perused and information provided and as I understand them to be. My understanding is based upon and limited to the information and documents provided to me and any variance of facts or of law may cause a corresponding change in my Title Report.

**(4) Any other relevant title**

Not Applicable

**(5) Litigations**

As per the available records and as informed by my clients at present there are no litigations in respect of the said Land.

Dated this 18<sup>th</sup> day of November, 2024.

  
Prasanna S Darade  
Advocate



CHALLAN  
MTR Form Number-6



GRN	MH006351635202425E	BARCODE			Date	06/08/2024-11:52:33	Form ID				
Department Inspector General Of Registration			Payer Details								
Search Fee			TAX ID / TAN (If Any)								
Type of Payment Other Items			PAN No.(If Applicable)								
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Adv. Prashant Pansare						
Location PUNE			Flat/Block No.								
Year 2024-2025 From 01/01/1995 To 06/08/2024			Premises/Building								
Account Head Details			Amount In Rs.								
0030072201 SEARCH FEE			750.00		Road/Street	Bhosari					
					Area/Locality	Pune					
					Town/City/District						
					PIN	4	1	1	0	3	9
					Remarks (If Any)						
					Search fee for 30 yrs of Gat No. 1331 Hissa No. 2 (Old- 271/1/1, 273/2, 273/4 and 2317) Wagholi Pune						
					Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00		Words						
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	69103332024080612656	2882722676					
Cheque/DD No.			Bank Date	RBI Date	06/08/2024-11:53:49	Not Verified with RBI					
Name of Bank			Bank-Branch		IDBI BANK						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
मर्यादित दस्तावेज़ "सर्वत्र सेवा विभाग" वाले दस्तावेज़ों की तुलना में यह दस्तावेज़ विभाग के दस्तावेज़ से अलग है।

Mobile No. : 9552857481

## CHALLAN

MTR Form Number-6



N	MH007605437202425E	BARCODE			Date 31/08/2024-12:44:27	Form ID
Department	Inspector General Of Registration			Payer Details		
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)		
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)		
Location	PUNE			Full Name	ADV. PRASHANT PANSARE	
Year	2024-2025 From 07/08/2024 To 31/08/2024			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building			
0030072201	SEARCH FEE	25.00	Road/Street	BHOSARI		
			Area/Locality	PUNE		
			Town/City/District			
			PIN	4 1 1 0 3 9		
			Remarks (If Any)			
			SEARCH FEE FOR 1 YEAR OF GAT NO.1331 HISSA NO.2 (OLD 271/1/1, 273/2, 273/4, AND 2317)WAGHOLI PUNE			
			Amount In	Twenty Five Rupees Only		
Total		25.00	Words			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332024083112910	2886659078
Cheque/DD No.			Bank Date	RBI Date	31/08/2024-12:47:41	Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other.

Mobile No. : 9552857481



CHALLAN  
MTR Form Number-6



GRN	MH011240862202425E	BARCODE			Date	18/11/2024-12:11:57	Form ID		
Department			Inspector General Of Registration						
Search Fee			Payer Details						
Type of Payment			Other Items						
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR						
Location			PUNE						
Year			2024-2025 From 01/09/2024 To 18/11/2024						
Account Head Details			Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE			25.00	Bhosari					
				Puneq					
				4 1 1 0 3 9					
				Remarks (If Any)					
				Search Fee for 1 yrs of Gat No. 1331 Hissa No. 2 Village Wagholi Haveli,					
				Pune					
				Twenty Five Rupees Only					
Total			25.00	Amount In Words					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332024111812874	2899744916			
Cheque/DD No.			Bank Date	RBI Date	18/11/2024-12:13:54	Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
संदर्भ चलन "टाइप ऑफ पेमेंट" गटांचे नमुद कारणासाठीच तागु आहे. इवर कारणासाठी किंवा नोंदणी न करावियाच्या दस्तावाठी तागु नाही.

Mobile No. : 9552857481

