

SEARCH AND TITLE REPORT

- 1) Land admeasuring 00 H 11.85 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 2) Land admeasuring 00 H 01 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 3) Land admeasuring 00 H 10.69 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 4) Land admeasuring 00 H 12 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 5) Land admeasuring 00 H 31.68 Rm out of S. No. 110/4, totally admeasuring 00 H 96 R, having corresponding CTS No. 2279, of Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;

Abhijit S. Nikam
BSL, LL.B., DLL & LW., LL.M.
ADVOCATE

Office Address :- Flat no. 9, Renuka Avishkar, Premlok Park, Chinchwad, Pune - 411 033
Contact :- Cell no. - +91-9028366746, e-mail id :- adv.abhinikam@gmail.com





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FORMAT-A

(Circular No. 28/2021)

To,

MahaRERA
Pune, Maharashtra

LEGAL TITLE REPORT

Subject --: Title Clearance Certificate with respect to --

- 1) Land admeasuring 00 H 11.85 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 2) Land admeasuring 00 H 01 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 3) Land admeasuring 00 H 10.69 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 4) Land admeasuring 00 H 12 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 5) Land admeasuring 00 H 31.68 Rm out of S. No. 110/4, totally admeasuring 00 H 96 R, having corresponding CTS No. 2279, of Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;

i. e. totally admeasuring 6722.00 Sq. Mtrs.

I have investigated the title of the said property on the request of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve, and the following documents i.e.

1) DESCRIPTION OF THE PROPERTY :

- A) All that piece and parcel of Land admeasuring 00 H 11.85 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune within the limits of Pimpri Chinchwad Municipal Corporation and registration District Pune, Sub-District Taluka Haveli and the said land is bounded as under -





- On or towards East - By Property of Mr. Mahadu Shankar Walhekar out of same Survey Number;
- On or towards West - By Remaining Property of S. No. 110;
- On or towards South - By Property of Mr. Babu Narayan Walhekar out of S. No. 110/4;
- On or towards North - By Property of Mr. Pandurang Tukaram Padwal out of S. No. 110/2/3B/1A;

B) All that piece and parcel of Land admeasuring 00 H 01 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune within the limits of Pimpri Chinchwad Municipal Corporation and registration District Pune, Sub-District Taluka Haveli and the said land is bounded as under -

- On or towards East - By Property of Mr. Dattatray Rasal;
- On or towards West - By Remaining Property of Mr. Bhagwan Shankar Jagtap out of same Survey Number;
- On or towards South - By Property of Mr. Babu Narayan Walhekar;
- On or towards North - By Property of Mr. Pandurang Tukaram Padwal;

C) All that piece and parcel of Land admeasuring 00 H 10.69 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune within the limits of Pimpri Chinchwad Municipal Corporation and registration District Pune, Sub-District Taluka Haveli and the said land is bounded as under -

- On or towards East - By Property of Mr. Tukaram Padwal and others out of same Survey Number;
- On or towards West - By Property of Mrs. Vimal Pandurang Padwal, Mrs. Chhaya Gulab Padwal, Mrs. Sangita Shankar Padwal and Mrs. Manda Dattatraya Padwal out of same Survey Number;
- On or towards South - By Property of Mr. Bhagwan Jagtap out of S. No 110/2/3A/1;
- On or towards North - By Property of Mr. Nathu Maruti Walhekar out of S. No. 111;





D) All that piece and parcel of Land admeasuring 00 H 12 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwad), Tal - Haveli, Dist - Pune within the limits of Pimpri Chinchwad Municipal Corporation and registration District Pune, Sub-District Taluka Haveli and the said land is bounded as under -

- On or towards East - By Property of Mr. Tukaram Padwal and others out of same Survey Number;
- On or towards West - By Property of Mr. Tukaram Padwal and others out of same Survey Number;
- On or towards South - By Property of Mr. Bhagwan Jagtap out of S. No 110/2/3A/1;
- On or towards North - By Property of Mr. Nathu Maruti Walhekar out of S. No. 111;

E) All that piece and parcel of Land admeasuring 00 H 31.68 Rm out of S. No. 110/4, totally admeasuring 00 H 96 R, having corresponding CTS No. 2279, of Village Chinchwad (Walhekarwad), Tal - Haveli, Dist - Pune within the limits of Pimpri Chinchwad Municipal Corporation and registration District Pune, Sub-District Taluka Haveli and the said land is bounded as under -

- On or towards East - By 12.00 Mtrs. Wide D. P. Road;
- On or towards West - By remaining Property out of S. No. 110/4;
- On or towards South - By Property of Mr. Madhukar W. Shivale;
- On or towards North - By property of Smt. Vitabai Shankar Jagtap out of S. No. 110/2+3A1;

i. e. totally admeasuring 6722.00 Sq. Mtrs.

2) The Documents of Allotment of Plot :

3) 7/12 Extract for S. Nos. 110/2/3A/1, 110/2/3B/1A & 110/4, Village Chinchwad, Tal - Haveli, Dist - Pune ; Mutation Entry Nos. - 3487, 7651, 8185, 16939, 17695, 13833, 15703, 15704, 15705, 15706, 16840, 17738, 17542, 3371, 8259, 10443, 14152, 14153, 15356;

4) Search Report for 30 years from 1994 to 13/08/2024 :

2/- On Perusal of the aforesaid documents and all other relevant documents relating to title of the said property I am of the opinion that, the title of the title of -





- 1) Mr. Bhagwan Shankar Jagtap to and in respect of Land admeasuring 00 H 11.85 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune.
- 2) 1) Mr. Mahadu Shankar Walhekar, 2) Mr. Sadhu Shanakr Walhekar, 3) Mr. Namdev Shankar Walhekar, to and in respect of Land admeasuring 00 H 01 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune.
- 3) 1) Mr. Pandurang Tukaram Padwal, 2) Mr. Shankar Tukaram Padwal, 3) Mr. Dattatray Tukaram Padwal, 4) Mrs. Sulochana Tukaram Walhekar, 5) Mrs. Sunanda Pandurang Kunjir, 6) Smt. Chhaya Gulab Padwal, 7) Mr. Omkar Gulab Padwal, 8) Mrs. Vrushali Shekhar Rakshe and 9) Mrs. Amruta Santosh Shelke to and in respect of Land admeasuring 00 H 10.69 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune.
- 4) 1) Mrs. Vimal Pandurang Padwal, 2) Mrs. Chhaya Gulab Padwal, 3) Mrs. Sangita Shankar Padwal and 4) Mrs. Manda Dattatraya Padwal to and in respect of Land admeasuring 00 H 12 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune.
- 5) Mr. Babu Narayan Walhekar, 2) Mr. Sopan Tukaram Walhekar, 3) Smt. Mandakini Uttam Walhekar, 4) Mr. Bapu Uttam Walhekar, 5) Mrs. Rupali Nitin Sathe & 6) Mrs. Jyoti Sunil Hagawane to and in respect of Land admeasuring 00 H 31.68 Rm out of S. No. 110/4, totally admeasuring 00 H 96 R, having corresponding CTS No. 2279, of Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune.

- is clear and marketable and the same is free from encumbrances and on the basis of aforesaid Joint Development Agreements and Power of Attorneys, M/s. Avirat Developers, Through its Partner - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve, have exclusive right and authority to develop the same.

Owners of Land :

Sr. No.	Name of Owners	Land
1.	Mr. Bhagwan Shankar Jagtap	Land admeasuring 00 H 11.85 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;





Abhijit S. Nikam

BSL, LL.B., D.L.L. & L.W., LL.M.

ADVOCATE

Office : FLAT NO. 9, RENUKA AVISHKAR CO-OP. HSG. SOC. LTD., PREMLOK PARK, CHINCHWAD, PUNE - 411 033
Cell No. 9028366746, e-mail id : adv.abhijitnikam@gmail.com

2.	1) Mr. Mahadu Shankar Walhekar, 2) Mr. Sadhu Shanakar Walhekar, 3) Mr. Namdev Shankar Walhekar	Land admeasuring 00 H 01 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
3.	1) Mr. Pandurang Tukaram Padwal, 2) Mr. Shankar Tukaram Padwal, 3) Mr. Dattatray Tukaram Padwal, 4) Mrs. Sulochana Tukaram Walhekar, 5) Mrs. Sunanda Pandurang Kunjir, 6) Smt. Chhaya Gulab Padwal, 7) Mr. Omkar Gulab Padwal, 8) Mrs. Vrushali Shekhar Rakshe and 9) Mrs. Amruta Santosh Shelke	Land admeasuring 00 H 10.69 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune
4.	1) Mrs. Vimal Pandurang Padwal, 2) Mrs. Chhaya Gulab Padwal, 3) Mrs. Sangita Shankar Padwal and 4) Mrs. Manda Dattatraya Padwal	Land admeasuring 00 H 12 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
5.	Mr. Babu Narayan Walhekar, 2) Mr. Sopan Tukaram Walhekar, 3) Smt. Mandakini Uttam Walhekar, 4) Mr. Bapu Uttam Walhekar, 5) Mrs. Rupali Nitin Sathe & 6) Mrs. Jyoti Sunil Hagawane	Land admeasuring 00 H 31.68 Rm out of S. No. 110/4, totally admeasuring 00 H 96 R, having corresponding CTS No. 2279, of Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune

4) Qualifying Comments / Remarks if Any : N. A.

3/- The Report reflecting the flow of the title of the (Owner/Promoter/ Developer/Company) on the said land is enclosed herewith as Annexure.

Encl. Annexure.
Date : 13/08/2024




Adv. ABHIJIT S. NIKAM
BSL, LL.B., LL.M.
Flat No. 09, Renuka Avishkar
Premlok Park, Chinchwad
Pune - 411033. (M) : 9028366746



FORMAT - A
(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

Sr. No. LIST OF DOCUMENTS PERUSED :

- 1) Photocopy of Joint Development Agreement dtd. 16/12/2022, executed by Mr. Bhagwan Shankar Jagtap with the consent of Mrs. Fulabai Bhagwan Jagtap and others unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve (Builder-Promoter), which was registered in the office of Sub-Registrar Haveli No. 18, at Sr. No. 23561/2022, along with its Document Registration Receipt and Index II;
- 2) Photocopy of Irrevocable Power of Attorney dtd. 16/12/2022, executed by Mr. Bhagwan Shankar Jagtap unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve (Builder-Promoter), which was registered in the office of Sub-Registrar Haveli No. 18, at Sr. No. 23563/2022, along with its Document Registration Receipt;
- 3) Photocopy of Irrevocable Power of Attorney dtd. 16/12/2022, executed by 1) Mrs. Fulabai Bhagwan Jagtap and others unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve (Builder-Promoter), which was registered in the office of Sub-Registrar Haveli No. 18, at Sr. No. 23562/2022, along with its Document Registration Receipt;
- 4) Photocopy of Joint Development Agreement dtd. 10/02/2023, executed by Mr. Mahadu Shankar Walhekar and others unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve (Builder-Promoter), which was registered in the office of Sub-Registrar Haveli No. 05, at Sr. No. 2998/2023, along with its Document Registration Receipt and Index II;
- 5) Photocopy of Irrevocable Power of Attorney dtd. 10/02/2023, executed by Mr. Mahadu Shankar Walhekar and others unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve (Builder-Promoter), which was registered in the office of Sub-Registrar Haveli No. 05, at Sr. No. 2999/2023, along with its Document Registration Receipt;
- 6) Photocopy of Joint Development Agreement dtd. 14/06/2023, executed by Mr. Pandurang Tukaram Padwal and others, unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve, which was registered in





- the office of Sub-Registrar Haveli No. 14, at Sr. No. 10849/2023, along with its Document Registration Receipt and Index II;
- 7) Photocopy of Irrevocable Power of Attorney dtd. 14/06/2023, executed by Mr. Pandurang Tukaram Padwal and others, unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve, which was registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 10851/2023, along with its Document Registration Receipt;
 - 8) Photocopy of Joint Development Agreement dtd. 14/06/2023, executed by Mrs. Vimal Pandurang Padwal, Mrs. Chhaya Gulab Padwal, Mrs. Sangita Shankar Padwal and Mrs. Manda Dattatraya Padwal, unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve, which was registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 10852/2023, along with its Document Registration Receipt and Index II;
 - 9) Photocopy of Irrevocable Power of Attorney dtd. 14/06/2023, executed by Mrs. Vimal Pandurang Padwal, Mrs. Chhaya Gulab Padwal, Mrs. Sangita Shankar Padwal and Mrs. Manda Dattatraya Padwal, unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve, which was registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 10853/2023, along with its Document Registration Receipt;
 - 10) Photocopy of Joint Development Agreement dtd. 16/12/2022, executed by Mr. Babu Narayan Walhekar and others, unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve, which was registered in the office of Sub-Registrar Haveli No. 18, at Sr. No. 23571/2022, along with its Document Registration Receipt and Index II;
 - 11) Photocopy of Irrevocable Power of Attorney dtd. 16/12/2022, executed by Mr. Babu Narayan Walhekar and others, unto and in favour of M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve, which was registered in the office of Sub-Registrar Haveli No. 18, at Sr. No. 23572/2022, along with its Document Registration Receipt;
 - 12) Release Deed dtd. 30/09/2019, executed by 1) Mrs. Sagunabai Khandu Bhalekar and 2) Mrs. Tarabai Baban Shelar unto and in joint favour of 1) Mr. Babu Narayan Walhekar, 2) Mr. Sopan Tukaram Walhekar and 3) Mr. Bapu Uttam Walhekar, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 7042/2019;





- 13) Photocopy of 7/12 Extract S. No. 110/2/3A/1, of Village Chinchwad, Tal - Haveli, Dist - Pune, for the years 2016 to 2020;
- 14) Photocopy of 7/12 Extract S. No. 110/2/3B/1A, of Village Chinchwad, Tal - Haveli, Dist - Pune, for the years 2016 to 2020;
- 15) Photocopy of 7/12 Extract S. No. 110/4, of Village Chinchwad, Tal - Haveli, Dist - Pune, for the years 2016 to 2020;
- 16) Photocopy of Mutation Entry Nos. 3487, 7651, 8185, 16939, 17695, 13833, 15703, 15704, 15705, 15706, 16840, 17738, 17542, 3371, 8259, 10443, 14152, 14153, 15356;
- 17) Photocopy of Building Commencement Certificate bearing No. BP/Chinchwad/90/2024, dtd. 11/06/2024;
- 18) Photocopy of Order bearing No. JAMIN/NA/SR/304/2024, dtd. 05/07/2024 passed by Upper Tahasildar, Pimpri Chinchwad.

FLOW OF THE TITLE OF THE SAID LAND

A) LAND ADMEASURING 1285 SQ. MTRS. OUT OF S. NO. 110/2/3A/1 :

- a) That, from the perusal of aforesaid documents, produced for my perusal, it is observed that, land bearing S. No. 110/2/3A/1, admeasuring 00 H 35 R, of Village Chinchwad, Tal - Haveli, Dist - Pune, was owned and possessed by one Mr. Shankar Gopala Walhekar and his name was mutated in the Record of Rights thereof prior to 1972-73.
- b) Thereafter, from the perusal of M. E. No. 7651, dtd. 06/08/1991, it is observed that, Mr. Shankar Gopala Walhekar died on 28/06/1991, leaving behind him -
 - i) Mr. Mahadu Shankar Walhekar - Son;
 - ii) Mr. Sadhu Shankar Walhekar - Son;
 - iii) Mr. Namdev Shankar Walhekar - Son;
 - iv) Smt. Malan Shankar Walhekar - Widow;- as his only legal heirs. Accordingly, vide M. E. No. 7651, their names were mutated in the Record of Rights thereof.
- c) Thereafter, it is observed that, 1) Mr. Mahadu Shankar Walhekar, 2) Mr. Sadhu Shankar Walhekar, 3) Mr. Namdev Shankar Walhekar (since No. 1 to 3 minors at the relevant time through their Natural Guardian Mother - Smt. Malan Shankar Walhekar) and 4) Smt. Malan Shankar Walhekar sold.





transferred and assigned the land admeasuring 00 H 34 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in favour of MRS. VITHABAI SHANKAR JAGTAP, by executing a Sale Deed dtd. 19/02/1994, (SRO HVL. No. VII/V, Sr. No. 1030/1994) for the consideration as mentioned therein. Accordingly, vide M. E. No. 8185, dtd. 27/12/1995, the name of MRS. VITHABAI SHANKAR JAGTAP came to be mutated in the Record of Rights thereof.

d) Thereafter, it is observed that, MRS. VITHABAI SHANKAR JAGTAP transferred and assigned the aforesaid land admeasuring 00 H 34 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, of Village Chinchwad, Tal - Haveli, Dist - Pune unto and in favour of Mr. Bhagwan Shankar Jagtap by way of Gift (without any monetary consideration and for the consideration of natural love and affection) by executing a Gift Deed dtd. 17/08/2021, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 9448/2021. Accordingly, vide M. E. No. 16939, dtd. 17/08/2021, name of Mr. Bhagwan Shankar Jagtap came to be mutated in the Record of Rights thereof.

e) Thereafter, from the perusal of M. E. No. 17695, dtd. 04/01/2024, it is observed that, Smt. Malan Shankar Walhekar died on 15/04/2001, leaving behind her -

- i) Mr. Mahadu Shankar Walhekar - Son;
- ii) Mr. Sadhu Shankar Walhekar - Son;
- iii) Mr. Namdev Shankar Walhekar - Son;

- as her only legal heirs. Since the names of aforesaid Legal Heirs were already on record, vide M. E. No 17695, name of deceased Smt. Malan Shankar Walhekar came to be deleted from the Record of Rights thereof and names of 1) Mr. Mahadu Shankar Walhekar, 2) Mr. Sadhu Shankar Walhekar, 3) Mr. Namdev Shankar Walhekar came to be mutated to the extent of land admeasuring 00 H 01 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, of Village Chinchwad, Tal - Haveli, Dist - Pune.

f) Thereafter, it is observed that, Mr. Bhagwan Shankar Jagtap with the consent of his Family members, and M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve have entered into a Joint Development Agreement in respect of Land admeasuring 00 H 11.85 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune, by executing a Joint Development Agreement and Irrevocable Power of Attorney both dtd. 16/12/2022, which were registered in the office of Sub-Registrar Haveli No. 18, at Sr. Nos. 23561/2022 & 23563/2022 respectively for the joint development of the aforesaid property.





g) Thereafter, it is observed that, 1) Mr. Mahadu Shankar Walhekar, 2) Mr. Sadhu Shanakar Walhekar, 3) Mr. Namdev Shankar Walhekar, and M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve have entered into a Joint Development Agreement in respect of Land admeasuring 00 H 01 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune by executing a Joint Development Agreement and Irrevocable Power of Attorney both dtd. 10/02/2023, which were registered in the office of Sub-Registrar Haveli No. 05, at Sr. Nos. 2998/2023 & 2999/2023 respectively for the joint development of the aforesaid property.

B) LAND ADMEASURING 2269.00 SQ. MTRS. OUT OF S. NO. 110/2/3B/1A :

h) That, from perusal of documents produced before me, it is observed that, Land bearing S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune, was owned and possessed by one Mr. Tukaram Ganpat Padwal and his name was mutated in the Record of Rights thereof prior to 1985;

i) Thereafter, from the perusal of M. E. No. 13833, dtd. 17/07/2010, it is observed that, Mr. Tukaram Ganpat Padwal died on 20/03/2010, leaving behind him -

- | | | |
|------|---------------------------------|---------------------|
| i. | Mr. Pandurang Tukaram Padwal | - Son; |
| ii. | Mr. Gulab Tukaram Padwal | - Son; |
| iii. | Mr. Shankar Tukaram Padwal | - Son; |
| iv. | Mr. Dattatray Tukaram Padwal | - Son; |
| v. | Mrs. Sulochana Tukaram Walhekar | - Married Daughter; |
| vi. | Mrs. Sunanda Pandurang Kunjir | - Married Daughter; |
| vii. | Smt. Jijabai Tukaram Padwal | - Widow; |

- as his only legal heirs. Accordingly, vide M. E. No. 13833, names of aforesaid legal heirs came to be mutated in the Record of Rights thereof.

j) Thereafter, it is observed that, Mr. Gulab Tukaram Padwal transferred and assigned land admeasuring 00 H 03 R, out of S. No. 110/2/3B/1A, totally admeasuring 00 H 33 R, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in favour of his wife i.e. Mrs. Chhaya Gulab Padwal by way of Gift (without any monetary consideration and for the consideration of natural love and affection) by executing a Gift Deed dtd. 05/01/2017, which was registered in the office of Sub-Registrar Haveli No. 05, at Sr. No. 117/2017. Accordingly, vide M. E. No. 15703, name of Mrs. Chhaya Gulab Padwal came to be mutated in the Record of Rights thereof.

k) Thereafter, it is observed that, Mr. Shankar Tukaram Padwal transferred and assigned land admeasuring 00 H 03 R, out of S. No. 110/2/3B/1A,





totally admeasuring 00 H 33 R, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in favour of his wife i.e. Mrs. Sangita Shankar Padwal by way of Gift (without any monetary consideration and for the consideration of natural love and affection) by executing a Gift Deed dtd. 05/01/2017, which was registered in the office of Sub-Registrar Haveli No. 05, at Sr. No. 116/2017. Accordingly, vide M. E. No. 15704, name of Mrs. Sangita Shankar Padwal came to be mutated in the Record of Rights thereof.

l) Thereafter, it is observed that, Mr. Dattatray Tukaram Padwal transferred and assigned land admeasuring 00 H 03 R, out of S. No. 110/2/3B/1A, totally admeasuring 00 H 33 R, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in favour of his wife i.e. Mrs. Manda Dattatray Padwal by way of Gift (without any monetary consideration and for the consideration of natural love and affection) by executing a Gift Deed dtd. 05/01/2017, which was registered in the office of Sub-Registrar Haveli No. 05, at Sr. No. 115/2017. Accordingly, vide M. E. No. 15705, name of Mrs. Manda Dattatray Padwal came to be mutated in the Record of Rights thereof.

m) Thereafter, it is observed that, Mr. Pandurang Tukaram Padwal transferred and assigned land admeasuring 00 H 03 R, out of S. No. 110/2/3B/1A, totally admeasuring 00 H 33 R, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in favour of his wife i.e. Mrs. Vimal Pandurang Padwal by way of Gift (without any monetary consideration and for the consideration of natural love and affection) by executing a Gift Deed dtd. 05/01/2017, which was registered in the office of Sub-Registrar Haveli No. 05, at Sr. No. 114/2017. Accordingly, vide M. E. No. 15706, name of Mrs. Vimal Pandurang Padwal came to be mutated in the Record of Rights thereof.

n) Thereafter, it is observed that, Mr. Gulab Tukaram Padwal died on 02/11/2020, leaving behind him -

- i. Smt. Chhaya Gulab Padwal - Widow;
- ii. Mr. Omkar Gulab Padwal - Son;
- iii. Mrs. Vrushali Shekhar Rakshe - Married Daughter;
- iv. Mrs. Amruta Santosh Shelke - Married Daughter;

- as his only legal heirs. Accordingly, vide M. E. No. 16840, names of aforesaid legal heirs came to be mutated in the Record of Rights thereof.

o) Thereafter, it is observed that, Jijabai Tukaram Padwal died on 05/06/2023, leaving behind her -

- i. Mr. Pandurang Tukaram Padwal - Son;
- ii. Mr. Shankar Tukaram Padwal - Son;
- iii. Mr. Dattatray Tukaram Padwal - Son;
- iv. Mrs. Sulochana Tukaram Walhekar - Married Daughter;
- v. Mrs. Sunanda Pandurang Kunjir - Married Daughter;
- vi. Smt. Chhaya Gulab Padwal - Widow of Pre-deceased





vii. Mr. Omkar Gulab Padwal Son;
- Son of Pre-deceased Son;

- as her only legal heirs. Accordingly, vide M. E. No. 17738, dt. 27/02/2024, name of deceased Jijabai Tukaram Padwal deleted from the Record of Rights and names of aforesaid legal heirs came to be mutated in the Record of Rights thereof.

p) Thereafter, it is observed that, Mrs. Vrushi Shekhar Rakshe and Mrs. Amruta Santosh Shelke released and relinquished their respective rights, title, interest claim and share in the aforesaid S. No. 110/2/3B/1A, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in joint favour of Smt. Chhaya Gulab Padwal and Mr. Omkar Gulab Padwal, by executing a Release Deed dtd. 14/06/2023, which was registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 10858/2023. Accordingly, vide M. E. No. 17542, dtd. 14/06/2023, names of Mrs. Vrushi Shekhar Rakshe and Mrs. Amruta Santosh Shelke came to be mutated in the Record of Rights thereof.

q) Thereafter, it is observed that, 1) Mr. Pandurang Tukaram Padwal, 2) Mr. Shankar Tukaram Padwal, 3) Mr. Dattatray Tukaram Padwal, 4) Mrs. Sulochana Tukaram Walhekar, 5) Mrs. Sunanda Pandurang Kunjir, 6) Smt. Chhaya Gulab Padwal, 7) Mr. Omkar Gulab Padwal, 8) Mrs. Vrushi Shekhar Rakshe and 9) Mrs. Amruta Santosh Shelke with the consent of Mrs. Vimal Pandurang Padwal, Mrs. Chhaya Gulab Padwal, Mrs. Sangita Shankar Padwal and Mrs. Manda Dattatraya Padwal and M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve have entered into a Joint Development Agreement in respect of Land admeasuring 00 H 10.69 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune by executing a Joint Development Agreement and Irrevocable Power of Attorney both dtd. 14/06/2023, which were registered in the office of Sub-Registrar Haveli No. 14, at Sr. Nos. 10849/2023 & 10851/2023 respectively for the joint development of the aforesaid property.

r) Thereafter, it is observed that, 1) Mrs. Vimal Pandurang Padwal, 2) Mrs. Chhaya Gulab Padwal, 3) Mrs. Sangita Shankar Padwal and 4) Mrs. Manda Dattatraya Padwal with the consent of 1) Mr. Pandurang Tukaram Padwal, 2) Mr. Shankar Tukaram Padwal, 3) Mr. Dattatray Tukaram Padwal, 4) Mrs. Sulochana Tukaram Walhekar, 5) Mrs. Sunanda Pandurang Kunjir, 6) Smt. Chhaya Gulab Padwal, 7) Mr. Omkar Gulab Padwal, 8) Mrs. Vrushi Shekhar Rakshe and 9) Mrs. Amruta Santosh Shelke and M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve have entered into a Joint Development Agreement in respect of Land admeasuring 00 H 12 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune by executing a Joint





Development Agreement and Irrevocable Power of Attorney both dtd. 14/06/2023, which were registered in the office of Sub-Registrar Haveli No. 14, at Sr. Nos. 10852/2023 & 10853/2023 respectively for the joint development of the aforesaid property.

C) LAND ADMEASURING 3168.00 SQ. MTRS. OUT OF S. NO. 110/4 :

- s) From the perusal of documents produced before me, it is observed that, land bearing S. No. 110/4, of Village Chinchwad, Tal - Haveli, Dist - Pune was owned and possessed by one Mr. Narayan Yesu Walhekar prior to 1968.
- t) Thereafter, from the perusal of M. E. No. 3371, dtd. 14/11/1968, it is observed that, Mr. Narayan Yesu Walhekar died on 22/10/1968, leaving behind him - 1) Mr. Tukaram Narayan Walhekar, 2) Mr. Babu Tukaram Walhekar. 3) Smt. Shevantabai Narayan Walhekar, 4) Mrs. Housabai Laxman Yavale, 5) Mrs. Sagunabai Khandu Bhalekar and 6) Mrs. Tarabai Baban Shelar as his only legal heirs. However, 1) Mrs. Housabai Laxman Yavale, 2) Mrs. Sagunabai Khandu Bhalekar and 3) Mrs. Tarabai Baban Shelar released their rights in the aforesaid property by giving Say to the Revenue Authorities. Accordingly, vide M. E. No. 3371, dtd. 14/11/1968, names of 1) Mr. Tukaram Narayan Walhekar, 2) Mr. Babu Tukaram Walhekar & 3) Smt. Shevantabai Narayan Walhekar came to be mutated in the Record of Rights thereof.
- u) Thereafter, from the perusal of M. E. No. 8259, dtd. 25/07/1996, it is observed that, Smt. Shevantabai Narayan Walhekar died on 12/07/1980, leaving behind him - 1) Mr. Tukaram Narayan Walhekar, 2) Mr. Babu Tukaram Walhekar. 3) Mrs. Housabai Laxman Yavale, 4) Mrs. Sagunabai Khandu Bhalekar and 5) Mrs. Tarabai Baban Shelar as her only legal heirs. However, 1) Mrs. Housabai Laxman Yavale, 2) Mrs. Sagunabai Khandu Bhalekar and 3) Mrs. Tarabai Baban Shelar had already released their rights in the aforesaid property by filing Say (जवाब) to the Revenue Authorities. Accordingly, vide M. E. No. 8259, dtd. 25/07/1996, names of 1) Mr. Tukaram Narayan Walhekar & 2) Mr. Babu Tukaram Walhekar came to be mutated in the Record of Rights thereof.
- v) Thereafter, it is observed that, 1) Mr. Tukaram Narayan Walhekar & 2) Mr. Babu Tukaram Walhekar sold, transferred and assigned the land admeasuring 151.05 Sq. Mtrs. out of aforesaid S. No. 110/4, totally admeasuring 00 H 96 R, of Village Chinchwad, Tal - Haveli, Dist - Pune unto and in favour of Mrs. Hirabai Pandurang Khandagale. Accordingly, vide M. E. No. 10443, dtd. 24/02/2001, name of Mrs. Hirabai Pandurang Khandagale came to be mutated in the Record of Rights thereof.
- w) Thereafter, it is observed that, Mr. Tukaram Narayan Walhekar died on 11/04/2011, leaving behind him - 1) Mr. Sopan Tukaram Walhekar (Son), 2) Mr. Bapu Uttam Walhekar (Son of Pre-deceased Son Mr. Uttam





Narayan Walhekar), 3) Mrs. Rupali Nitin Sathe (Married Daughter of Pre-deceased Son Mr. Uttam Narayan Walhekar), 4) Mrs. Jyoti Sunil Hagawane (Married Daughter of Pre-deceased Son Mr. Uttam Narayan Walhekar), 5) Smt. Mandakini Uttam Walhekar (Widow of Pre-deceased Son Mr. Uttam Narayan Walhekar), 6) Smt. Savitrabai Ganpat Chinchwade (Married Daughter), 7) Mrs. Kamal Shamrao Yadav (Married Daughter), 8) Mrs. Shakuntala Madhukar Hagawane (Married Daughter), 9) Mrs. Muktabai Balu Mandekar (Married Daughter), 10) Mrs. Jantabai Vasant Taras (Married Daughter) as his only legal heirs. Accordingly, vide M. E. No. 14152, dtd. 05/04/2011, names of aforesaid Legal Heirs came to be mutated in the Record of Rights thereof.

x) Thereafter, it is observed that, 1) Smt. Savitrabai Ganpat Chinchwade, 2) Mrs. Kamal Shamrao Yadav, 3) Mrs. Shakuntala Madhukar Hagawane, 4) Mrs. Muktabai Balu Mandekar released and relinquished their undivided right, title, interest, claim and share in the aforesaid land bearing S. No. 110/4, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in joint favour of 1) Mr. Sopan Tukaram Walhekar and 2) Mr. Babu Uttam Walhekar, by executing a Release Deed dtd. 18/03/2011, which was registered in the office of Sub-Registrar Haveli No. 18, at Sr. No. 2841/2011. Accordingly, vide M. E. No. 14153, dtd. 05/04/2011, the names of 1) Smt. Savitrabai Ganpat Chinchwade, 2) Mrs. Kamal Shamrao Yadav, 3) Mrs. Shakuntala Madhukar Hagawane, 4) Mrs. Muktabai Balu Mandekar came to be deleted from the Record of Rights thereof.

y) Thereafter, it is observed that, Mrs. Jantabai Vasant Taras released and relinquished her undivided right, title, interest, claim and share in the aforesaid land bearing S. No. 110/4, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in joint favour of 1) Mr. Sopan Tukaram Walhekar and 2) Mr. Babu Uttam Walhekar, by executing a Release Deed dtd. 15/12/2015, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 9783/2015. Accordingly, vide M. E. No. 15356, the name of Mrs. Jantabai Vasant Taras came to be deleted from the Record of Rights thereof.

z) Thereafter, it is observed that, 1) Mrs. Sagunabai Khandu Bhalekar and 2) Mrs. Tarabai Baban Shelar released and relinquished their right, title, interest, claim and share in the aforesaid land bearing S. No. 110/4, of Village Chinchwad, Tal - Haveli, Dist - Pune, unto and in joint favour of 1) Mr. Babu Narayan Walhekar, 2) Mr. Sopan Tukaram Walhekar and 3) Mr. Babu Uttam Walhekar, by executing a Release Deed dtd. 30/09/2019, which was registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 7042/2019.

aa) Thereafter, it is observed that, 1) Mr. Babu Narayan Walhekar, 2) Mr. Sopan Tukaram Walhekar, 3) Smt. Mandakini Uttam Walhekar, 4) Mr. Babu Uttam Walhekar, 5) Mrs. Rupali Nitin Sathe & 6) Mrs. Jyoti Sunil Hagawane and M/s. Avirat Developers, Through its Partners - 1) Mr.





Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve have entered into a Joint Development Agreement in respect of Land admeasuring 00 H 31.68 Rm out of S. No. 110/4, totally admeasuring 00 H 96 R, having corresponding CTS No. 2279, of Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune by executing a Joint Development Agreement and Irrevocable Power of Attorney both dtd. 16/12/2022, which were registered in the office of Sub-Registrar Haveli No. 18, at Sr. Nos. 23571/2022 & 23572/2022 respectively for the joint development of the aforesaid property.

AMALGAMATION AND SANCTION OF BUILDING PLANS :

bb) Thereafter, it is observed that, Builder-Promoter i.e. M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve amalgamated the aforesaid properties and prepared the Lay-out Plans and Building Plans and got it sanctioned from Pimpri Chinchwad Municipal Corporation vide Building Commencement Certificate bearing No. BP/Chinchwad/90/2024, dtd. 11/06/2024.

N. A. Order :

cc) Thereafter, it is observed that, Builder-Promoter i.e. M/s. Avirat Developers, Through its Partners - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhondve got the use of said land converted for Non-Agricultural use vide Order bearing No. JAMIN/NA/SR/304/2024, dtd. 05/07/2024 passed by Upper Tahasildar, Pimpri Chinchwad.

ONLINE SEARCH (E-SEARCH) :

dd) As per your instructions, I caused online search of Index II entries on IGR Govt. Website i.e. on <http://www.igrmaharashtra.gov.in> for last 30 years i.e. from 1994 to 13/08/2024 and from online search which was made available for search, I did not come across any entry adversely affecting the title of aforesaid Land Owners and Developer.

Based on the aforesaid documents, I am of the opinion that subject to whatever stated herein above, the title of -

- 1) Mr. Bhagwan Shankar Jagtap to and in respect of Land admeasuring 00 H 11.85 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;
- 2) 1) Mr. Mahadu Shankar Walhekar, 2) Mr. Sadhu Shanakr Walhekar, 3) Mr. Namdev Shankar Walhekar, to and in respect of Land admeasuring 00 H 01 R, out of S. No. 110/2/3A/1, totally admeasuring 00 H 35 R, lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;





Abhijit S. Nikam
BSL, LL.B., D.L.L. & L.W., LL.M.
ADVOCATE

Office : FLAT NO 9, RENUKA AVESHKAR CO-OP. HSG. SOC. LTD., PREMLOK PARK, CHINCHWAD, PUNE - 411 033
Cell No. 9028366746, e-mail id : adv.abhijitnikam@gmail.com

3) 1) Mr. Pandurang Tukaram Padwal, 2) Mr. Shankar Tukaram Padwal, 3) Mr. Dattatray Tukaram Padwal, 4) Mrs. Sulochana Tukaram Walhekar, 5) Mrs. Sunanda Pandurang Kunjir, 6) Smt. Chhaya Gulab Padwal, 7) Mr. Omkar Gulab Padwal, 8) Mrs. Vrushali Shekhar Rakshe and 9) Mrs. Amruta Santosh Shelke to and in respect of Land admeasuring 00 H 10.69 R. out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R. lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;

4) 1) Mrs. Vimal Pandurang Padwal, 2) Mrs. Chhaya Gulab Padwal, 3) Mrs. Sangita Shankar Padwal and 4) Mrs. Manda Dattatraya Padwal to and in respect of Land admeasuring 00 H 12 R, out of S. No. 110/2+3B/1A, totally admeasuring 00 H 33 R. lying and situated at Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;

5) 1) Mr. Babu Narayan Walhekar, 2) Mr. Sopan Tukaram Walhekar, 3) Smt. Mandakini Uttam Walhekar, 4) Mr. Bapu Uttam Walhekar, 5) Mrs. Rupali Nitin Sathe & 6) Mrs. Jyoti Sunil Hagawane to and in respect of Land admeasuring 00 H 31.68 Rm out of S. No. 110/4, totally admeasuring 00 H 96 R, having corresponding CTS No. 2279, of Village Chinchwad (Walhekarwadi), Tal - Haveli, Dist - Pune;

- is clear and marketable and the same is free from encumbrances and on the basis of aforesaid Joint Development Agreements and Power of Attorneys, M/s. Avirat Developers, Through its Partner - 1) Mr. Sachin Avinash Bhalerao & 2) Mr. Sachin Dattatray Bhone, have exclusive right and authority to develop the same.

1) 7/12 Extract as on date of Application of Registration :

2) Mutation Entry No. 3487, 7651, 8185, 16939, 17695, 13833, 15703, 15704, 15705, 15706, 16840, 17738, 17542, 3371, 8259, 10443, 14152, 14153, 15356;

3) Search Report from 30 years from 1994 taken from www.igrmaharashtra.gov.in ;

4) Any Other Relevant Title

5) Litigations if any: No Litigations found or disclosed by Owner.

Place : Chinchwad, Pune

Date : 13/08/2024

GRN NO MH006728672202425P



Adv. ABHIJIT S. NIKAM
BSL, LL.B., LL.M.
Flat No. 09, Renuka Avishkar,
Premlok Park, Chinchwad,
Pune - 411033. (M) : 9028366746



CHALLAN
MTR Form Number-6

SN	MH00672697220242GP	BARCODE	Date	13/08/2024-18:37:42	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee	TAX ID / TAN (If Any)			
	Other Items	PAN No.(If Applicable)			
Office Name	HVL24_HAVELI 24 JOINT SUB REGISTRAR	Full Name	ADV ABHIJIT NIKAM		
Location	PUNE	Flat/Block No.			
Year	2024-2025 One Time	Premises/Building			
Account Head Details	Amount In Rs.	Road/Street			
	750.00	Area/Locality			
3037201 SEARCH FEE		Town/City/District			
		PIN			
		Remarks (If Any)	ONLINE SEARCH FROM 19/04 TO 20/04 FOR SURVEY NO 110		
			CHINCHWAD TAL HAVELI DIST PUNE		
Amount In	Seven Hundred Fifty Rupees Only				
Words	750.00				
FOR USE IN RECEIVING BANK					
Payment Details	SBIEPAY PAYMENT GATEWAY		Bank CIN	10000602024081309117	2124365349223
			Bank Date	13/08/2024-18:39:00	Not Verified with RBI
			Bank-Branch	SBIEPAY PAYMENT GATEWAY	
			Stamp No., Date	Not Verified with Stamp	

Mobile No. : 9028366748

This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 या चालन हेतु उक्त प्रकारचे कारण नसल्याने अयोग्य ठरविले जाऊ शकते. याचबाबत नोंद घ्यावी.

