



FORMAT -A

(Circular 28/2021 Dated 08.03.2021)

To,

MahaRERA,

Housefin Bhavan, Plot No. C-21,
E-block, Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

REVISED LEGAL TITLE REPORT

Title Clearance Certificate with respect to all that piece and parcel of,

- (A) Land bearing S. No. 36/1 area admeasuring 00 H 58 Are out of total land admeasuring 01 H 16 Are situated at village Bavdhan Khurd, Taluka Mulshi, District Pune which is bounded as under:
- On or towards East : By land out of Survey No. 36/1;
On or towards South : By land out of Survey No. 37;
On or towards West : By land bearing Survey No. 36/2;
On or towards North : By land out of Survey No. 48;
- (B) Land bearing S. No. 36/1 area admeasuring 00 H 58 Are out of total land admeasuring 01 H 16 Are situated at village Bavdhan Khurd, Taluka Mulshi, District Pune which is bounded as under:
- On or towards East : By land out of Survey No. 35;
On or towards South : By land out of Survey No. 37;
On or towards West : By land bearing Survey No. 36/1;
On or towards North : By land out of Survey No. 48;
- (C) Land bearing S. No. 36/2 area admeasuring 00 H 60 Are situated at village Bavdhan Khurd, Taluka Mulshi, District Pune which is bounded as under:
- On or towards East : By land out of Survey No. 36/1;



Signature





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On or towards South : By land out of Survey No. 37;

On or towards West : By land bearing Survey No. 37;

On or towards North : By land out of Survey No. 48;

(Hereinafter referred to as "**Said Property**").

I have investigated the title of the said property for a period of 30 years (from 1996 to 2026) on the request of Delas Realcon LLP and copies of following documents:

1. 7/12 Extracts pertaining to land bearing Survey Nos. 36/1 and 36/2 together with relevant Mutation Entries recorded thereon.(The 7/12 extracts pertaining to the period from 1980 to 1991 are not available)
2. Sale Deed dated 22.07.1991 registered at Serial No. 1520/1991
3. Sale Deed dated 22.07.1991 registered at Serial No. 1519/1991
4. Correction Deed dated 07.10.1994 registered at Serial No. 2591/1994.
5. Sale Deeds dated 07.10.1994 registered at Serial Nos. 2597/1994, 2598/1994 and 2599/1994.
6. Will dated 17.10.1997 registered at Serial No. 5048/1997 executed by Shri Baban Sahadu Todkar.
7. Will dated 12.09.2001 registered at Serial No. 10608/2001 executed by Shri Balasaheb Baban Todkar.
8. Release Deed dated 10.08.2006 registered at Serial No. 5683/2006.
9. Development Agreement dated 14.11.2006 registered at Serial No. 7236/2006 along with Powers of Attorney registered at Serial Nos. 7237/2006 and 7240/2006.
10. Development Agreement dated 12.02.2008 registered at Serial No. 1296/2008 along with Power of Attorney registered at Serial No. 1297/2008.
11. Judgment and Order dated 07.08.2010 passed in Regular Civil Suit No. 304/2004.





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12. Sale Deed dated 22.05.2013 registered at Serial No. 3906/2013 executed in favour of Manav City Spaces LLP.
13. Sale Deed dated 22.05.2013 registered at Serial No. 3907/2013 executed in favour of Bhansali Spaces LLP.
14. Sale Deed dated 22.05.2013 registered at Serial No. 3908/2013 executed in favour of A.B.P. Buildcon LLP.
15. Order dated 13.09.2022 passed by the Tahsildar, Mulshi.
16. Confirmation Deeds dated 23.01.2023 registered at Serial Nos. 1830/2023, 1831/2023 and 1832/2023.
17. Development Agreement and Power of Attorney dated 20.03.2024 registered at Serial No. 7080/2024 and 7085/2024 executed in favour of Delas Realcon LLP.
18. Mortgage Deed dated 12.06.2024 registered at Serial No. 13607/2024 executed in favour of Aditya Birla Housing Finance Ltd.
19. Lease Deed dated 09.09.2024 registered at Serial No. 18588/2024 executed in favour of Maharashtra State Electricity Distribution Company Limited.
20. Sale Deed dated 30.12.2024 registered at Serial No. 23136/2024 executed in favour of Pune Municipal Corporation.
21. Order dated 03.05.1999 passed in Complaint Case No. 303/1999.

2/- Relying on and after the scrutiny of the aforesaid documents, I am of the opinion that, (a) S. No. 36/1 area admeasuring 00 Hectare 58 Ares belongs to Manav City Spaces LLP, (b) S. No. 36/1 area admeasuring 00 Hectare 58 Ares belongs to Bhansali Spaces LLP and (c) S. No. 36/2 area admeasuring 00 Hectare 60 Ares belongs to A.B.P. Buildcon LLP as owner thereof and Delas Realcon LLP as Developer thereof have a good, clear and marketable title subject to encumbrance created in favour of Aditya Birla Housing Finance Ltd. against the said property.



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Survey Numbers	Title of Owner /Developer			
	Total Area as per 7/12	Owner		Developer (Delas Realcon LLP)
	Area	Area	Name	Area
36/1	01H 16 Ares	00 Hectare 58 Ares	Manav City Spaces LLP	00 Hectare 58 Ares
36/1		00 Hectare 58 Ares	Bhansali Spaces LLP	00 Hectare 58 Ares
36/2	00H 60 Ares	00H 60 Ares	A.B.P. Buildcon LLP	00H 60 Ares
Total	01 H 76 Ares	01 H 76 Ares		01 H 76 Ares

3/- The Report reflecting the flow of the title of Delas Realcon LLP on the said property is enclosed herewith as annexure.

Encl. : Annexure

Date : 27.04.2026

GARGI P. BHANDARE

Advocate





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(Circular 28/2021 Dated 08.03.2021)

ANNEXURE

A) FLOW OF THE TITLE OF THE SAID LAND

Survey Nos. 36/1 & 36/2 (Formerly Survey Nos. 36/A & 36/B, Earlier Part of Survey No. 36)

- 1. It is revealed from the record that** land bearing Survey No. 36, admeasuring about 04 Acres 14 Gunthas, situated at Mouje Bavdhan Khurd, Taluka Mulshi, District Pune, was originally owned and possessed by Shri Ganesh Gokhale.
- 2. It is revealed from the record that** vide Mutation Entry No. 312 dated 19.09.1947, Shri Sahadu Genu Todkar came to be recorded as a Protected Tenant in respect of Survey No. 36 under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948.
- 3. It is revealed from the record that** Shri Ganesh Gokhale expired on 14.12.1947 and thereafter the name of Shri Govind Ganesh Gokhale, as Karta of the joint family, came to be recorded in the revenue record vide Mutation Entry No. 325 dated 30.04.1948.
- 4. It is revealed from the record that** upon demise of the protected tenant Shri Sahadu Genu Todkar, his heir Shri Baban Sahadu Todkar came to be entered in the Record of Rights in the "Other Rights" column by way of inheritance vide Mutation Entry No. 586 dated 01.06.1960.
- 5. It is revealed from the record that** pursuant to the order dated 16.06.1961 passed by the Tenancy Tribunal, Mulshi in Case No. 13 under Section 32G of the Bombay Tenancy and Agricultural Lands Act, 1948, the purchase price of the said land was determined and Shri Govind Ganesh Gokhale was recorded





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as original landholder and Shri Baban Sahadu Todkar as statutory purchaser, and accordingly Mutation Entry No. 712 dated 16.09.1961 came to be recorded.

6. **It is revealed from the record that** Mutation Entry No. 985 dated 01.06.1970 reflects implementation of statutory provisions relating to weights and measures and coinage laws in the revenue record pertaining to the lands at Village Bavdhan.
7. **It is revealed from the record that** the 7/12 extracts pertaining to the period from 1980 to 1991 are not available / not traceable as confirmed vide letter dated 20.03.2024 issued by the office of the Tahsildar, Mulshi.
8. **It is revealed from the record that** upon perusal of Mutation Entry No. 4163 and Sale Deed dated 16.10.1980 registered in the office of Sub-Registrar Mumbai at Serial No. 2242/1980 on 05.02.1981, it appears that, Mr. Baban Sahadu Todkar, through Power of Attorney holder Mr. Kisan Ganpat Bhise had sold and conveyed total land admeasuring 4 Acre 14 Gunthas at land bearing Survey No. 36 situated at Village Bavdhan Khurd, Tal: Mulshi, District: Pune in favour of Mr. S. H. Anand and accordingly name of Mr. S. H. Anand was duly recorded on the record of rights in respect of Survey No. 36 for land admeasuring 4 Acres 14 Gunthas.
9. **It is revealed from the record that** upon perusal of the **Development Agreement dated 14.11.2006**, duly registered in the office of the Sub-Registrar, Haveli No. 13, Pune at Serial No. **7236/2006**, it appears that **Smt. Ashwini Ramesh Jadhav (Varsha)**, with the consent of **Smt. Manisha Shashikant Bate alias Bhate**, granted development rights in respect of land bearing **Survey No. 36/1 (old Survey No. 36/A) admeasuring 01 Hectare 16 Ares** and **Survey No. 36/2 (old Survey No. 36/B) admeasuring 00 Hectare 60 Ares**, situated at Village Bavdhan Khurd, Taluka Mulshi, District





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Pune, in favour of **(i) Smt. Ranjana Balasaheb Todkar, (ii) Shri Shankar Balasaheb Todkar and (iii) Shri Prakash Balasaheb Todkar.**

It is further revealed that **Powers of Attorney dated 14.11.2006**, duly registered at Serial Nos. **7237/2006 and 7240/2006**, were also executed in connection with the said Development Agreement, authorizing the said persons to undertake development activities in respect of the said property.

10. After perusal of the Order dated 06.12.2003 passed in Complaint Case no. Ha.No./SR/Bavdhan Khurd/557/03, it is inter alia observed that the aforementioned mutation entry was challenged by Ashwini Ramesh Jadhav, inter alia contending that the sale of the captioned lands had been affected without obtaining prior permission under Section 43 of the Tenancy Act, in a bogus manner. The complaint was rejected and Mutation Entry no. 4163 was confirmed.
11. Being aggrieved by the aforementioned Order dated 06.12.2003, Ranjana Balasaheb Todkar had filed RTS Appeal no. 173/2004 before the Sub-Divisional Officer, Maval, Pune. Upon perusal of the Order dated 30.05.2005 passed by the Sub-Divisional Officer, Maval in RTS Appeal no. 173 of 2004, it is inter alia observed that the aforementioned appeal was partly allowed, and the matter was remanded to the Tahsildar, Mulshi for carrying out enquiry into the sale of the Lands under Section 84C of the Tenancy Act and taking necessary decision thereon. Upon perusal of the Order dated 17.04.2006 passed by the Tahsildar, Mulshi in RTS Appeal no. 173/2004, it is observed inter alia observed that the enquiry under Section 84C of the Tenancy Act in respect of sale of the Lands was suspended till the final disposal of Regular Civil Suit no. 304/2004.
12. After perusal of Mutation Entry No. 4230, it appears that, Mr. Surendra Hansraj Anand expired on 27.08.1989 leaving behind his legal heirs namely (i) Mr. Sandeep Surendra Anand (ii) Manish Surendra Anand, (iii) Ms. Mamta



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Ajay Chaddha and, (iv) Suvarna Surendra Anand. Accordingly, names of the aforesaid legal heirs of Mr. Surendra Hansraj Anand were recorded in the revenue records of Survey no. 36A and Survey No. 36B.

13. **It is revealed from the record that** upon perusal of Mutation Entry No. 4427 and notice of Lis-pendency by Ranjana Balasaheb Todkar in relation to Civil Suit no.304 of 2004 dated 22.03.2005 registered in the office of Sub-Registrar Mulshi at Serial No. 1769/2005 it appears that, Order of the Tahsildar, Mulshi bearing no. Ha.No./Va.Shi./749/05 dated 12.04.2005, a remark of Lis-pendens was mutated in the other rights column of the records of the lands bearing Survey Survey No. 36A and Survey No. 36B.
14. **It is revealed from the record that** vide Mutation Entry No. 1923 dated 13.02.1991, pursuant to the order passed by the Tahsildar, Mulshi in Kul Kayada Case No. 13 dated 11.02.1991, the name of the original owner Shri Govind Ganesh Gokhale along with remark of unpaid purchase price came to be deleted from the "Other Rights" column.
15. **It is revealed from the record that** upon perusal of Mutation Entry No. 2048 dated 01.01.1992 and Sale Deed dated 22.07.1991 duly registered in the office of the Joint District Registrar, Pune at Serial No. 1520/1991 on 09.12.1991 (also referred to as Serial No. Cha. 1103/1991), it appears that Shri Baban Sahadu Todkar, as vendor, along with consenting parties namely (i) Smt. Muktabai Baban Todkar, (ii) Shri Balasaheb Baban Todkar for himself and as Karta of his joint family consisting of his wife Smt. Ranjana Balasaheb Todkar and their children, (iii) Smt. Ranjana Balasaheb Todkar, (iv) Smt. Sushilabai Baban Vede, (v) Smt. Ashabai Balu Ghule and (vi) Smt. Kalavati Chandrakant Deokar, acting through their duly constituted Power of Attorney holder Shri Baban Sahadu Todkar, and with prior permission for transfer under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 granted by the





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Sub-Divisional Officer, Haveli, Pune vide order dated 20.06.1991 bearing No. 43/SR/68/1991, sold and conveyed land admeasuring 00 Hectare 60 Ares out of land bearing Survey No. 36 in favour of (i) Shri Ranjit Buvaji Nimhan and (ii) Shri Gajanan Vishnu Jadhav, and accordingly their names came to be recorded in the revenue record in respect of Survey No. 36B admeasuring 00 Hectare 60 Ares, while the remaining land admeasuring 01 Hectare 16 Ares continued to stand in the name of Shri Baban Sahadu Todkar in Survey No. 36/A.

16. **It is revealed from the record that** upon perusal of Mutation Entry No. 2050 dated 01.01.1992 and Sale Deed dated 22.07.1991, duly registered in the office of the Joint District Registrar, Pune at Serial No. 1519/1991 on 09.12.1991, it appears that Shri Baban Sahadu Todkar, as vendor, along with consenting parties namely (i) Muktabai Baban Todkar, (ii) Shri Balasaheb Baban Todkar for himself and as Karta of his joint family consisting of his wife Smt. Ranjana Balasaheb Todkar and their children, (iii) Smt. Ranjana Balasaheb Todkar, (iv) Smt. Sushilabai Baban Vede, (v) Smt. Ashabai Balu Ghule and (vi) Smt. Kalavati Chandrakant Deokar, acting through their duly constituted Power of Attorney holder Shri Baban Sahadu Todkar, and with prior permission for transfer under Section 43 of the Bombay Tenancy and Agricultural Lands Act granted by the Sub-Divisional Officer, Haveli, Pune vide order dated 20.06.1991 bearing No. 43/SR/68/1991, sold and conveyed land admeasuring 01 Hectare 13 Ares out of land bearing Survey No. 36, situated at Mouje Bavdhan Khurd, Taluka Mulshi, District Pune, in favour of (i) Shri Laxman Narayan Balkawade and (ii) Shri Shrihari Genu Satpute. Pursuant to the said registered Sale Deed and mutation entry, the names of Shri Laxman Narayan Balkawade and Shri Shrihari Genu Satpute came to be recorded in the 7/12 extract in respect of Survey No. 36/A admeasuring 01 Hectare 13 Ares.



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17. **It is revealed from the record that** upon perusal of Correction Deed dated 07.10.1994, duly registered in the office of the Joint District Registrar, Mulshi, Pune at Serial No. 2591/1994 on 10.10.1994, it appears that the said Correction Deed was executed between Shri Baban Sahadu Todkar, as vendor, along with consenting parties namely (i) Muktabai Baban Todkar, (ii) Shri Balasaheb Baban Todkar for himself and as Karta of his joint family consisting of his wife Smt. Ranjana Balasaheb Todkar and their children, (iii) Smt. Ranjana Balasaheb Todkar, (iv) Smt. Sushilabai Baban Vede, (v) Smt. Ashabai Balu Ghule and (vi) Smt. Kalavati Chandrakant Deokar, acting through their duly constituted Power of Attorney holder Shri Baban Sahadu Todkar, in favour of purchasers namely (i) Shri Ranjit Buvaji Nimhan and (ii) Shri Gajanan Vishnu Jadhav. The said Correction Deed was executed for the purpose of rectifying errors in the description of boundaries as mentioned in the Sale Deed dated 22.07.1991 (registered at Serial No. 1520/1991), and accordingly the erroneous boundary descriptions contained therein were corrected and clarified to reflect the true and correct position of the property.
18. **It is revealed from the record that** upon perusal of Mutation Entry No. 4230, the legal heirs of late Shri Surendra Hansraj Anand namely (i) Shri Sandeep Surendra Anand, (ii) Shri Manish Surendra Anand, (iii) Smt. Mamta Ajay Chaddha and (iv) Smt. Suvarna Surendra Anand came to be recorded in the revenue record in respect of Survey Nos. 36/A and 36B (now Survey Nos. 36/1 and 36/2).

It appears that the said entries were based on the transaction reflected vide Mutation Entry No. 4163 dated 20.05.2003; however, in view of the Judgment and Order dated 07.08.2010 passed in Regular Civil Suit No. 304 of 2004, the said entries were deleted vide Mutation Entry No. 5255 dated 28.09.2010 and do not affect the present title.





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- 19. It is revealed from the record that** upon perusal of Development Agreement dated 15.06.2004 registered at Serial No. 3364/2004 along with Power of Attorney dated 15.06.2004 registered at Serial No. 3365/2004, the aforesaid Anand family members purported to grant development rights in respect of Survey Nos. 36/A and 36B (now Survey Nos. 36/1 and 36/2).

It appears that the said transaction was based on the title claimed under Mutation Entry No. 4163 dated 20.05.2003, which has been declared invalid by Judgment dated 07.08.2010 in Regular Civil Suit No. 304 of 2004, and accordingly the said Development Agreement does not confer any right, title or interest and does not affect the present title.

Accordingly, the entire claim arising out of the said transaction stands extinguished and does not survive.

- 20. It is revealed from the record that** upon perusal of Mutation Entry No. 5995 dated 23.10.2017 and Mutation Entry No. 5903 dated 30.08.2018, effected pursuant to Government Circular bearing No. Ra. Bhu.A./Pra.Kra.180/L-1 dated 07.05.2016 and corresponding orders issued by the Tahsildar, Mulshi, the discrepancies between computerized 7/12 extracts and manual village records in respect of land bearing Survey Nos. 36/1 and 36/2 came to be verified, reconciled and corrected; and accordingly the said entries were recorded vide Mutation Entry Nos. 5995 dated 23.10.2017 and 5903 dated 30.08.2018 respectively, which are of administrative and clerical nature and do not create, extinguish or affect any right, title or interest in the said property.
- 21. It is revealed from the record that** Smt. Muktabai Baban Todkar expired on 07.05.2001 and her name came to be deleted from the "Other Rights" column of the revenue record in respect of land bearing Survey Nos. 36/A and 36B (now Survey Nos. 36/1 and 36/2) vide Mutation Entry No. 3887 dated



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18.06.2001; and it appears that though she was survived by her legal heirs namely (i) Shri Balasaheb Baban Todkar, (ii) Smt. Yamunabai Dattatraya Sawant, (iii) Smt. Sushilabai Baban Vede, (iv) Smt. Ashabai Balu Ghule and (v) Smt. Kalabai Chandrakant Devkar, in view of the Will dated 17.10.1997 executed by Shri Baban Sahadu Todkar and recorded vide Mutation Entry No. 3300 dated 12.10.1998, which was confirmed vide order dated 03.05.1999 passed in Complaint Case No. 303/1999, the daughters did not acquire any right, title or interest in the said property, and accordingly the said entry is limited to recording of death and does not affect the title.

22. **It is revealed from the record that** Mutation Entry No. 1913 dated 13.02.1991, though appearing in the 7/12 extract of the village record, upon verification does not pertain to land bearing Survey No. 36 or its subdivisions being Survey Nos. 36/1 and 36/2, (old S.No.s36/A and 36/B) and it appears that the said entry relates to a different land parcel and has been inadvertently reflected in the extract; accordingly, the same is not relevant for the purpose of title verification and does not affect the title of the said property.
23. **It is revealed from the record that** Mutation Entry No. 2343 dated 26.10.1994 records that Shri Baban Sahadu Todkar purportedly purchased land admeasuring 00 Hectare 57 Ares out of Survey No. 36/A from (i) Shri Laxman Narayan Balkawade and (ii) Shri Shrihari Genu Satpute for a consideration of Rs. 1,45,000/- vide sale transaction dated 07.10.1994, pursuant to Order No. HANO/VASHI/2738/94 passed by the Hon'ble Tahsildar, Mulshi. The said mutation entry was recorded as *Apatrak Nond* (i.e., without proper supporting document) and subsequently came to be cancelled as reflected in the revenue record.
24. **It is revealed from the record that** Mutation Entry No. 2344 dated 26.10.1994 records that Shri Baban Sahadu Todkar purportedly purchased land admeasuring 00 Hectare 56 Ares out of Survey No. 36/A from (i) Shri





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Laxman Narayan Balkawade and (ii) Shri Shrihari Genu Satpute for a consideration of Rs. 1,45,000/- vide sale transaction dated 07.10.1994, pursuant to the aforesaid order passed by the Hon'ble Tahsildar, Mulshi. The said mutation entry was also recorded as *Apatrak Nond* and subsequently came to be cancelled as reflected in the revenue record.

25. It is revealed from the record that upon perusal of Mutation Entry No. 2388 dated 05.04.1995 and Sale Deed dated 07.10.1994, duly registered in the office of the Joint District Registrar, Mulshi, Pune at Serial No. 2597/1994 on 10.10.1994, it appears that (i) Shri Laxman Narayan Balkawade and (ii) Shri Shrihari Genu Satpute sold and conveyed land admeasuring 00 Hectare 57 Ares out of Survey No. 36/A in favour of Shri Baban Sahadu Todkar. Pursuant to the said registered Sale Deed, the name of Shri Baban Sahadu Todkar came to be recorded in the 7/12 extract of Survey No. 36/A in respect of the said area.

26. It is revealed from the record that upon perusal of the **Development Agreement dated 12.02.2008**, duly registered in the office of the Sub-Registrar, Haveli No. 19, Pune at Serial No. **1296/2008**, it appears that (i) **Smt. Ranjana Balasaheb Todkar**, (ii) **Shri Shankar Balasaheb Todkar** and (iii) **Shri Prakash Balasaheb Todkar**, with the consent of **Smt. Ashwini Ramesh Jadhav (Varsha)** acting through her duly constituted Power of Attorney holder **Shri Prakash Balasaheb Todkar** (Power of Attorney dated 14.11.2006 registered at Serial No. 7237/2006), granted development rights in respect of land bearing **Survey No. 36/1 (old Survey No. 36/A) admeasuring 01 Hectare 16 Ares and Survey No. 36/2 (old Survey No. 36/B) admeasuring 00 Hectare 60 Ares**, situated at Village Bavdhan Khurd, Taluka Mulshi, District Pune, in favour of **Shubhankar Developers through its Proprietor Shri Atul Dnyaneshwar Bahirat and Shri Satish Rajaram Mathwad**.





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It is further revealed that a **Power of Attorney dated 12.02.2008**, duly registered at Serial No. **1297/2008**, was also executed in favour of the said developers, authorizing them to undertake development activities in respect of the said property.

27. **It is revealed from the record that** upon perusal of Mutation Entry No. 2389 dated 05.04.1995 and Sale Deed dated 07.10.1994, duly registered in the office of the Joint District Registrar, Mulshi, Pune at Serial No. 2598/1994 on 10.10.1994, it appears that (i) Shri Laxman Narayan Balkawade and (ii) Shri Shrihari Genu Satpute sold and conveyed land admeasuring 00 Hectare 56 Ares out of Survey No. 36/A in favour of Shri Baban Sahadu Todkar. Pursuant to the said registered Sale Deed, the name of Shri Baban Sahadu Todkar came to be recorded in the 7/12 extract of Survey No. 36/A in respect of the said area.
28. **It is revealed from the record that** upon perusal of Mutation Entry No. 2390 dated 05.04.1995 and Sale Deed dated 07.10.1994 duly registered in the office of the Sub-Registrar, Mulshi at Serial No. 2599/1994 on 10.10.1994, it appears that Shri Ranjit Buvaji Nimhan and Shri Gajanan Vishnu Jadhav, through their duly constituted Power of Attorney holder Shri Pradip Vinayak Tilak, sold and reconveyed land bearing Survey No. 36/B admeasuring 00 Hectare 60 Ares in favour of Shri Baban Sahadu Todkar, and accordingly the name of Shri Baban Sahadu Todkar came to be recorded in the 7/12 extract of Survey No. 36B.
29. **It is revealed from the record that** Mutation Entry No. 2345 dated 26.10.1994 records that Shri Baban Sahadu Todkar had purchased land bearing Survey No. 36/B from Shri Ranjit Buvaji Nimhan and Shri Gajanan Vishnu Jadhav for a consideration of Rs. 1,40,000/- vide sale transaction dated 07.10.1994, pursuant to Order No. HANO/VASHI/2739/94 passed by the Hon'ble Tahsildar, Mulshi. The said entry, however, was recorded as *Apatrak*



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Nond (entry without proper supporting document) and subsequently came to be cancelled as recorded in the revenue record.

- 30. It is revealed from the record that** upon perusal of Mutation Entry No. 3300 dated 12.10.1998 and Will dated 17.10.1997 duly registered in the office of the Sub-Registrar, Mulshi at Serial No. 5048/1997, it appears that Shri Baban Sahadu Todkar, during his lifetime, executed the said Will whereby he bequeathed, inter alia, lands bearing Survey No. 36/A and Survey No. 36B, situated at Mouje Bavdhan Khurd, Taluka Mulshi, District Pune, in favour of (i) Shri Balasaheb Baban Todkar and (ii) Smt. Ranjana Balasaheb Todkar, in equal shares, in the manner set out therein. Upon demise of Shri Baban Sahadu Todkar on 17.07.1998, the names of the said beneficiaries namely Shri Balasaheb Baban Todkar and Smt. Ranjana Balasaheb Todkar came to be recorded in the revenue record in respect of the aforesaid lands. The said mutation entry was challenged by Smt. Yamunabai Dattatraya Sawant and Smt. Kalabai Chandrakant Devkar by filing Complaint Case No. 303/1999 before the Nayab Tahsildar, Mulshi; however, the said complaint came to be rejected vide order dated 03.05.1999 passed by the competent authority and accordingly Mutation Entry No. 3300 was confirmed and continued to remain in force.
- 31. It is revealed from the record that** upon perusal of Mutation Entry No. 4165 dated 02.06.2003 and the order dated 01.07.2003 passed by the Tahsildar, Mulshi in Complaint Case No. Ha.No./SR/Bavdhan Khurd/404/2003, it appears that Shri Balasaheb Baban Todkar expired on 20.09.2001 leaving behind him his legal heirs namely (i) Smt. Ranjana Balasaheb Todkar (widow), (ii) Shri Shankar Balasaheb Todkar (son), (iii) Shri Prakash Balasaheb Todkar (son), (iv) Smt. Manisha Shashikant Bate (daughter) and (v) Smt. Ashwini Ramesh Jadhav (daughter, also referred to as "Varsha" in the Will). Pursuant thereto, the names of the aforesaid legal heirs came to be entered in the





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Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

revenue record in respect of lands bearing Survey No. 36/A and Survey No. 36B, reflecting their rights in the said property.

32. **It is revealed from the record that** upon perusal of Development Agreement dated 12.02.2008, duly registered in the office of the Sub-Registrar, Haveli No. 19, Pune at Serial No. 1296/2008, it appears that (i) Smt. Ranjana Balasaheb Todkar, (ii) Shri Shankar Balasaheb Todkar and (iii) Shri Prakash Balasaheb Todkar, with the consent of Smt. Ashwini Ramesh Jadhav (Varsha), acting through her duly constituted Power of Attorney holder Shri Prakash Balasaheb Todkar (Power of Attorney dated 14.11.2006 registered at Serial No. 7237/2006), executed the said Development Agreement in favour of **Shubhankar Developers**, through its Proprietor Shri Atul Dnyaneshwar Bahirat, and Shri Satish Rajaram Mathwad, thereby granting development rights in respect of land bearing Survey No. 36/1 (old Survey No. 36/A) admeasuring 01 Hectare 16 Ares and Survey No. 36/2 (old Survey No. 36B) admeasuring 00 Hectare 60 Ares, situated at Mouje Bavdhan Khurd, Taluka Mulshi, District Pune.
33. **It is further revealed from the record that** a Power of Attorney dated 12.02.2008 was also executed by the aforesaid owners in favour of Shubhankar Developers and Shri Satish Rajaram Mathwad, authorizing them to undertake acts, deeds and things in relation to the development of the said property, which Power of Attorney was duly registered in the office of the Sub-Registrar, Haveli No. 19, Pune at Serial No. 1297/2008 on 14.02.2008. The said transaction has been duly reflected in the revenue record vide Mutation Entry No. 5509 dated 12.04.2012.
34. **It is revealed from the record that** upon perusal of the Order dated 06.12.2003 passed in Complaint Case No. Ha.No./SR/Bavdhan Khurd/557/03, it appears that Mutation Entry No. 4163 was challenged by Smt. Ashwini Ramesh Jadhav, inter alia contending that the sale of the said





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Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

lands had been effected without obtaining prior permission under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 and was therefore bogus and invalid; however, the said complaint came to be rejected and Mutation Entry No. 4163 was confirmed.

Being aggrieved by the aforesaid Order dated 06.12.2003, Smt. Ranjana Balasaheb Todkar preferred RTS Appeal No. 173 of 2004 before the Sub-Divisional Officer, Maval, Pune, and upon perusal of the Order dated 30.05.2005 passed therein, it appears that the said appeal was partly allowed and the matter was remanded to the Tahsildar, Mulshi for conducting an enquiry under Section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 in respect of the sale of the said lands and for taking appropriate decision thereon; and upon further perusal of the Order dated 17.04.2006 passed by the Tahsildar, Mulshi in the said proceedings, it is observed that the enquiry under Section 84C of the Tenancy Act came to be suspended till final disposal of Regular Civil Suit No. 304 of 2004.

- 35. It is revealed from the record that** subsequently, pursuant to the Judgment and Order dated 07.08.2010 passed by the Hon'ble Civil Judge, Senior Division, Pune in Regular Civil Suit No. 304 of 2004, the alleged Power of Attorney dated 03.04.1980 and the consequential Sale Deed dated 16.10.1980 forming the basis of Mutation Entry No. 4163 were declared illegal, invalid and not binding, and accordingly the names of the recorded occupants namely (i) Shri Sandeep Surendra Anand, (ii) Shri Manish Surendra Anand, (iii) Smt. Mamta Ajay Chaddha and (iv) Smt. Suvarna Surendra Anand came to be deleted from the revenue record, and in their place, the name of Smt. Ranjana Balasaheb Todkar came to be entered as occupant of the said land vide Mutation Entry No. 5255 dated 28.09.2010.
- 36. It is further revealed from the record that** the said change was effected in the revenue record vide Mutation Entry No. 5255 dated 28.09.2010, duly





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Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

certified on the basis of the aforesaid Judgment and Order and as per the directions issued by the Tahsildar, Mulshi. Pursuant to the said Judgment, the remark of *Lis Pendens* (pendency of litigation), which had been earlier recorded in the "Other Rights" column of the 7/12 extract in respect of the said land, came to be removed.

37. **It is revealed from the record that** upon perusal of Sale Deed dated 22.05.2013 duly registered in the office of the Sub-Registrar, Haveli No. 13, Pune at Serial No. 3906/2013 on 23.05.2013, it appears that (i) Smt. Ranjana Balasaheb Todkar, (ii) Shri Shankar Balasaheb Todkar, (iii) Shri Prakash Balasaheb Todkar and (iv) Smt. Ashwini Ramesh Jadhav (Varsha), acting through their duly constituted Power of Attorney holder Shri Prakash Balasaheb Todkar, along with Shubhankar Developers through its Proprietor Shri Atul Dnyaneshwar Bahirat as consenting party, sold and conveyed land admeasuring 00 Hectare 58 Ares carved out of land bearing Survey No. 36 Hissa No. 1 (old Survey No. 36/A), totally admeasuring 01 Hectare 16 Ares, situated at Mouje Bavdhan Khurd, Taluka Mulshi, District Pune, in favour of **Manav City Spaces LLP**, a partnership firm acting through its partners namely (i) Shri Atul Dnyaneshwar Bahirat and (ii) Smt. Asha Prakash Bhansali, and accordingly the name of Manav City Spaces LLP came to be recorded in the revenue record vide Mutation Entry No. 5602 dated 27.05.2013.
38. **It is further revealed from the record that** upon perusal of Sale Deed dated 22.05.2013 duly registered in the office of the Sub-Registrar, Haveli No. 13, Pune at Serial No. 3907/2013, it appears that the aforesaid vendors along with Shubhankar Developers through its Proprietor Shri Atul Dnyaneshwar Bahirat as consenting party sold and conveyed land admeasuring 00 Hectare 58 Ares carved out of land bearing Survey No. 36 Hissa No. 1 (old Survey No. 36/A), in favour of **Bhansali Spaces LLP** acting through its partners namely (i) Shri Atul Dnyaneshwar Bahirat, (ii) Shri Sachin Prakash Bhansali and (iii)





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Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

Manav Promoters Private Limited through its Director Shri Pramod Mohanlal Bafna, and accordingly the name of Bhansali Spaces LLP came to be recorded in the revenue record vide Mutation Entry No. 5603 dated 27.05.2013.

39. **It is revealed from the record that** upon perusal of Sale Deed dated 22.05.2013 duly registered in the office of the Sub-Registrar, Haveli No. 13, Pune at Serial No. 3908/2013, it appears that (i) Smt. Ranjana Balasaheb Todkar, (ii) Shri Shankar Balasaheb Todkar, (iii) Shri Prakash Balasaheb Todkar and (iv) Smt. Ashwini Ramesh Jadhav (Varsha), acting through their duly constituted Power of Attorney holder Shri Prakash Balasaheb Todkar, along with Shubhankar Developers through Proprietor Shri Atul Dnyaneshwar Bahirat as consenting party, sold and conveyed land bearing Survey No. 36 Hissa No. 2 (old Survey No. 36/B), admeasuring 00 Hectare 60 Ares, situated at Mouje Bavdhan Khurd, Taluka Mulshi, District Pune and within the limits of Pune Municipal Corporation, in favour of ABP Buildcon LLP through its partners namely (i) Shri Atul Dnyaneshwar Bahirat, (ii) Shri Prakash Motilal Bhansali and (iii) Shri Pramod Mohanlal Bafna, and accordingly the name of ABP Buildcon LLP came to be recorded in the revenue record vide Mutation Entry No. 5604 dated 27.05.2013.
40. **It is revealed from the record that** Mr. Satish Rajaram Mathwad filed Complaint against Manav City Space LLP and others before the Court of Avval karkun, Tahsildar Office taking objection to mutation entries bearing nos. 5602, 5603 and 5604. It is also observed that the complaint has been dismissed and mutation entries bearing nos. 5602, 5603 and 5604 were approved by Order dated 21/8/2013 in case no. h.no./sr/m.a.ka./17/68/13 by Avval Karkun, Tahsildar Office, Mulshi. It is also observed that Mr. Satish Rajaram Mathwad filed RTS Appeal No. 781/2013 before Sub-Divisional Officer Mulshi against Manav City Space LLP and others being aggrieved by order dated 21.08.2013 of Avval Karkun, Mulshi. By Order dated 31.5.2018





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Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

passed by Sub-Divisional Officer Mulshi in RTS Appeal no. 781/2013, the appeal has been rejected.

41. **It is revealed from the record that** pursuant to the Order dated 13.09.2022 passed by the Hon'ble Tahsildar, Mulshi, bearing Order No. Hano/SR/155/599/2022, and upon verification of registered documents bearing Nos. 3906/2013, 3907/2013 and 3908/2013 pertaining to land situated at Mouje Bavdhan Khurd, Taluka Mulshi, District Pune, the entries recorded in the 7/12 extract in respect of (i) Survey No. 36/1 in the name of "Shubhankar Developers Works" and (ii) Survey No. 36/2 in the name of "Shubhankar Development (alias)" were held to be unauthorized and without proper basis, and accordingly the said entries came to be deleted from the revenue record vide Mutation Entry No. 6607 dated 23.09.2022, which was duly certified after issuance of notice to the concerned parties.
42. **It is revealed from the record that** upon perusal of the Development Agreement and Power of Attorney both dated 20.03.2024, registered in the office of the Sub-Registrar, Haveli No. 11 under Serial Nos. 7080/2024 and 7085/2024, executed between Manav City Spaces LLP (First Part), Bhansali Spaces LLP (Second Part) and A.B.P. Buildcon LLP (Third Part) (hereinafter collectively referred to as the "Owners") and Delas Realcon LLP (Fourth Part) (hereinafter referred to as the "Developer"), the Owners have granted exclusive and irrevocable development rights in favour of the Developer in respect of the Subject Land, along with full rights, powers and authority to develop, construct, market and deal with the said property, including the right to enter into agreements with third parties, subject to the terms and conditions contained therein.
43. **It is revealed from the record that** upon perusal of Lease Deed dated 09.09.2024, duly registered in the office of the Sub-Registrar, Haveli No. 15, Pune at Serial No. 18588/2024, it appears that Delas Realcon LLP, as Lessor,





along with (i) Bhansali Spaces LLP, (ii) Manav City Spaces LLP and (iii) ABP Buildcon LLP, acting through their duly constituted Power of Attorney holder Delas Realcon LLP and collectively described as Owners/Consenting Parties, granted on lease an area admeasuring 99.84 square meters out of the subject land in favour of Maharashtra State Electricity Distribution Company Limited (MSEDCL), as Lessee, for a period of 99 years upon the terms and conditions set out therein. The said transaction has been duly recorded in the revenue record vide Mutation Entry No. 6863 dated 11.09.2024.

44. **It is revealed from the record that** upon perusal of Sale Deed dated 30.12.2024, duly registered in the office of the Sub-Registrar, Haveli No. 11, Pune at Serial No. 23136/2024, it appears that an area admeasuring 2887.09 square meters out of the subject land was transferred in favour of Pune Municipal Corporation (PMC) for public purposes, by the then recorded owners/authorized parties. The said transfer has been duly reflected in the revenue record vide Mutation Entry No. 6914 dated 03.01.2025.

B) MORTGAGES AND RECONVEYANCES:

It is revealed from the records that, vide Mortgage Deed dated 12.06.2024, which is registered in the office of the Sub-Registrar, Haveli No. 4, at Serial No. 13607/2024, executed between: 1. Delas Realcon LLP, 2. Bhansali Spaces LLP, 3. Manav City Spaces LLP & 4. ABP Buildcon LLP (collectively referred to as "the Mortgagors") and Aditya Birla Housing Finance Ltd. (the "Mortgagee"), the Mortgagors have created a mortgage over the said property in favour of the Mortgagee.

C) LITIGATION:





Office: The Space, Ground Floor, Shop No. 102, Grant Road, Kharadi, Pune-411014
Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

1. RTS Appeal No. 1233/2022

It is revealed from the record that RTS Appeal No. 1233/2022 has been filed by Shri Satish Rajaram Mathwad before the Hon'ble Additional Collector, Pune, challenging mutation entries bearing Nos. 5602, 5603 and 5604. It is observed that the said appeal arises out of earlier proceedings wherein the Sub-Divisional Officer, Mawal-Mulshi, Pune, had upheld the said mutation entries.

It is further revealed that being aggrieved by the Order dated 31.05.2018 passed by the Sub-Divisional Officer, Mawal-Mulshi in RTS Appeal No. 781/2013, Shri Satish Rajaram Mathwad has preferred the present RTS Appeal No. 1233/2022 before the Hon'ble Additional Collector, Pune, along with an application for condonation of delay.

It is further observed that the appellant had knowledge of the transactions since long but has approached the authority at a belated stage. As on date, no adverse order has been passed in the said appeal.

2. Tenancy Appeal No. SR/911/2025

It is revealed from the record that Tenancy Appeal No. SR/911/2025 is pending before the Hon'ble Sub-Divisional Officer, Mawal-Mulshi, Pune. The said appeal pertains to tenancy-related proceedings under the Bombay Tenancy and Agricultural Lands Act, 1948, in respect of the subject land. As on date, no adverse orders have been passed in the said proceedings.

3. Writ Petition No. 6770 of 2011

It is revealed from the record that Writ Petition No. 6770 of 2011 has been filed before the Hon'ble High Court, Bombay, challenging the order dated 15.12.2010 passed in Civil Miscellaneous Application No. 824 of 2010 arising out of Regular Civil Suit No. 304 of 2004. It is observed that the original suit was decreed in favour of Smt. Ranjana Balasaheb Todkar, wherein the alleged





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Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

Power of Attorney dated 03.04.1980 and the consequent Sale Deed dated 16.10.1980 were declared illegal and void, and the title of the plaintiff was upheld. The writ petition has been admitted; however, no prohibitory or interim relief has been granted by the Hon'ble High Court. Further, it is noted that the petitioner was not a party to the original suit and has subsequently expired on 17.10.2022. Accordingly, the said writ petition does not presently affect the title of the subject property.

4. Sp.C.S. 290/2026- Bahirat Vs. Bahirat

It is revealed from the record that a Special Civil Suit No. 290/2026 is pending before the Hon'ble Civil Judge, Senior Division, Pune titled Manoj Dnyaneshwar Bahirat & Anr. Vs. Atul Dnyaneshwar Bahirat & Ors. The suit is filed by the plaintiff's seeking declaration of their 1/5th undivided share each in the suit property, partition and separate possession, along with a challenge to the development agreement dated 20.02.2024, mortgage deed dated 12.06.2024 and other development documents and agreements for sale, praying that the same be declared illegal, null and void and not binding on them and be cancelled. The plaintiffs have further sought permanent and mandatory injunctions restraining the defendants, including developer entities, from creating third-party rights, creating encumbrances, or carrying out construction, and have also sought demolition of construction, if any, on the suit property. It is informed that Delas Realcon LLP has entered appearance and is duly represented in the said matter, and as on date, no interim or final adverse order has been passed against it.

D) Approvals: The Appropriate Authority, Pune Municipal Corporation, Pune has approved the Layout Plans for the land bearing S. No. 36/1 and S. No. 36/2 of village Bavdhan Taluka Mulshi, District Pune vide Commencement Certificate bearing no. CC/4690/24 dated 31.03.2025.





E) General

- 1) I have not carried out any physical inspection of the said property and accept no responsibility or liability for any matter, defect, encroachment, possession, access, easement or discrepancy which would have been revealed upon such inspection.
- 2) The search conducted in the Office of the Sub-Registrar of Assurances is limited to the records available and traceable at the time of search. I expressly disclaim any responsibility for missing, incomplete, illegible, torn, mutilated or unindexed records, and for any data not available or updated on the website of igrmaharashtra.gov.in.
- 3) No Public Notice has been issued. I shall not be responsible for any claims, rights, interests or encumbrances of any third party not brought to my notice.
- 4) This report is based solely on photocopies/soft copies of documents, Record of Rights and other information furnished to me. I have not verified the originals and do not certify the authenticity, validity or completeness of such documents.
- 5) I have not conducted any independent searches in courts, tribunals or with any statutory or regulatory authorities. I disclaim any liability in respect of any litigation, proceedings, attachments, notices or orders affecting the property.
- 6) I have relied upon the revenue records and title documents for lineage and ownership without independent verification and do not guarantee the correctness thereof.
- 7) My investigation and opinion are limited to the subsequent period covered under the present report, and I have verified the title only to the extent of the documents and records made available and accessible during the course of my search.





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Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

- 8) This report is issued without prejudice to the findings of the earlier Title Reports and shall be read as supplemental thereto and not as a substitute.
- 9) I shall not be responsible for any defect in title, encumbrance, claim or discrepancy arising from or relating to the period covered under the earlier Title Search Reports or any matter not disclosed in the records made available to me.
- 10) This report does not constitute a guarantee of title and is subject to all latent defects, undisclosed encumbrances, fraud, misrepresentation, suppression of material facts or defects in title, if any.
- 11) The opinion is limited to the documents and information made available to me and is issued without any personal liability, except in cases of willful misconduct.

F) CONCLUSION: - Relying on and after the scrutiny of the aforesaid documents, I am of the opinion that, (a) S. No. 36/1 area admeasuring 00 Hectare 58 Ares belongs to Manav City Spaces LLP, (b) S. No. 36/1 area admeasuring 00 Hectare 58 Ares belongs to Bhansali Spaces LLP and (c) S. No. 36/2 area admeasuring 00 Hectare 60 Ares belongs to A.B.P. Buildcon LLP as owner thereof and Delas Realcon LLP as Developer have a good, clear and marketable title subject to encumbrance created in favour of Aditya Birla Housing Finance Ltd. against the said property.

Date: 27.04.2026

GARGI P. BHANDARE

Advocate





Department ID : _____ Mobile No. : XXXXXX1661
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतयाच्या दस्तांसाठी लागू नाही.

