



SEARCH AND TITLE REPORT

To,

M/s. TRIUMURTI DEVELOPERS & PROMOTERS,
A Registered Partnership Firm
Having its Office at- 202, Veeners Window,
F.C. Road, Pune - 411004
Through its Partner -
MR. PRAVIN VARDICHAND SANGHVI
Residing at- Flat No. 3, 'A' Wing,
Anjali Apartment, House No. 518/05/01,
Ekbote Colony, Mahatama Phule, Timber Market,
Pune - 411042;

Subject :- Additional Search and Title Report in respect of
Properties bearing (a) Old Survey No. 17A/11,
New Survey No. 17/11, area admeasuring 00 H. 08
Ares, assessed at Rs. 00.16 Paise and (b) Old
Survey No. 17A/12, New Survey No. 17/12, area
admeasuring 00 H. 09 Ares, assessed at Rs. 00.31
Paise and thus total area admeasuring of both
Survey Nos. is 00 H. 17 Ares situated at - Bavdhan
Budruk, Taluka : Mulshi, District : Pune, within the
limits of Zilla Parishad Pune, Taluka Panchayat
Samitee Mulshi, District : Pune within the
jurisdiction of Sub-Registrar, Mulshi (Paud), Pune.

Dear Sir,

In order to ascertain the clarity and marketability in respect of
captioned properties, I have taken the search of deeds and documents
noted in Index No. II Register made available for inspection at Sub

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Registrar's Offices at Mulshi (Paud), District : Pune for last 30 years i.e. from 1991 to 2020 without reference to Court records. The some Index No. II registers are torn, some are sent for binding and some are missing and loose sheets are kept in a very untidy and scattered manner. I have taken this search of the entries noted in Index No. II Registers at Sub Registrar's Offices, Mulshi, Pune from 1991 and onwards 2002 I have carried out Search on Computer with the help of Computer Operator. I have also examined the copies of deeds and documents and Revenue Records, Demaracation Maps, Plans, Mutation Entries, 7/12 Extracts, etc. produced before me by aforesaid Applicant. My observations upon such investigations are as under :

SCHEDULE OF THE PROPERTIES -

All that piece and parcel of the land bearing -

(A) Old Survey No. 17A/11, New Survey No. 17/11, area admeasuring 00 H. 08 Ares, assessed at Rs. 00.16 Paise and

(B) Old Survey No. 17A/12, New Survey No. 17/12, area admeasuring 00 H. 09 Ares, assessed at Rs. 00.31 Paise and thus total area admeasuring of both Survey Nos. is 00 H. 17 Ares situated at - Bavdhan Budruk, Taluka : Mulshi, District : Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samitee Mulshi, District : Pune within the jurisdiction of Sub-Registrar, Mulshi (Paud), Pune.

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Both the above properties mentioned in clause A and B collectively bounded as under :-

On or towards the East :- Road and part of the S. No. 17A

On or towards the South :- Road.

On or towards the West :- Property belongs to Mr. Vasant Genu Dagade.

On or towards the North :- Property belongs to Mr. Dinkar Bhau Dagade.

Together with the rights of common road, trees, shrubs, water line, easementary rights, development rights etc such rights vested by the Applicants. (For the sake of brevity and convenience hereinafter called to as the said properties);

MEASUREMENTS :-

As per the 7/12 Extracts of the captioned properties for the year 2019 have been shown on the record.

TRACING HISTORY AND FLOW OF TITLE TO THE PROPERTY :-

- (I) **WHEREAS** the properties bearing Old Survey No. 17A, Hissa No. 11 and S. No. 17A, Hissa No. 12 originally owned and possessed by Tukaram Genu Dagade and whereas the said Tukaram Genu Dagade was submitted an application for partition between Tukaram Genu Dagade and Rambhau Genu Dagade on 10.4.1932 to the Competent Authority and accordingly as per the Mutation Entry No. 236 both properties S. No. 249/1A belongs to Tukaram Genu

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Dagade and property S. No. 17/11, 17/12 and S. No. 249/1B belongs to Rambhau Genu Dagade.

- (II) As per the Mutation Entry No. 236 Tukaram Genu Dagade mortgaged properties bearing S. No. 17/11 and other properties from Mr. Rambhau Genu Dagade.
- (III) As per Mutation Entry No. 1177 stated therein that Tukaram Genu Dagade expired on 21.12.1962 and leaving behind him Hari Tukaram Dagade, Genu Tukaram Dagade and Gaubai Dattatraya Dhamale and their names were recorded into 7/12 Extract on 16.4.1970;
- (IV) As per the Mutation Entry No. 1232 mentioned therein that Hari Tukaram Dagade and Genu Tukaram Dagade submitted an application for partition along with his uncle on 5.10.1972 and as per the Application of Hari Tukaram Dagade, Genu Tukaram Dagade, Anwari has been made out of the amongst properties. Hari and Genu Tukaram Dagade came to share of 3 Anne and 3 Pai and Maruti Genu Dagade, Laxmi Rama Dagade and Shankar Genu Dagade and Nivrutti Genu Dagade came to share of 3 Anne and 3 Pai.
- (V) As per the Mutation Entry No. 1269 the name of Rambhau Tukaram Dagadu was deleted into 7/12 Extract as per application given by

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Hari and Genu Tukaram Dagade and as per Mutation Entry No. 1270 the name of Laxmibai Rambhau Dagade was also deleted from the 7/12 Extract on 20.3.1974.

- (VI) As per Mutation Entry No. 3513 it is certified on 23.2.2005 stated therein that the order passed by the Tahasildar, Mulshi vide its Order No. Ku.Ka./Vashi/650/05 dated 23.2.2005 mentioned that S. No. 17/A/11 area admeasuring 00 H. 08 Ares and S. No. 17/A/12 area whereof 00 H. 09 Ares, the name of Ram Genu Dagade has been deleted from the said properties.
- (VII) AND WHEREAS Maruti Genu Dagade died and leaving behind him Bajirao Maruti Dagade and others and their names have been recorded into 7/12 Extract vide Mutation Entry No. 1178. Shankar Genu Dagade died and leaving behind him Narayan Shankar Dagde and others and their names also recorded into 7/12 Extract vide M.E. No. 1402 and 1429 and the Co.owners Nivrutti Genu Dagade expired on 10.9.1976 and leaving behind him Nandkumar Nivrutti Dagade and others and their names were recorded into 7/12 Extract vide M.E. No. 1348. Genu Tukaram Dagade also died on 27.5.2006 and leaving behind him his legal heirs Suresh Genu Dagade and others and their names were entered into 7/12 Extract vide mutation Entry No. 3718 on 14.6.2006;

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- VIII) AND WHEREAS Ramchandra Nivrutti Dagade was expired on 30.3.1975 and behind him legal heirs Shantabai Ramchandra Dagade and others and their names were entered into 7/12 Extract vide Mutation Entry No. 1579 dated 11.12.1987.
- IX) AND WHEREAS Subhash Maruti Dagade who was son of Maruti Genu Dagade expired on 7.2.1990 and leaving behind him legal heirs Shakubai Subhash Dagade and others and accordingly their names were entered into 7/12 Extract vide Mutation Entry No. 2610 on 11.12.1987;
- X) AND WHEREAS Parubai Nivrutti Dagade was expired on 1.5.1991 and leaving behind her legal heirs Nandkumar Nivrutti Dagade and others and accordingly their names were entered into 7/12 Extract vide Mutation Entry No. 5100 dated 1/1/2011.
- XI) AND WHEREAS Shantabai Ramchandra Dagade was expired on 15.10.2009 and leaving behind her legal heirs Hiranman Ramchandra Dagade and others and accordingly their names were entered into 7/12 Extract vide Mutation Entry No. 4734.
- XII) AND WHEREAS Baban Shankar Dagade who was son of Shankar Dagade was expired on 4/3/2009 and leaving behind him his legal heirs Ramdas Baban Dagade, Laxman Baban Dagade, Balasaheb Baban Dagade, Sangita Dattatraya Dangat and accordingly their

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names were entered into 7/12 Extract vide M. E.. No. 4745 dated 18.12.2009;

XIII) AND WHEREAS Bandu Shankar Dagade had submitted an application that the name of Narayan Shankar Dagade was entered as a HUF of Dagade Family on 7/12 Extract which may be deleted from 7/12 Extract and as per his application the name 1) Baban Shankar Dagade, 2) Bandu Shankar Dagade, 3) Krishna Shankar Dagade were entered into 7/12 Extract and the names of Daughters 4) Jijabai Gole, 5) Muktabai Hagwane, and 6) Janabai Gynaba Munde were entered into other rights column of 7/12 Extract vide M.E. No. 4744 dated 18.12.2009.

XIV) AND WHEREAS Gitabai Ramchandra Bhadale was expired on 13.12.1997 and the name of her legal heirs was entered into 7/12 Extract vide M.E. No. 5098 in other rights column on 1/1/2011.

XV) AND WHEREAS Suman Prabhakar Alias Rodaba Sutar was expired on 3/5/1993 and her legal heirs names was entered into 7/12 Extract on other rights column as per Mutation Entry No. 5099 dated 1/1/2011.

XVI) AND WHEREAS Sarubai Sadashiv Kate was expired on 11.6.1988 and leaving behind her legal heirs Kaluram Sadashiv Kate and

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others accordingly their names were entered into 7/12 Extract vide Mutation Entry No. 4823 on 2/3/2010.

XVII) AND WHEREAS Mr. Gulab Genu Dagade was expired on 28/8/2011 and leaving behind him his legal heirs Dinesh Gulab Dagade and others and accordingly their names were recorded into 7/12 Extract vide Mutation Entry No. 5636 dated 10.7.2013.

(XVIII) AND WHEREAS 1) Genu Tukaram Dagade, 2) Suresh Genu Dagade, 3) Gulab Genu Dagade, 4) Bajarang Genu Dagade, 5) Ranjana Rajendra Bhunde, 5) Pamabai Bhagwan Godambe, 6) Chaya Suresh Dangat executed and Registered Development Agreement and Power of Attorney of their 1/5th share area admeasuring 00 H. 3.40 Ares i.e. 340 Sq. Mtrs. out of the total land admeasuring 17 Ares from and out of S. No. 17, Hissa No. A/11 and A/12, Bavdhan Bk; Tal. Mulshi, Dist. Pune in the Office of Sub-Registrar, Mulshi, Pune at S. No. 3360 on 11.7.2003 and the Power of Attorney at Serial No. 3361 on 11.7.2003; in favour of Yashree Constructions, A partnership firm, through its Partner - 1) Mr. Kishor Shrihari Mate and 2) Mr. Sunil Genba Ghare;

XIX) AND WHEREAS 1) Mr. Nandkumar Nivrutti Dagade, 2) Smt. Shantabai Dagade, 3) Mr. Hirman Ramchandra Dagade, 4) Mr. Vishwas Ramchandra Dagade, 5) Mrs. Vaishali Shrikant Pokale, 6) Kusum Gulab Kate, 7) Smt. Tarabai Baburao Tupe executed and

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Registered Development A+greement and Power of Attorney of their 1/5th share area admeasuring 00 H. 3.40 Ares i.e. 340 Sq. Mtrs. out, of the total land admeasuring 17 Ares from and out of S. No. 17, Hissa No. A/11 and A/12, Bavdhan Bk; Tal. Mulshi, Dist. Pune in the Office of Sub-Registrar, Mulshi, Pune at S. No. 3362 on 11.7.2003 and the Power of Attorney at Serial No. 3363 on 11.7.2003; in favour of Yashree Constructions, A partnership firm, through its Partner - 1) Mr. Kishor Shrihari Mate and 2) Mr. Sunil Genba Ghare;

(XX) AND WHEREAS 1) Mr. Narayan Shankar Dagade, 2) Mr. Baban Shankar Dagade, 3) Mr. Bandu Shankar Dagade, 4) Kisan Shankar Dagade, 5) Malhari Narayan Dagade, 5) Dattatraya Narayan Dagade, 6) Shri. Santosh Narayan Dagade, 6) Mr. Ramdas Baban Dagade, 7) Shri. Laxman Baban Dagade, 8) Shri. Balsaheb Baban Dagade, 9) Shri. Hanumant Bandu Dagade, 10) Shri. Sunil Bandu Dagade, 11) Janabai Dnyanoba Bhunde, 12) Jijabai Rajaram Gole, 13) Anandabai Dattatraya Bhagat, 14) Mr. Sangita Dattatraya Autade, 15) Mrs. Malti Ankush Bhadale, 16) Anita Laxman Todkar, 17) Smt. Sunita Balasaheb Shedge, 18) Kavita Kisan Dagade and others have made and executed Registered Development A+greement and Power of Attorney of their 1/5th share area admeasuring 00 H. 3.40 Ares i.e. 340 Sq. Mtrs. out, of the total land admeasuring 17 Ares from and out of S. No. 17, Hissa No. A/11 and

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A/12, Bavdhan Bk; Tal. Mulshi, Dist. Pune in the Office of Sub-Registrar, Mulshi, Pune at S. No. 3367 on 11.7.2003 and the Power of Attorney at Serial No. 3368 on 11.7.2003; in favour of Yashree Constructions, A partnership firm, through its Partner - 1) Mr. Kishor Shrihari Mate and 2) Mr. Sunil Genba Ghare;

(XXI) AND WHEREAS 1) Mr. Dattatraya Maruti Dagade, 2) Mr. Rambhau Maruti Dagade, 3) Sangita Pandurang Pawar, 4) Sharada Santosh Jambulkar, 5) Bajirao Maruti Dagade, 6) Shakuntala Subhash Dagade, 7) Rani Subhash Dagade, 8) Manda Gajanan Dagade, 9) Ganesh Gajanan Dagade, 10) Shri. Dilip Maruti Dagade, 11) Dattoba Bhiku Bahirat and others have made and executed Registered Development Agreement and Power of Attorney of their 1/5th share area admeasuring 00 H. 3.40 Ares i.e. 340 Sq. Mtrs. out, of the total land admeasuring 17 Ares from and out of S. No. 17, Hissa No. A/11 and A/12, Bavdhan Bk; Tal. Mulshi, Dist. Pune in the Office of Sub-Registrar, Mulshi, Pune at S. No. 3369 on 11.7.2003 and the Power of Attorney at Serial No. 3370 on 11.7.2003; in favour of Yashree Constructions, A partnership firm, through its Partner - 1) Mr. Kishor Shrihari Mate and 2) Mr. Sunil Genba Ghare;

(XXII) AND WHEREAS 1) Haribhau Tukaram Dagade, 2) Vishwanath Haribhau Dagade, 3) Rajaram Haribhau Dagade, 4) Pushpa

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Kashinath Balwadkar, 5) Mr. Subdrabai Narayan Dhawade have made and executed Registered Development Agreement and Power of Attorney of their 1/5th share area admeasuring 00 H. 3.40 Ares i.e. 340 Sq. Mtrs. out, of the total land admeasuring 17 Ares from and out of S. No. 17, Hissa No. A/11 and A/12, Bavdhan Bk; Tal. Mulshi, Dist. Pune in the Office of Sub-Registrar, Mulshi, Pune at S. No. 3371 on 11.7.2003 and the Power of Attorney at Serial No. 3372 on 11.7.2003; in favour of Yashree Constructions, A partnership firm, through its Partner - 1) Mr. Kishor Shrihari Mate and 2) Mr. Sunil Genba Ghare;

XXIII) As per Mutation Entry No. 3473 certified on 5/11/2014 it is stated therein that as per order passed by the Commission of Land Record vide its letter No. COM/P/SB/CR/E/66 /2/1/03 dated 9.10.2003 and adjoining letter issued by Tahasildar Muslhi vide its No. Hano/Vashi / 1590/2004 dated 27.10.2004 the Old Survey No. 17/A/11 and 17/A/12 has converted into New S. No. 17/11 and 17/12 respectively.

XXIV) The Competent Authority under Urban Land Ceiling and Regulation Act, 1976 U/Sec. 6(1) in Case no. 47D + 853 declared that this aforesaid properties do not hold surplus land. The said Act has been repealed by the State Government on 19.11.2007.

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XXV) AND WHEREAS 1) Shri. Haribhau Tukaram Dagade and others, 2) Mr. Genu Tukaram Dagade and others, 3) Shri. Dattatraya Maruti Dagade and others, 4) Mr. Nandkumar Nivrutti Dagade, 5) Mr. Narayan Shankar Dagade with Consenting Party i.e. Yashree Constructions, A partnership firm, through its Partner - 1) Mr. Kishor Shrihari Mate and 2) Mr. Sunil Genba Ghare; have made and executed Registered Development Agreement and Power of Attorney in respect land admeasuring 17 Ares of S. No. 17/11 and S. No. 17/12, , Bavdhan Bk; Tal. Mulshi, Dist. Pune in the Office of Sub-Registrar, Mulshi, Pune at S. No. 1395/2005 on 05.03.2005 and the Power of Attorney at Serial No. 1396/2005 on 05.03.2005; in favour of Trimurti Developers and Promoters, through their Partners 1) Mr. Sandeep Shirish Jadhav and 2) Mr. Praveen Vardichand Sanghavi and the owners of the said properties have handed over vacant and peaceful possession in respect of the said captioned properties by receiving total consideration amount and Trimurti Developers and Promoters have become the possessors and developers in respect of the said properties.

XXVII) AND WHEREAS one of the Partner i.e. Mr. Sandeep Shirish Jadhav of the said Firm Trimurti Developers and Promoters was retired and New Partner Mr. Sanjay Walchand Shah has been admitted in the said firm.

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XXVIII) AND WHEREAS the aforesaid properties come into Residential Zone as per Zone Certificate No. 2869 issued by Assistant Director, Planning Department, dated 25.9.2003.

XXXI) AND WHEREAS the said properties have been demarcated by Surveyor, Mulhsi on 12.9.2003.

XXXII) AND WHEREAS the Sale Deed is executed by 1) Shri. Haribhau Tukaram Dagade and others, 2) Mr. Genu Tukaram Dagade and others, 3) Shri. Dattatraya Maruti Dagade and others, 4) Mr. Nandkumar Nivrutti Dagade, 5) Mr. Narayan Shankar Dagade and others through their Constituted Power of Attorney Holder - Shri. Praveen Vardichand Sanghavi with the consent of M/s. Yashshree Constructions, through its Partner - 1) Mr. Kishor Shrihari Mate, 2) Mr. Sunil Genba Ghare through their Constituted Power of Attorney Holder - Mr. Praveen Vardichand Sanghavi in favour of M/s. Trimurti Developers and Promoters through its Partners 1) Shri. Praveen Vardichand Sanghavi 2) Mr. Sanjay Walchand Shah dated 25/07/2017 which is duly registered in the Office of Sub-Registrar, Haveli No.2, Pune at Serial No. 5604/2017 and accordingly M/s. Trimurti Developers and Promoters through its Partners 1) Shri. Praveen Vardichand Sanghavi 2) Mr. Sanjay Walchand Shah have become the absolute owners and possessors in respect of the said property and accordingly the name of the said Purchasers i.e M/s. Trimurti Developers and Promoters through its Partners 1) Shri.

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Praveen Vardichand Sanghavi 2) Mr. Sanjay Walchand Shah have been recorded into 7/12 Extract vide Mutation Entry No. 6483.

AND WHEREAS the aforesaid Developers/Owners intended to develop the said properties and accordingly the said Developer has sanctioned plan (Development permission and Commencement Certificate) from Pune Metropolitan Regional Development Authority, Pune vide its Outward No. CMU/Mouje Bavdhan Bk./S. No. 17/11, 17/12/Pra.Kra. 18/16-17 dated 5.1.2016 and accordingly the construction work on the said property has been started. The said Developers/Land Owners i.e. M/s. Trimurti Developers and Promoters through its Partners 1) Shri. Praveen Vardichand Sanghavi 2) Mr. Sanjay Walchand Shah are entitled to enter into an agreement with the prospective Purchasers of the tenaments i.e. Flats/ Shops/ Godowns/Offices being constructed on the said properties and receive the consideration price thereon and give the valid discharge in the same.

Thus, it appears that aforesaid landowners Owners/Developers i.e. M/s. Trimurti Developers and Promoters through its Partners 1) Shri. Praveen Vardichand Sanghavi 2) Mr. Sanjay Walchand Shah have acquired the legal right, title and interest of the said captioned properties for Development, Sale, Transfer and they have invested the capital amount for above purpose and to receive the capital amount from prospective Purchasers etc.

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Possession :-

At present from the documents it appears that the physical possession of the said properties with the said Owners/Developers i.e. M/s. Trimurti Developers and Promoters through its Partners 1) Shri. Praveen Vardichand Sanghavi 2) Mr. Sanjay Walchand Shah.

Documents :-

I have been supplied with the following documents in respect of the Said Land/Plot.

1) 7/12 Extract from 1955 to 2020, 2) Mutation Entries, 3) Power of Attorney, 4) Development Agreement, 5) ULC Order, 6) Demarcation Certificate, etc., 7) The copy of Development permission and Commencement Certificate sanction plan from Pune Metropolitan Regional Development Authority, Pune vide its Outward No. CMU/Mouje Bavdhan Bk./S. No. 17/11, 17/12/Pra.Kra. 18/16-17 dated 5.1.2016, 8) Sale Deed dated 25/07/2017.

Encumbrances :-

From the available registers of Index II Extracts of the Office of Joint Sub Registrar, Mulshi, Dist. Pune did not come across any adverse entry which would hamper the title of the lands owners/Developers of the said properties.

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Remark :-

On dated 25/01/2020 I commenced my search of Index - II Registrar maintain in the said offices of Sub-Registrar Mulshi, Pune vide GRN No. MH011454767201920E of the captioned properties and necessary search fees is paid. I took search of Index - II registered for the years 1991 to 2020 for the last 30 years. The Index - II register for the some years were in good condition and some were in torn condition. I completed my search of Index - II register in the said offices on dated 03.02.2020;

CONCLUSIONS:-

I state that from the documents perused the documents called for and from the available Registers of Index II Extract at the Office of the Joint Sub Registrar, Mulshi, Pune the said S. No. 17/11 area admeasuring 08 Ares assessed at Rs.00=16 Paise and S. No. 17/12 area admeasuring 00H. 09 Ares assessed at Rs. 00=31 Paise belongs M/s. Trimurti Developers and Promoters are the Owners/Developers of the captioned properties of which the search has been caused under the respective ownership rights appear to be free, clear and marketable.

Pune

Dated :03/02/2020

S. P. Pawane
Adv.
(Shobha Pawane)
Advocate

Shobha Popat Pawane
G.D.C. & A., B. S. L. LL.B.
Advocate
S. No. 165, Adarsh Vasahat
Malwadi, Hadapsar, Pune-411028
Ph. No. 9763379869

CHALLAN
MTR Form Number-6



GRN	MH011454767201920E		BARCODE			Date	30/01/2020-13:36:35		Form ID
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee Other Items				TAX ID (If Any)				
					PAN No.(If Applicable)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	Adv Shobha Pawane			
Location	PUNE				Flat/Block No.	S.No.17/11 and 17/12			
Year	2019-2020 One Time				Premises/Building	Bavdhan Budruk			
Account Head Details	Amount In Rs.		Road/Street		Area/Locality				
0030072201 SEARCH FEE	750.00				Pune				
			Town/City/District						
			PIN		4 1 1 0 2 1				
			Remarks (If Any)						
			Search for 30 years						
			Amount In	Seven Hundred Fifty Rupees Only					
Total	750.00		Words						
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572020013017128		CKM0690023	
Cheque/DD No.				Bank Date	RBI Date	30/01/2020-13:24:36		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 9763379869
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 नॉट वॉलॅड फॉर "टाइप ऑफ पेमेंट" नॉले जसुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावाच्या दस्तावेजासाठी लागू नाही.