

FORMAT- A

TO,
MahaRERA
Pune.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Survey No. 251/1A, 251/1B, 251/1C and Survey No. 253/4 situated at village Wakad, Taluka Mulshi, District Pune (hereinafter referred as the said plot)

I have investigate the title of the said plot on the request of the Chandrarang Developers & Builders through its Director Mr. Vijay Pandurang Jagtap R/at-Pimple Gurav, Pune and following documents i.e.:-

1) Description of the property- All that pieces and parcels of the properties lying and situate at village Wakad, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, bearing **1)** Survey No. 251/1A out of which area admeasuring 3500-00 sq.mtrs., **2)** Survey No. 251/1B area admeasuring 4700-00 sq.mtrs., **3)** Survey No. 251/1C out of which area admeasuring 800-00 sq.mtrs., and **4)** Survey No. 253/4 out of which area admeasuring 450-00 sq.mtrs. + area admeasuring 3550-00 sq.mtrs. i.e. both together area admeasuring 4000-00 sq.mtrs. no. 01 to 04 all together total area admeasuring 13000-00 sq.mtrs. or thereabout and each property is bounded as follows

Boundaries of S.No. 251/1A :-

On or towards EAST	::	By part of S.No. 251/1A.
On or towards SOUTH	::	By land owned by Nathu Pandurang Kaspate and 24 mtr. wide road.
On or towards WEST	::	By land owned by Jaywant Dhondiba Kaspate.
On or towards NORTH	::	By land owned by Namdeo Rama Kaspate.

Boundaries of S.No. 251/1B :-

On or towards EAST	::	By S.No. 252.
On or towards SOUTH	::	By S.No. 251/1A.
On or towards WEST	::	By 24 mtr. wide D.P.Road.



On or towards NORTH :: By S.No. 253.

Boundaries of S.No. 251/1C :-

On or towards EAST :: By S.No. 252.

On or towards SOUTH :: By land owned by Balaji Ventures bearing
S.No. 250.

On or towards WEST :: By land owned by Balaji Ventures.

On or towards NORTH :: By S.No. 251/1B owned by Sayaji Kaspate

Boundaries of S.No. 253/4 :-

On or towards EAST :: By part of S.No. 253.

On or towards SOUTH :: By part of S.No. 251

On or towards WEST :: By part of S. No. 247.

On or towards NORTH :: By remaining land of S.No.253(part).

Boundaries of S.No. 253/4 :-

On or towards EAST :: By part of S.No. 253/4.

On or towards SOUTH :: By S.No. 251/1A.

On or towards WEST :: By 24 mtr. wide D.P.Road.

On or towards NORTH :: By S.No. 253/3 (part).

2) The documents of allotment of plot :-

a) Copy of development agreement and power of attorney dated
19/03/2008 bearing Reg. No. 2486/2008 and 2487/2008.

b) Copy of correction deed dated 11/09/2018 bearing Reg. No.
6730/2018 of dated 15/09/2018.

c) Copy of sale-deed dated 30/12/2020 bearing Reg. No. 7924/2020.

d) Copy of development agreement and power of attorney dated
29/08/2013 bearing Reg. No. 7750/2013 and 7751/2013.

e) Copy of development agreement and power of attorney dated
15/07/2014 bearing Reg. No. 5844/2014 and 5845/2014.

f) Copy of development agreement and power of attorney dated
04/09/2018 bearing Reg. No. 6548/2018 and 6549/2018 dated
17/09/2018.

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- g) Copy of development agreement and power of attorney dated 18/07/2016 bearing Reg. No. 6766/2016 and 6767/2016 dated 19/07/2016.
 - h) Copy of correction deed dated 11/09/2018 bearing Reg. No. 6728/2018 of dated 15/09/2018.
 - i) Copy of consent deed and power of attorney dated 04/10/2025 bearing Reg. Nos. 21342/2025 and 21343/2025 of dated 04/10/2025.
- 3) 7/12 extract issued by Talathi and mutation entries.
- 4) Search report for 30 years from 1996 to 2025.
- 5) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

Owners of the land:-

1) Chandrarang Developers & Builders through its Director Mr. Vijay Pandurang Jagtap for Survey number 251/1A, 2) Sayaji Jayawant Kaspate and Dnyanoba Jayawant Kaspate for Survey number 251/1B, 3) Tanaji Balawant Kaspate, Netaji Balwant Kaspate, Usha Shivaji Kaspate, Ashwini Rahul Kamathe, Monika Sachin Kute, Sambhaji Balwant Kaspate, Ramdas Balwant Kaspate, Kantabai Pandurang Kamthe for Survey Number 251/1C and 4) Kailas Baban Kaspate, Dattatray Baban Kaspate, Mangal Balasaheb Sawant, Lalita Govind Kaspate, Mala Baban Kaspate, Suman Baban Kaspate, Sudam Baburao Kaspate, Santosh Baburao Kaspate, Radhabai Baburao Kaspate, Lata Balasaheb Tapkir, Manisha Kisan Jadhav, Shobha Suresh Sutar, Bhimabai Ankush Kaspate, Dipak Ankush Kaspate, Chetan Ankush Kaspate, Jyoti Sharad Bhegade, Mirabai Balasaheb Salunke (deceased) through her legal heirs Rakesh Balasaheb Salunke, Rahul Balasaheb Salunke, Rupali Sanjay Shedage, Lilabai Narayan Kaspate, Anil Narayan Kaspate, Vikas Narayan Kaspate,

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Sangita Krushna Phuge and Vaishali Khandeshwar Ghule for Survey Number 253/4.

2) Survey No. 251/1A, 251/1B, 251/1C and Survey No. 253/4.

3) Qualifying comments/remarks if any--- Late Bajirao Appa Kaspate through his legal heirs 1) Suman Bajirao Kaspate, 2) Dattatray alies Kaluram Bajirao Kaspate, 3) Sanad Bajirao Kaspate and 4) Chaya Santosh Yelwande has filed Special Civil Suit No. 1081/2012 against Tanaji Balawant Kaspate and others, for partition, separate possession, declaration and injunction before Hon. Civil Judge, Senior Division, Pune.

However, the said suit is still pending before Hon. Court for evidence. Apart from the aforementioned suit, there are no remaining unresolved legal matters or litigations/disputes pending in any Court of Law and encumbrances concerning the said properties.

- 6) The report reflecting the flow of the title of the 1) Chandrarang Developers & Builders through its Director Mr. Vijay Pandurang Jagtap for Survey number 251/1A, 2) Sayaji Jayawant Kaspate and Dnyanoba Jayawant Kaspate for Survey number 251/1B, 3) Tanaji Balawant Kaspate, Netaji Balwant Kaspate, Usha Shivaji Kaspate, Ashwini Rahul Kamathe, Monika Sachin Kute, Sambhaji Balwant Kaspate, Ramdas Balwant Kaspate, Kantabai Pandurang Kamthe for Survey Number 251/1C and 4) Kailas Baban Kaspate, Dattatray Baban Kaspate, Mangal Balasaheb Sawant, Lalita Govind Kaspate, Mala Baban Kaspate, Suman Baban Kaspate, Sudam Baburao Kaspate, Santosh Baburao Kaspate, Radhabai Baburao Kaspate, Lata Balasaheb Tapkir, Manisha Kisan Jadhav, Shobha Suresh Sutar, Bhimabai Ankush Kaspate, Dipak Ankush Kaspate, Chetan Ankush Kaspate, Jyoti Sharad Bhegade, Mirabai Balasaheb Salunke (deceased) through her legal heirs Rakesh Balasaheb Salunke, Rahul Balasaheb Salunke, Rupali Sanjay Shedage, Lilabai Narayan Kaspate, Anil Narayan Kaspate, Vikas Narayan Kaspate, Sangita Krushna Phuge and Vaishali Khandeshwar Ghule for Survey Number 253/4 on the said lands are enclosed herewith as annexure.

Encl: - Annexure.

Date:- 08/10/2025


Advocate

(Stamp)



S. V. KOLSEPATIL
ADVOCATE

OFFICE NO. 206, LUNAWAT PLAZA,
SHIVAJI PUTALA CHOWK, SHIVAJI NAGAR,
PUNE-411 005. PH. NO. 25535225 / 8805490999

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(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Survey No. 251/1A, 251/1B, 251/1C and 253/4.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation entries.
- 3) Search report for 30 years from 1996 to 2025 taken from Sub.
Registrar's office at Pune.

After inspection and verification of documents and papers submitted to me by the applicant, it shows that, on the strength of a) Copy of development agreement and power of attorney dated 19/03/2008 bearing Reg. No. 2486/2008 and 2487/2008, b) Copy of correction deed dated 11/09/2018 bearing Reg. No. 6730/2018 of dated 15/09/2018, c) Copy of sale-deed dated 30/12/2020 bearing Reg. No. 7924/2020, d) Copy of development agreement and power of attorney dated 29/08/2013 bearing Reg. No. 7750/2013 and 7751/2013, e) Copy of development agreement and power of attorney dated 15/07/2014 bearing Reg. No. 5844/2014 and 5845/2014, f) Copy of development agreement and power of attorney dated 04/09/2018 bearing Reg. No. 6548/2018 and 6549/2018 dated 17/09/2018, g) Copy of development agreement and power of attorney dated 18/07/2016 bearing Reg. No. 6766/2016 and 6767/2016 dated 19/07/2016, h) Copy of correction deed dated 11/09/2018 bearing Reg. No. 6728/2018 of dated 15/09/2018 and i) Copy of consent deed and power of attorney dated 04/10/2025 bearing Reg. Nos. 21342/2025 and 21343/2025 of dated 04/10/2025, the present developer/owner i.e. Chandrarang Developers & Builders through its Director Mr. Vijay Pandurang Jagtap, has got the rights of the above said portion of the land.

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- 4) After inspection and verification of current 7/12 extract of each property, it shows that presently each property is owned and recorded in the following manner :-

Sr.No.	Survey No.	Area (sq.mtrs.)	Name of the present owner/s
1.	251/1A (part)	3500-00	Chandrarang Developer and Builders Private Limited through its Director Shankar Pandurang Jagtap.
2.	251/1B	4700-00	Sayaji Jaywant Kaspate Dnyanoba Jaywant Kaspate
3.	251/1C (part)	800-00	Tanaji Balwant Kaspate Netaji Balwant Kaspate Monika Sachin Kute Sambhaji Balwant Kaspate Ashwini Rahul Kamathe Ramdas Balwant Kaspate Usha Shivaji Kaspate Mrs. Kantabai Pandurang Kamthe
4.	253/4 (part)	450-00 3550-00 4000-00	Kailas Baban Kaspate Dattatray Baban Kaspate Mangal Balasaheb Sawant Lalita Govind Sathe Mala Baban Kaspate Suman Baban Kaspate Sudam Baburao Kaspate Santosh Baburao Kaspate Radhabai Baburao kaspate Lata Balasaheb Tapkir Manisha Kisan Jadhav Shobha Suresh Sutar Bhimabai Ankush Kaspte Dipak Ankush Kaspate Chetan Ankush Kaspate Jyoti Sharad Bhegade

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			Rakesh Balasaheb Salunke Rahul Balasaheb Salunke Rupali Sanjay Shedage Lilabai Narayan Kaspate Anil Narayan kaspate Vikas Narayan Kaspate Sangita Krushna Fuge Vaishali Khandeshwar Ghule
	Total :-	13000-00	

**1) AS REGARDS S.NO. 251/1A OUT OF WHICH AREA
ADMEASURING 3500 SQ.MTRS. ::**

It appears from 7/12 extract for the year 1955-56 that S.No. 251/1A admeasuring 01 Acre + pot kharaba 04 Gunthas assessed at Rs. 02-05 Ps. of village Wakad was recorded in the name of Tukaram Dhondiba Kaspate vide M.E.No. 1389.

I have been submitted with a copy of letter issued by Tahasildar Mulshi on 05/05/2008 under no. ABHI/KAVI/2972/2008 wherein it is seen that the office could not make available mutation entries no. 750, 1389, 2349, 2562 and 2441 as they are in torn and scattered position.

It appears from M.E.No. 1578 of dated 24/04/1960 that Tukaram Dhondiba Kaspate executed Ekrar for an amount of Rs. 500/- on 19/01/1960 and the said charge is entered in other right column of 7/12 extract.

It appears from M.E.No. 2011 of dated 02/12/1970 that the provisions of Weight and Measurement Act of State Government and Indian Coin Act was made applicable and accordingly the measurement of Acres and Gunthas were converted to Hectare & Aar for entire village of Wakad.

It appears from M.E.No. 3700 of dated 20/10/1988 that Tukaram Dhondiba Kaspate died intestate on 10/01/1988 leaving behind his legal heirs namely 1) Shri. Murlidhar Tukaram Kaspate (son), 2) Shri. Lahu Tukaram Kaspate (son), 3) Nanda Tukaram Kaspate (son), 4) Sau. Baydaibai Kisan Pandharkar (married daughter), 5) Sau. Anjanabai Hanumant Bodke (married daughter), 6) Smt. Janabai Tukaram Kaspate (widow).

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It appears from M.E.No. 3856 of dated 18/04/1989 that vide order no. Tagai/Kavi/104/89 of dated 12/04/1989 issued by Tahasildar Mulshi, the charge of tagai from other right column of 7/12 extract was deleted.

It appears from M.E.No. 4183 of dated 22/09/1990 that Nanda Tukaram Kaspate executed Ekrar for an amount of Rs. 3600/- on 22/09/1990 in favour of Wakad Vividh Karyakari Sahakari Society Ltd. and the said charge is entered in other right column of 7/12 extract.

It appears from M.E.No. 4376 of dated 29/01/1991 that Murlidhar Tukaram Kaspate executed Ekrar for an amount of Rs. 12,000/- on 28/01/1991 in favour of Wakad Vividh Karyakari Sahakari Society Ltd. and the said charge is entered in other right column of 7/12 extract.

It appears from M.E.No. 4464 of dated 14/03/1991 that Nanda Tukaram Kaspate and 4 others availed loan of Rs. 46,000/- only on 13/03/1991 against the mortgage of the said property from Maharashtra State Sahakari Krushi & Gramin Vikas Bank Ltd., Branch Paud. Accordingly, the name of the said bank was entered in owner's column and the names of owners were entered in other right column of 7/12 extract.

It appears from M.E.No. 5985 of dated 08/01/1997 that Nanda Tukaram Kaspate and others repaid the entire loan along with interest to the bank and therefore vide letter no. 421/1996 of dated 02/12/1996 issued by bank, the name of Maharashtra State Sahakari Krushi & Gramin Vikas Bank Ltd., Branch Paud was deleted from owner's column and the names of 1) Nanda Tukaram Kaspate, 2) Murlidhar Tukaram Kaspate and 3) Lahu Tukaram Kaspate were entered in owner's column and the names of 1) Baydabai Kisan Pandharkar, 2) Anjanabai Hanumant Bodke and 3) Janabai Tukaram Kaspate were entered in other right column of 7/12 extract.

It appears from M.E.No. 8830 of dated 05/09/2001 that Janabai Tukaram Kaspate died intestate on 03/02/1998 and the names of her legal heirs i.e. 1) Shri. Murlidhar Tukaram Kaspate (son), 2) Shri. Lahu Tukaram Kaspate (son), 3) Nanda Tukaram Kaspate (son), 4) Sau. Baydaibai Kisan Pandharkar (married daughter) and 5) Sau. Anjanabai Hanumant Bodke (married daughter) were restored and re-entered in record of rights.

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It appears from the documents submitted to me by the applicant that Shri. Murlidhar Tukaram Kaspate and others had filed return u/s. 6(1) of Urban Land (Ceiling and Regulation) Act, 1976 before the then Dy. Collector & Competent Authority, Pune Urban Agglomeration, Pune vide ULC Case No. 2213-KA in which order u/s. 8(1) was passed on 10/05/2001 stating that the said land was non-vacant on the commencement of the Act i.e. 17/02/1976 and therefore the provisions of the act are not applicable to it and the case is closed.

It appears from the documents submitted to me by the applicant that 1) Shri. Murlidhar Tukaram Kaspate, 2) Sou. Kaushlya Murlidhar Kaspate, 3) Shri. Rajendra Murlidhar Kaspate, 4) Sou. Kalpna Rajendra Kaspate, 5) Sangita Ulhas Borhade, 6) Seema Nivrutti Gawade, 7) Shri. Lahu Tukaram Kaspate, 8) Samindra Lahu Kaspate, 9) Somnath Lahu Kaspate, 10) Vijaya Somnath Kaspate, 11) Rajshree Yashwant Papal, 12) Nanda Tukaram Kaspate, 13) Sushila Nanda Kaspate, 14) Vikram Nanda Kaspate, 15) Bhagyashri Ravindra Sarade, 16) Sau. Baydabai Kisan Pandharkar and 17) Sau. Anjanabai Hanumant Bodake, all together granted development rights in respect of the portion of land admeasuring to the extent of 3500-00 sq.mtrs. out of total area of S.No. 251/1A/1 at village Wakad unto and in favour of M/s. Om Sai Constructions through its partner Mr. Vijay Pandurang Jagtap by development agreement dated 19/03/2008 which is duly registered in the office of Sub-Registrar Haveli No. 5 Pimpri at Sr.No. 2486/2008 coupled with irrevocable power of attorney which is also registered in the same office at Sr.No. 2487/2008 dated 19/03/2008.

It is observed in the map also from revenue record and in the development agreement/power of attorney dated 19/03/2008 that the said property is mentioned as S.No. 251/1A/1 instead of S.No. 251/1A. therefore correction deed is registered in the office of Sub Register Haveli No. 05 vide document no. 6730/2018 dated 15/09/2018, in which S.No. 251/1A/1 is corrected as S.No. 251/1A.

It appears from M.E.No. 16914 dated 27/01/2021 that 1) Murlidhar Tukaram Kaspate, 2) Nanda Tukaram Kaspate, 3) Lahu Tukaram Kaspate, 4) Kaushalya Tukaram Kaspate, 5) Rajendra Murlidhar Kaspate, 6) Kalpna Rajendra Kaspate, 7) Sangita Ulhas Borhade, 8) Seema Nivrutti Gawade, 9) Samindra Lahu Kaspate, 10) Somnath Lahu Kaspate, 11) Vijaya Somnath Kaspate, 12) Rajashree Yashwant Papal, 13) Sushila Nanda Kaspate, 14) Vikram Nanda Kaspate, 15) Bhagyashri Ravindra Sarade, 16) Baydabi Kisan Pandharkar, 17) Anajanabai Tukaram Bodake with consent of Om Sai Construction through its partner Mr. Vijay Pandurang Jagtap sold an area admeasuring 00 H. 35 R. from and out of total area admeasuring 00 H. 48 R.



(including Pot Kharaba) bearing Survey No. 251/1A of village Wakad, Tal. Mulshi, Dist. Pune to Chandrarang Developer and Builders Private Limited Through its Director Shankar Pandurang Jagtap by sale-deed dated 30/12/2020 which is duly registered in the office of Sub-Registrar Haveli No. 05 Pimpri at Serial No. 7924/2020 dated 30/12/2020. The name of the purchaser i.e. Chandrarang Developer and Builders Private Limited Through its Director Shankar Pandurang Jagtap is mutated vide M.E.No. 16914.

I have been submitted with a copy of zone certificate issued by PCMC on 29/06/2006 vide no. NARV/KAVI/ZC/845/2006 wherein it is seen that S.No. 251 is partly shown under reservation no. 395 for purpose of Maternity Hospital and Corporation hospital etc., partly affected by 45 mtr. wide road, partly affected by 24 mtr. wide road and remaining shown in residential zone.

It appears from record that the said portion of land is duly demarcated and measured by Dy. Superintendent, Land Records, Mulshi on dated 24/07/2014 under M.R.No. 4254/2014.

I have been perused with a copy of D.P.Opinion issued by PCMC vide no. NARV/09/41/2019 dated 16/03/2019 wherein it is observed that S.No. 251/1A, 251/1B, 253/2 and 251/1C out of which CTS.No. 946 (part), 947 (part), 948 (part), 949 (part), 950 (part), 869 (part), 910 (part) and 911 (part) of village Wakad is partly affected by 24 mtr. road widening, partly affected by Reservation No. 395 (Maternity Hospital and Corporation Hospital and 200 mtr. BRT Corridor Root No. 03 (Nashik Phata to Wakad Road) and remaining included in residential zone.

2) AS REGARDS S.NO. 251/1B AREA ADMEASURING 4700 SQ.MTRS. ::

It appears from 7/12 extract for the year 1955-56 that S.No. 251/1B admeasuring 01 Acre + pot kharaba 03 Gunthas assessed at Rs. 02-05 Ps. of village Wakad was recorded in the name of Jaywant Dhondiba Kaspate vide M.E.No. 1389.

I have been submitted with a copy of letter issued by Tahasildar Mulshi on 05/05/2008 under no. ABHI/KAVI/2972/2008 wherein it is seen that the office could not make available mutation entries no. 750, 1389, 2349, 2562 and 2441 as they are in torn and scattered position.

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It appears from M.E.No. 1580 of dated 24/04/1960 that Jaywant Dhondiba Kaspate executed Ekrar for an amount of Rs. 500/- on 19/01/1960 and the said charge is entered in other right column of 7/12 extract.

It appears from M.E.No. 2011 of dated 02/12/1970 that the provisions of Weight and Measurement Act of State Government and Indian Coin Act was made applicable and accordingly the measurement of Acres and Gunthas were converted to Hectare & Aars for entire village of Wakad.

It appears from M.E.No. 2308 of dated 23/01/1979 that Jaywant Dhondiba Kaspate received Rs. 3,000/- from Maharashtra Bank on 07/12/1978 and the charge of tagai is mutated in other right column of 7/12 extract.

It appears from M.E.No. 2411 of dated 04/03/1980 that Jaywant Dhondiba Kaspate received Rs. 3,000/- from Bank of Maharashtra on 16/01/1980 and the charge of tagai is mutated in other right column of 7/12 extract.

It appears from M.E.No. 5048 of dated 06/04/1993 that the owners repaid the entire loan amount along with interest to Bank of Maharashtra. Accordingly, Bank issued letter of dated 31/03/1993 whereby the charge of bank from other right column was deleted.

It appears from M.E.No. 9218 of dated 16/07/2002 that Jaywant Dhondiba Kaspate died intestate on 09/02/2002 leaving behind his legal heirs namely 1) Shri. Sayaji Jaywant Kaspate (son), 2) Shri. Dnyanoba Jaywant Kaspate (son), 3) Sau. Savitrabai Shantaram Sathe (married daughter), 4) Sau. Laxmibai Babanrao Hagawane (married daughter), 5) Sau. Shalini Sahebrao Shinde (married daughter) and 6) Smt. Jaibai Jaywant Kaspate (widow).

It appears from M.E.No. 13906 of dated 27/06/2012 that Sau. Shalini Sahebrao Shinde died intestate on 11/05/2004 leaving behind her legal heirs namely 1) Shailesh Sahebrao Shinde (son) and 2) Deepali Sahebrao Shinde (daughter).

It appears from M.E.No. 13907 of dated 27/06/2012 that 1) Sau. Savitrabai Shantaram Sathe (Before marriage name- Savitribai Jaywant Kaspate), 2) Sau. Laxmibai Babanrao alias Bandu Hagawane (Before



marriage name- Laxmibai Jaywant Kaspate), 3) Shalini Sahebrao Shinde (Before marriage name- Shalini Jaywant Kaspate) - (deceased) through her legal heirs a) Shailesh Sahebrao Shinde, b) Deepali Sahebrao Shinde and 4) Smt. Jaibai Jaywant Kaspate released their respective proportionate undivided share, right, title, interest and claim over the said property in favour of 1) Sayaji Jaywant Kaspate and 2) Dnyanoba Jaywant Kaspate by release deed dated 08/06/2012 which is registered in the office of Sub-Registrar Haveli No. 14 at Sr.No. 5438/2012.

It appears from the documents submitted to me by the applicant that 1) Shri. Sayaji Jaywant Kaspate, 2) Manda Sayaji Kaspate, 3) Ganesh Sayaji Kaspate (for self and natural guardian of Mast. Yash Ganesh Kaspate and Mast. Yadnesh Ganesh Kaspate), 4) Sarika Ganesh Kaspate, 5) Vaishali Madhukar Kale (before marriage name- Vaishali Sayaji Kaspate), 6) Shri. Dnyanoba Jaywant Kaspate, 7) Usha Cnyanoba Kaspate, 8) Nilesh Dnyanoba Kaspate, and 9) Shital Anil Hagwane (before marriage name- Shital Snyanoba Kaspate) all together granted development rights in respect of the portion of land admeasuring to the extent of 4700-00 sq.mtrs. of S.No. 251/1B at village Wakad unto and in favour of Chandrarang Developers & Builders Pvt. Ltd. through its Director Mr. Shankar Pandurang Jagtap by development agreement dated 29/08/2013 which is duly registered in the office of Sub-Registrar Haveli No. 5 Pimpri at Sr.No. 7750/2013 coupled with irrevocable power of attorney which is also registered in the same office at Sr.No. 7751/2013 dated 29/08/2013.

I have been submitted with a copy of zone certificate issued by PCMC on 29/06/2006 vide no. NARV/KAVI/ZC/845/2006 wherein it is seen that S.No. 251 is partly shown under reservation no. 395 for purpose of Maternity Hospital and Corporation hospital etc., partly affected by 45 mtr. wide road, partly affected by 24 mtr. wide road and remaining shown in residential zone.

It appears from record that the said portion of land is duly demarcated and measured by Dy. Superintendent, Land Records, Mulshi on dated 24/07/2014 under M.R.No. 4254/2014.

I have been perused with a copy of D.P.Opinion issued by PCMC vide no. NARV/09/41/2019 dated 16/03/2019 wherein it is observed that S.No. 251/1A, 251/1B, 253/2 and 251/1C out of which CTS.No. 946 (part), 947 (part), 948 (part), 949 (part), 950 (part), 869 (part), 910 (part) and 911 (part) of village Wakad is partly affected by 24 mtr. road widening, partly affected by Reservation No. 395 (Maternity Hospital and Corporation Hospital and 200

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mtr. BRT Corridor Root No. 03 (Nashik Phata to Wakad Road) and remaining included in residential zone.

I have published paper notice in daily newspaper 'Prabhat' on 10/07/2013 inviting objection/s from public-at-large. In response to the said notice, I have not received any objection of whatsoever in nature within stipulated period.

3) AS REGARDS S.NO. 251/1C OUT OF WHICH AREA ADMEASURING 800 SQ.MTRS. ::

It appears from 7/12 extract for the year 1978-79 that S.No. 251/1C admeasuring 00 H. 44 R. + pot kharaba 00 H. 04 R., assessed at Rs. 02-31 Ps. of village Wakad was recorded in the name of Balwant Appa Kaspate. Initially the said land was recorded in the name of Appa Dhondiba Kaspate and after his demise, the land was inherited and recorded in the name of Balwant Appa Kaspate.

It appears from M.E.No. 2011 of dated 02/12/1970 that the provisions of Weight and Measurement Act of State Government and Indian Coin Act was made applicable and accordingly the measurement of Acres and Gunthas were converted to Hectare & Aars for entire village of Wakad.

It appears from M.E.No. 2349 of dated 15/09/1979 that Appa Dhondiba Kaspate had availed loan from Bank of Maharashtra. The charge of the said loan was entered in other right column of 7/12 extract.

It appears from M.E.No. 2562 of dated 30/08/1982 that the entire loan amount along with interest was repaid to Bank of Maharashtra. Accordingly, Bank issued letter of dated 23/03/1982 whereby the charge of bank from other right column was deleted.

It appears from M.E.No. 2993 of dated 05/03/1986 that order for partition u/s. 85 of M.L.R.C. 1966 was passed by Tahasildar Mulshi on 05/03/1986 vide no. TALAG/SR/WATAP/10/86, Paud whereby the total area admeasuring 00 H. 44 R., assessed at Rs. 02-31 Ps. of S.No. 251/1C is shared and recorded in the name of Shri. Balwant Appa Kaspate.



It appears from M.E.No. 7755 of dated 15/10/1999 that Balwant Appa Kaspate died intestate on 07/09/1999 leaving behind his legal heirs namely 1) Shri. Tanaji Balwant Kaspate (son), 2) Shri. Shivaji Balwant Kaspate (son), 3) Shri. Netaji Balwant Kaspate (son), 4) Shri. Sambhaji Balwant Kaspate (son), 5) Shri. Ramdas Balwant Kaspate (son), 6) Sau. Kantabai Pandurang Kamthe (married daughter) and 7) Smt. Nanibai Balwant Kaspate (widow).

It appears from M.E.No. 9441 of dated 03/02/2003 that Shri. Netaji Balwant Kaspate availed loan of Rs. 50,000/- only from Shivshakti Co-op. Credit Society Ltd. and therefore as per letter dated 02/02/2003 of pathsanstha, the charge has been recorded in other right column of 7/12 extract.

It appears from M.E.No. 10354 of dated 13/12/2005 that Shri. Netaji Balwant Kaspate repaid the entire loan of Shivshakti Co-op. Credit Society Ltd. and therefore the charge from other right column was deleted.

It appears from M.E.No. 11377 of dated 05/05/2008 that Balwant Appa Kaspate died on 07/09/1999 and his wife Smt. Nanibai Balwant Kaspate also died on 28/08/2000, both leaving behind them their legal heirs namely 1) Shri. Tanaji Balwant Kaspate (son), 2) Shri. Shivaji Balwant Kaspate (son), 3) Shri. Netaji Balwant Kaspate (son), 4) Shri. Sambhaji Balwant Kaspate (son), 5) Shri. Ramdas Balwant Kaspate (son) and 6) Sau. Kantabai Pandurang Kamthe (married daughter).

It appears from the documents submitted to me by the applicant that 1) Shri. Tanaji Balwant Kaspate, 2) Rukmini Tanaji Kaspate, 3) Sandip Tanaji Kaspate (for self and natural guardian for Tanmay sandip Kaspate and Shrutika Sandip Kaspate) 4) Sonal Sadip Kaspate, 5) Vishal Tanaji Kaspate, 6) Dipti Vishal Kaspate, 7) Varsha Nitin Sathe (before marriage name- Varsha Tanaji Kaspate), 8) Shri. Shivaji Balwant Kaspate, 9) Usha Shivaji Kaspate, 10) Ashwini Rahul Kamathe (before marriage name- Ashwini Shivaji Kaspate) 11) Monika Sachin Kute (before marriage name- Monika Shivaji Kaspate) 12) Shri. Netaji Balwant Kaspate, 13) Nanda Netaji Kaspate, 14) Archana Janardhan Wagh (before marriage name- Archana Netaji Kaspate) 15) Abhay Netaji Kaspate, 16) Shri Sambhaji Balwant Kaspate (for delf and natural guardian for Rushikesh Sambhaji Kaspate), 17) Chaya Sambhaji Kaspate, 18) Sonali Sunil Wadekar (before marriage name- Sonali Sambhaji Kaspate), 19) Ramdas Balwant Kaspate (for self and natural guardian of Siddhesh Ramdas Kaspate), 20) Bharati Ramdas Kaspate, and 21) Sau. Kantabai Pandurang Kamthe, all together granted development rights in respect of the portion of land admeasuring to the extent of 800-00

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sq.mtrs. out of total area of S.No. 251/1C at village Wakad unto and in favour of Chandrarang Developers & Builders Pvt. Ltd. through its Director Mr. Shankar Pandurang Jagtap by development agreement dated 15/07/2014 which is duly registered in the office of Sub-Registrar Haveli No. 5 Pimpri at Sr. No. 5844/2014 coupled with irrevocable power of attorney which is also registered in the same office at Sr.No. 5845/2014 dated 15/07/2014.

It appears from M.E.No. 18008 of dated 02/03/2024 that Shivaji Balwant Kaspate died on 30/11/2021 leaving behind his legal heirs namely 1) Ashwini Rahul Kamathe (married daughter), 2) Usha Shivaji Kaspate (widow) and 3) Monika Sachin Kute (married daughter).

I have been submitted with a copy of zone certificate issued by PCMC on 29/06/2006 vide no. NARV/KAVI/ZC/845/2006 wherein it is seen that S.No. 251 is partly shown under reservation no. 395 for purpose of Maternity Hospital and Corporation hospital etc., partly affected by 45 mtr. wide road, partly affected by 24 mtr. wide road and remaining shown in residential zone.

It appears from record that the said portion of land is duly demarcated and measured by Dy. Superintendent, Land Records, Mulshi on dated 24/07/2014 under M.R.No. 4254/2014.

I have been perused with a copy of D.P.Opinion issued by PCMC vide no. NARV/09/41/2019 dated 16/03/2019 wherein it is observed that S.No. 251/1A, 251/1B, 253/2 and 251/1C out of which CTS.No. 946 (part), 947 (part), 948 (part), 949 (part), 950 (part), 869 (part), 910 (part) and 911 (part) of village Wakad is partly affected by 24 mtr. road widening, partly affected by Reservation No. 395 (Maternity Hospital and Corporation Hospital and 200 mtr. BRT Corridor Root No. 03 (Nashik Phata to Wakad Road) and remaining included in residential zone.

I have published paper notice in daily newspaper 'Prabhat' on 10/07/2013 inviting objection/s from public-at-large. In response to the said notice, I have not received any objection of whatsoever in nature within stipulated period.

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4) AS REGARDS S.NO. 253/4 OUT OF WHICH AREA ADMEASURING 3550 + 450 SQ. MTRS. i.e. Total 4000 SQ.MTRS., ::

It appears from 7/12 extract for the year 1976-77 that S.No. 253/4 admeasuring 00 H. 70.20 R + Pot kharaba 00 H. 1.60 R. i.e. total area admeasuring about 00 H. 71.80R of village Wakad was recorded in the name of Namdeo Rama Kaspate.

It appears from M.E.No. 2011 of dated 02/12/1970 that the provisions of Weight and Measurement Act of State Government and Indian Coin Act was made applicable and accordingly the measurement of Acres and Gunthas were converted to Hectare & Aars for entire village of Wakad.

It appears from M.E.No. 2231 of dated 19/05/1977 that Aba Rama Kaspate purchased an area admeasuring 00 H. 70.3 R. + pot kharaba 00 H. 01.6 R., assessed at Rs. 04-2 Ps., from Namdeo Rama Kaspate on 07/11/1966 by sale-deed. Accordingly the hissass of S.No. 253 in revenue record were recorded in the following manner :-

Sr.No.	Survey No.	Area (H.R.)	Pot Kharaba Area (H.R.)	Assessment (Rs.Ps.)	Name of the Owner/s
1.	253/1	02-81.3	00-8.4	16-06	Raghunath Dinaji Waghire
2.	253/2	01-40.7	00-04.1	08-03	Vithoba Rama Kaspate
3.	253/3	00-70.3	00-01.6	04-02	Aba Rama Kaspate
4.	253/4	00-70.2	00-01.6	04-01	Namdeo Rama Kaspate

It appears from M.E.No. 3527 of dated 15/02/1988 that Namdeo Rama Kaspate died intestate on 07/01/1988 leaving behind his legal heirs namely 1) Baban Namdeo Kaspate (son), 2) Baburao Namdeo Kaspate (son), 3) Narayan Namdeo Kaspate (son), 4) Ankush Namdeo Kaspate (son), 5) Parvatibai Shankar Shelar (married daughter), 6) Lahanubai Pandurang Balawadkar (married daughter), 7) Venubai Sopan Bahirat (married daughter) and 8) Laxmibai Namdeo Kaspate (widow).

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It appears from M.E.No. 7745 of dated 15/08/1999 that Laxmibai Namdeo Kaspate died intestate on 14/08/1999 leaving behind her legal heirs namely 1) Baban Namdeo Kaspate (son), 2) Baburao Namdeo Kaspate (son), 3) Narayan Namdeo Kaspate (son), 4) Ankush Namdeo Kaspate (son), 5) Parvatibai Shankar Shelar (married daughter), 6) Lahanubai Pandurang Balawadkar (married daughter), and 7) Venubai Sopan Bahirat (married daughter).the names of the above mentioned heirs are already mutated by M.E. No. 3527 hence only name of Laxmibai Namdeo Kaspate is removed/deleted from 7/12 extract.

It appears from M.E.No. 8393 of dated 11/10/2000 that Baban Namdeo Kaspate died intestate on 18/09/2000 leaving behind his legal heirs namely 1) kailas Baban Kaspate (son), 2) Dattatray baban Kaspate Kaspate (son), 3) Mirabai balasaheb Salunke (married daughter), 4) Mangal Balasaheb Sawant (married daughter), 5) Lalita Govind Sathe (married daughter), 6) Mala Baban Kaspate (daughter) and 7) Suman Baban Kaspate (widow).

It appears from M.E.No. 11881 of dated 07/05/2009 that Baburao Namdeo Kaspate died intestate on 30/12/2008 leaving behind his legal heirs namely 1) Sudam Baburao Kaspate (son), 2) Santosh Baburao Kaspate (son), 3) Shobha Suresh Sutar (married daughter), 4) Lata Balasaheb Tapkir (married daughter), 5) Manisha Kisan Jadhav (married daughter) and 6) Radhabai Baburao Kaspate (widow).

It appears from M.E.No. 13724 of dated 22/02/2012 that Lahanubai Pandurang Balawadkar died intestate on 02/02/2003 leaving behind her legal heirs namely 1) Ramchandra Pandurang Balawadkar (son), 2) Ajit Pandurang Balawadkar (son) and 3) Dattatray Pandurang Balawadkar (son).

It appears from M.E.No. 13725 of dated 22/02/2012 that 1) Parvatibai Shankar Shelar, 2) Venubai Sopan Bahirat, and 3) Lahanubai Pandurang Balawadkar - (deceased) through her legal heirs a) Ramchandra Pandurang Balawadkar, b) Ajit Pandurang Balawadkar and c) Dattatray Pandurang Balawadkar released their respective proportionate undivided share, right, title, interest and claim over the said property in favour of 1) Baburao Namdev Kaspate, 2) Narayan Namdeo Kaspate, 3) Ankush Namdeo Kaspate, 4) Kailas Baban Kaspate, 5) Dattatray Baban Kaspate, 6) Mirabai Balasaheb Salunke, 7) Mangal Balasaheb Sawant, 8) Lalita Govind Sathe, 9) Mala Baban Kaspate and 10) Suman Baban Kaspate by release deed dated 05/03/2007 which is registered in the office of Sub-Registrar Haveli No. 14 at Sr.No. 1714/2007.



It appears from M.E.No. 16240 of dated 24/08/2018 that Ankush Namdeo Kaspate died intestate on 16/10/2014 leaving behind his legal heirs namely 1) Bhimabai Ankush Kaspate (widow), 2) Dipak Ankush Kaspate (son) 3) Chetan Ankush Kaspate (son) and 4) Jyoti Sharad Bhegade (daughter).

It appears from M.E.No. 16826 of dated 11/10/2020 that Mirabai Balasaheb Salunke died intestate on 12/11/2019 leaving behind her legal heirs namely 1) Rakesh Balasaheb Salunke (son), 2) Rahul Balasaheb Salunke (son) and 3) Rupali Sanjay Shedage (married daughter).

It appears from M.E.No. 17460 of dated 29/07/2022 that Narayan Namdeo Kaspate died intestate on 07/02/2022 leaving behind his legal heirs namely 1) Lilabai Narayan Kaspate (widow), 2) Anil Narayan Kaspate (son), 3) Vikas Narayan Kaspate (son), 4) Sangita Krushna Phuge (married daughter) and 5) Vaishali Khandeshwar Ghule (married daughter).

It appears from the documents submitted to me by the applicant that 1) Narayan Namdeo Kaspate, 2) Lilabai Narayan Kaspate, 3) Anil Narayan Kaspate (for self and natural guardian of Aniket Anil Kaspate and Siddhi Anil Kaspate), 4) Sunanda Anil Kaspate, 5) Vikas Narayan Kaspate (for self and Sakshi Vikas Kaspate and Sarthak Vikas Kaspate), 6) Lalita Vikas Kaspate, 7) Sangita Krushna Phuge 8) Vaishali Khandeshwar Ghule, (Area 00 H. 11R), 9) Ankush Namdeo Kaspate (deceased) through his legal heirs a) Bhimabai Ankush Kaspate, b) Dipak Ankush Kaspate (for self and natural guardian Mayur Dipak Kaspate and Samruddhi Dipak Kaspate, c) Chetan Ankush Kaspate (for self and natural guardian of Harshda Chetan Kaspate and Viraj Chetan Kaspate), d) Sheetal Chetan Kaspate, e) Jyoti Sharad Bhegade, (Area 00 H. 7R), 10) Baban Namdeo Kaspate (deceased) through his legal heirs a) Suman Baban Kaspate, b) Dattatray Baban Kaspate (for self and natural guardian of Vaishnvi Dattatray Kaspate and Vaibhav Dattatray Kaspate), c) Chaitrali Dattatray Kaspate, d) Mirabai Balasaheb Salunke, e) Mangal Balasaheb Sawant, f) Lalita Govind Sathe and g) Malan Baban Kaspate, (Area 00 H. 6.50R), 11) Baburao Namdeo Kaspate (deceased) through his legal heirs a) Radhabi Baburao Kaspate, b) Sudam Baburao Kaspate, c) Surekha Sudam Kaspate, d) Prachi Sudam Kaspate, e) Aditya Sudam Kaspate, f) Santosh Baburao Kaspate (for self and natural guardian for Pranav Sabtosh Kaspate and Mugdha Santosh Kaspate), g) Sarika Santosh Kaspate, h) Lata Balasaheb Tapkir, i) Manisha Kisan Jadhav and j) Shobha Suresh Sutar (Area 00 H. 11R) all together granted development rights in respect of the portion of land admeasuring to the extent of 3550-00 sq.mtrs. out of total area of S.No. 253/4 at village Wakad unto and in favour of Chandrarang Developers & Builders Pvt. Ltd. through its Director Mr. Shankar Pandurang Jagtap by development agreement dated 04/09/2018 which is duly

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registered in the office of Sub-Registrar Haveli No. 5 Pimpri at Sr.No. 6548/2018 coupled with irrevocable power of attorney which is also registered in the same office at Sr.No. 6549/2018 dated 17/09/2018.

It appears from the documents submitted to me by the applicant that 1) Kailas Baban Kaspate, 2) Sangita Kailas Kaspate, 3) Saurabh Kailas Kaspate and 4) Sneha Ganesh Bhalekar all together granted development rights in respect of the portion of land admeasuring to the extent of 475-00 sq.mtrs. out of total area of S.No. 253/4 at village Wakad unto and in favour of Chandrarang Developers & Builders Pvt. Ltd. through its Director Mr. Shankar Pandurang Jagtap by development agreement dated 18/07/2016 which is duly registered in the office of Sub-Registrar Haveli No. 18 Pimpri at Sr.No. 6766/2016 coupled with irrevocable power of attorney which is also registered in the same office at Sr.No. 6767/2016 dated 19/07/2016.

It is observed in the development agreement/power of attorney dated 19/07/2016 that the area of said property is mentioned as 475-00 Sq. Mtrs. instead of 450-00 Sq. Mtrs. therefore, correction deed is registered in the office of Sub Register Haveli No. 05 vide document no. 6728/2018 dated 15/09/2018, in which area of development agreement and Power of attorney is corrected as 450-00 Sq.mtrs.

It appears from record that the said portion of land is duly demarcated and measured by Dy. Superintendent, Land Records, Mulshi on dated 21/10/2018 under M.R.No. 4744/2018.

I have been perused with a copy of D.P.Opinion issued by PCMC vide no. NARV/09/38/2018 dated 01/12/2018 wherein it is observed that S.No. 253/4 out of which CTS.No. 947 (part), 948 (part) and 869 (part) of village Wakad is partly affected by 24 mtr. road widening and 200 mtr. BRT Corridor Root No. 03 (Nashik Phata to Wakad Road) and remaining included in residential zone.

The present owner prepared layout cum building plans which is approved by Pimpri Chinchwad Municipal Corporation vide its commencement certificate no. BP/Wakad/174/2019 dated 05/09/2019 and obtained NA Assessment Letter on 31/08/2023 vide no. 42B/NA/SR/57/2023 and same has been revised and approved by Pimpri Chinchwad Municipal Corporation vide commencement certificate no. BP/Wakad/125/2025 dated 07/10/2025.

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It is observed that Late Bajirao Appa Kasapte through his legal heirs 1) Suman Bajirao Kasapte, 2) Dattatray alies Kaluram Bajirao Kasapte, 3) Sanad Bajirao Kasapte and 4) Chaya Santosh Yelwande has filed Special Civil Suit No. 1081/2012 against Tanaji Balawant Kasapte and others, for partition, separate possession, declaration and injunction before Hon. Civil Judge, Senior Division, Pune. The developer is not party in the said suit.

However, the said suit is still pending before Hon. Court for evidence. Apart from the aforementioned suit, there are no remaining unresolved legal matters or litigations/disputes pending in any Court of Law and encumbrances concerning the said properties.

Adv. Prafull M. Tilekar have published paper notice in daily newspaper 'Prabhat' on 28/05/2023 inviting objection/s from public-at-large. In response to the said notice, Mr. Santosh Sudam Takale have raised objection regarding S.No. 251/1C to show the above mentioned suit i.e. Special Civil Suit No. 1081/20212 against Tanaji Balawant Kasapte and others, for partition, separate possession, declaration and injunction is pending before Hon. Civil Judge, Senior Division, Pune, through POA holder of 1) Suman Bajirao Kasapte, 2) Dattatray alies Kaluram Bajirao Kasapte, 3) Sanad Bajirao Kasapte and 4) Chaya Santosh Yelwande.

It is also appeared from the documents bearing no. 6548/2018 and 6549/2018 development agreement and power of attorney respectively, in respect of property bearing S.No. 253/4 of village Wakad area admeasuring about 00 H. 35.50 R i.e. 3550 Sq.mtrs. one of the owner namely Mirabai Balasaheb Salunke in her lifetime executed and registered above the said documents in favour of Chandrarang Developer and Builders Pvt. Ltd.

Mirabai Balasaheb Salunke died intestate on 12/11/2019 leaving behind her legal heirs namely 1) Rakesh Balasaheb Salunke (son), 2) Rahul Balasaheb Salunke (son) and 3) Rupali Sanjay Shedage (married daughter). The legal heirs submitted application before the Revenue Authority to mutate their names as a legal heir in the above said 7/12 extract of S.No.253/4 and their names on the said 7/12 extract vide M.E.No. 16826 on dated



11/10/2020. The legal heirs of Late Mirabai Balasaheb Salunke namely 1) Rakesh Balasaheb Salunke (son), 2) Rahul Balasaheb Salunke (son) and 3) Rupali Sanjay Shedage (married daughter) AND 4) Balasaheb Dattatray Salunke (husband) granted their irrevocable consent and power of attorney in favour of Chandrarang Developer and Builders Pvt. Ltd. The said consent deed is duly registered in the office of Sub-Registrar Haveli No. 17 Pimpri at Sr.No. 21342/2025 coupled with irrevocable power of attorney which is also registered in the same office at Sr.No. 21343/2025 dated 04/10/2025.

I have conducted e-search in respect of the captioned properties for a period of last 30 years at the office of the Sub-Registrar Haveli No. 1 to 27 respectively by paying requisite charges. During my search, I did not found any adverse entry indicating any charge or encumbrances on the said properties. That the registration procedure has been centralized and any document can be registered at any of the 27 offices of the Sub-Registrar of Assurances, thus it is practically impossible / non feasible to conduct search manually and hence this search report is subject to the same.

This title opinion is issued on the strength of information received from the queries, documents made available to me, affidavit submitted by present owner stating that the said properties are free from all the encumbrances and they are in possession of the same and they are the absolute owners of the said properties and the search conducted at the relevant Sub-Registrar Offices.

Except for the transactions referred to above, I have noticed no transaction on perusal of the aforesaid documents.

Relying upon the documents and papers submitted to me by the present owner and subject to whatever stated above, I am of the opinion that, subject to pending Special Civil Suit No. 1081/20212, the said captioned properties are free from all the encumbrances and/or charges of whatsoever nature and the present owner / developer are having good, clean and marketable title and are entitled to develop and construct the said captioned properties in accordance with the sanction plans of Pimpri Chinchwad

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Municipal Corporation, to sell the units therein to any prospective buyer/s, to enter into agreement/s and to receive consideration thereto, subject to the present owner/developer has to adhere the provisions of prevailing laws from time to time including RERA Act.

The documents submitted to me are returned herewith.

Place : Pune.

Dated : 08/10/2025



S. V. KOLSEPATIL
Advocate

S. V. KOLSEPATIL
ADVOCATE

OFFICE NO. 206, LUNAWAT PLAZA,
SHIVAJI PUTALA CHOWK, SHIVAJI NAGAR,
PUNE-411 005. PH. NO. 25535225 / 8805490999