

109/192

पावती

Original/Duplicate

Monday, January 18, 2021

नोंदणी क्र. :39म

1:48 PM

Regn.:39M

पावती क्र.: 373 दिनांक: 18/01/2021

गावाचे नाव: दिंडोरी 1

दस्तऐवजाचा अनुक्रमांक: दडर-192-2021

दस्तऐवजाचा प्रकार : मॉरगेज डीड

सादर करणाऱ्याचे नाव: सतीश शिवाजीराव देशमुख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

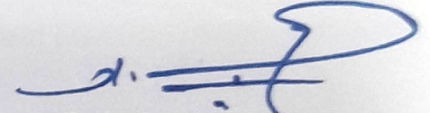
पृष्ठांची संख्या: 20

एकूण:

रु. 30400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:06 PM ह्या वेळेस मिळेल.


Sub Registrar Dindori
दुय्यम निबंधक श्रेणी-१.
दिंडोरी.

बाजार मुल्य: रु.1 /-

मोबदला रु.4800000/-

भरलेले मुद्रांक शुल्क : रु. 24000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1801202105858 दिनांक: 18/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010267826202021E दिनांक: 18/01/2021

बँकेचे नाव व पत्ता:

गावाचे नाव : दिंडोरी 1

(1)विलेखाचा प्रकार	मॉरगेज डीडे
(2)मोबदला	4800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक इतर वर्णन :; इतर माहिती: मौजे दिंडोरी येथील गट नं.1037/अ/1 यातील प्लॉट नं. 2 क्षेत्र 573.46 चौ.मी. व प्लॉट नं. 10 क्षेत्र 506.00 चौ.मी. यासी एकूण क्षेत्र 1079.46 चौ.मी. यातील शिवाजी मार्केट या इमारतीमधील पहिल्या मजल्यावरील व्यावसायिक हॉल यासी क्षेत्र 276.67 चौ.मी. चा न.पं.अ.नं. 4225/2 चा न.पं.मी.नं. 4291/2 हि मिळकत((GAT NUMBER : 1037/अ/1 ;))
(5) क्षेत्रफळ	1) 276.67 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सतीश शिवाजीराव देशमुख वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दिंडोरी ता दिंडोरी जी नाशिक, रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422202 पॅन नं:-ADXP0862B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-युनियन बँक ऑफ इंडिया शाखा नाशिक वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: नाशिक ता जी नाशिक, रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422001 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2021
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	192/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	24000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



नोंदणीकृत दस्ताची प्रथम
सूची क्र. २ ची प्रत
अस्सल वर हुकूम नक्कल
दुय्यम निबंधक श्रेणी-१
दिंडोरी

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

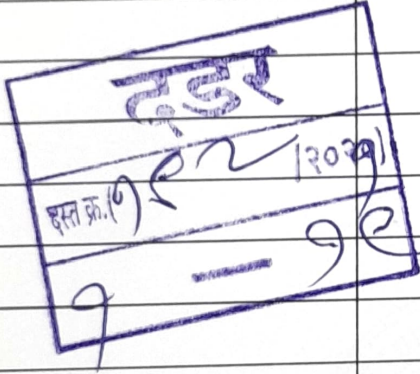
b) When possession is not given



CHALLAN
MTR Form Number-6



GRN	MH010267826202021E	BARCODE			Date	18/01/2021-13:14:01	Form ID	40(a)				
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
					PAN No.(If Applicable)							
Office Name	DDR_DINDORI SUB REGISTRAR				Full Name	SATISH SHIVAJIRAO DESHMUKH						
Location	NASHIK				Flat/Block No.	GAT NO. 1037/A/1 PLOT NO. 2 AND 10 MILKAT						
Year	2020-2021 One Time				Premises/Building	NO. 4291/2						
Account Head Details				Amount In Rs.								
0030046401 Stamp Duty				24000.00		Road/Street	DINDORI					
0030063301 Registration Fee				30000.00		Area/Locality	NASHIK					
						Town/City/District						
						PIN	4	2	2	2	0	2
						Remarks (If Any)	SecondPartyName=UNION BANK OF INDIA BRANCH NASHIK-CA=4800000					
						Amount In	Fifty Four Thousand Rupees Only					
Total				54,000.00		Words						
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02300042021011804899	210184190464					
Cheque/DD No.				Bank Date	RBI Date	18/01/2021-13:15:08	Not Verified with RBI					
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
प्रदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

"०१६०१२०२१" १८/०१/२०२१



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1801202105858

Date 18/01/2021

Received from satish deshमुख, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Dindori of the District Nashik.

Payment Details

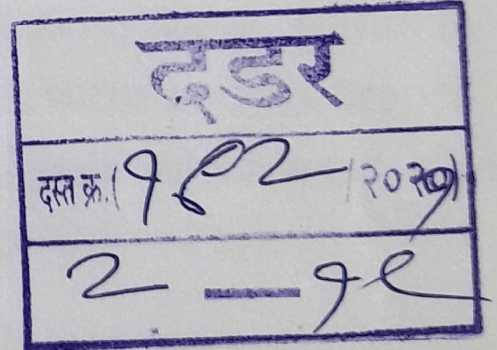
Bank Name MAHB

Date 18/01/2021

Bank CIN 10004152021011805293

REF No. 004016706

This is computer generated receipt, hence no signature is required.



दंडर
दस्ता क्र. (१२२ / २०२१)
३ - १२

LOAN AMOUNT- 48,00,000/-

STAMP RS- 24,000/-

REG.FEE RS- 30,000/-

SIMPLE MORTGAGE DEED (SD-14)

THIS DEED of mortgage made on the 18 Jan day Monday of 2021 (Two thousand and Twenty One)

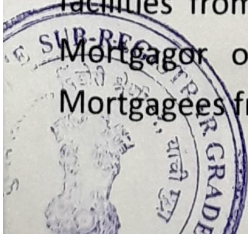
BETWEEN MR. SATISH SHIVAJIRAO DESHMUKH Indian inhabitant, aged about 49 years residing at Dindori, Tal-Dindori, Dist-Nashik Adhar No.828164601653, Pan No. ADXPD0862B (hereinafter called 'the Mortgagor' which expression include his heirs, executors, administrators, successors and assigns) of the One Part and UNION BANK OF INDIA, a body corporate constituted under the Banking Companies (Acquisition & Transfer of Undertakings) Act No. V of 1970 having its Head Office at 239, Vidhan Bhavan Marg, Nariman Point, Mumbai - 400 021 in the state of Maharashtra and its Branch Office interalia at (hereinafter called 'the Mortgagees' which expression shall include their successors and assigns) of the Other Part.

WHEREAS the Mortgagor has applied to the Mortgagees for the grant of Loan I Credit facilities to the extent of Rs. 48,00,000/- for the purpose of SMALL BUSINESS RS. 35,00,000/- AND CC GENERL RS. 13,00,000/-

AND WHEREAS the Mortgagees have agreed to grant Loan / Credit facilities upto Rs. 48,00,000/- from time to time to the Mortgagor on the Mortgagor agreeing to utilise the amounts so advanced for purposes applied for and on such terms and conditions as the Mortgagees may stipulate from time to time and on the Mortgagor securing the same by executing a Mortgage of his property situated at Dindori, Tal-Dindori, Dist-Nashik

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows

1. (a) In pursuance of the above representations and agreements and in consideration of the Mortgagees having granted or agreed to grant Loan / Credit facilities from time to time upto Rs. 48,00,000/- to the Mortgagor on such terms and conditions as may be stipulated by the Mortgagees from time to time, the Mortgagor as beneficial owner hereby



transfers to the Mortgagees by way of mortgage ALL those pieces of land bearing **Survey No. 1037/A/1 Plot No. 2 AND 10** together with all buildings and structures thereon situated at **DINDORI, TAL DINDORI, DIST-NASHIK** and more particularly described in the Schedule hereunder written (hereinafter called 'the said premises') as a security for repayment of the amounts so advanced with interest at the rate of **10.30 percentage per annum linked to EBLR for SMALL BUSINESS AND 9.80 percentage per annum for CC GENERAL** with rests or at such other rate/s as may be prescribed by the Bank from time to time depending on the changes in the Prime Lending Rate /Prime Term Lending Rate of the Bank or the directives of the Reserve Bank of India from time to time or the policy of the Bank on advances, as also for the costs, charges and expenses, such interest to be payable, whether actually debited to the account or not, and till so paid shall form part of the advance/s granted by the Bank to the Borrower and the Borrower agrees to execute necessary Promissory notes or debit balance confirmations accordingly from time to time.

(b) In the event of any revision in the rate of interest, the Borrower shall be deemed to have notice of revision in the rate of interest whenever such revision in the Prime Lending Rate is displayed or notified by the Bank on the notice board in the branch premises where the advance/s are availed by the Borrower/s or published in the Newspaper/s, or made known through entry of interest charged in the statement of account given to the Borrower,

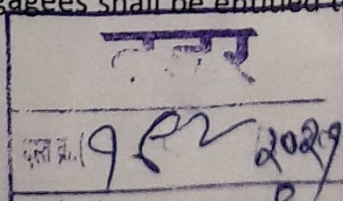
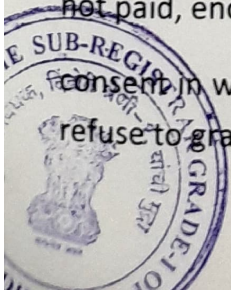
(c) Provided further, without prejudice to the Bank's other rights and remedies, the Bank shall be entitled to charge, penal/enhanced rate of interest at the rate of 2% per annum or such other reasonable enhanced rate in default or irregularity in observing the terms and conditions of this agreement by the Borrower/s which in the opinion of the Bank warrants revision of such interest or charging penal interest for such period as the Bank may deem fit.

2. THE MORTGAGOR hereby declares that the Mortgagor is the sole and absolute owner of the said premises and there is no encumbrance or charge of any nature existing over the said premises and he has powers to mortgage the said premises and that all taxes, rents and dues payable on the said premises are paid up to date, and there is no attachment or revenue recovery proceedings pending in respect of the said premises.

3. THE MORTGAGOR HEREBY COVENANTS WITH THE MORTGAGEES AS FOLLOWS:

(a) that the Mortgagor will so long as the Mortgage debt is outstanding and not paid, encumber or charge the said premises or any part thereof without the

consent in writing of the Mortgagees, which the Mortgagees shall be entitled to refuse to grant without assigning any reason thereof.



(b) the Mortgagor shall repay the principal amount together with interest thereon as aforesaid in such installments as prescribed by the Mortgagees and in accordance with the terms and conditions stipulated by the Mortgagees from time to time and that in the event of default of any two installments, the entire amount remaining unpaid shall become due and Payable at once.

(c) that the Mortgagor shall pay the interest by monthly / quarterly / half-yearly payments as may be stipulated by the Mortgagee from time to time in addition to the installments prescribed by the Mortgagees.

(d) that the Mortgagor shall pay regularly all taxes, rents and dues payable to the government or local authorities levied on the said premises.

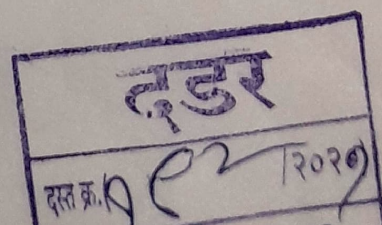
(e) that the Mortgagor will be personally liable for repayment of the Mortgage debt inspite of the security given by this deed.

(f) that this mortgage shall be a continuing security for the ultimate sum of money not exceeding **Rs. 48,00,000/-** at any one time and interest thereon as also the costs, charges and expenses that may become payable by the Mortgagor to the Mortgagees upon any account / accounts opened or to be opened in or credit facilities granted the name of the Mortgagor from time to time for granting credit or other financial facilities to the mortgagor and such account/s is / are not to be considered to be closed for the purpose of this security and this security shall not be considered as exhausted or discharged or released merely by reason of the said account/s being brought to credit at any time or from time to time.

THE MORTGAGEES WILL BE ENTITLED TO CAUSE THE SAID PREMISES TO BE SOLD IF:

- a. the Mortgagor fails to pay interest on the respective due dates
- b. the mortgagor fails to pay any two installments of the principal amount ;
or
- c. the mortgagor fails to pay mortgage debt or any part thereof when it becomes due and payable.
- d. The Mortgagor commits breach or default in the observance and performance of any of the terms and conditions on which the credit facility / advance is granted to him.

All costs charges and expenses (including the costs as between Attorneys and Client) incurred by the Mortgagees for realisation and recovery of the mortgage debt and / or interest shall be paid by the Mortgagor and be added to and shall form part of the mortgage debt.



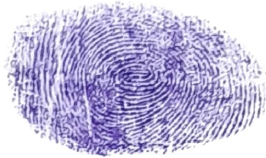
(4)

All payments made by the Mortgagor to the Mortgagees will be appropriated towards the interest that may be then due, costs charges and expenses, if any, incurred and the balance towards the principal sum.

IN WITNESS WHEREOF the Mortgagor has put his signature to this Deed after it was read over and explained to him in his vernacular language on the day and year hereinabove first written.

THE SCHEDULE OF PROPERTY

SHIVAJI MARKET FIRST FLOOR HALL AREA 2977 SQ.MTRS MILKAT NO. 4291/2 IN Gat No. 1037/A/1 , PLOT NO. 2 AND 10 AREA 1079.46 SQ.MTRS, Dindori, Tal-Dindori, Dist-Nashik



SIGNED AND DELIVERED BY THE

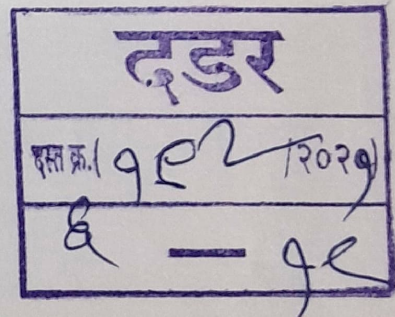
SATISH SHIVAJIRAO DESHMUKH

WITHIN NAMED Mortgagor in the presence of

Signature *H. Pagar*

Name *Harish Damodhar Pagar*

Address *Nashik*



Signature *Sun*

Name *Mashtu Sunder Bhikur*

Address *Nashik*



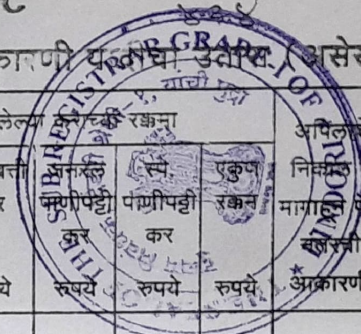


नगरपंचायत दिंडोरी, ता. दिंडोरी, जि. नाशिक.

जनरल रिव्हीजन ऑफ अससेसमेंट लिस्ट

करांस पत्र असलेल्या इमारती व जमिनी ह्यांची सन - २०१३ / २०१४ सालाबद्दल आकारणी घेण्याची उक्ती (अससेसमेंट)

क्र. नं.	स्त्याचे नांव	मिळकत नंबर	मालनत्तेचे वर्णन	मालकांचे नांव	भोगवटा करणाराचे नांव	दर	घराचे क्षेत्रफळ चौ.फुट	मिळकतीची किंमत	आकारणी केलेल्या घराचे रकमा						अपिलेचे निमित्त व मागणी कर सादरची आकारणी	मागाहून वाढ किंवा घट झाल्याचे बाबतीत हुकूमामुळे उल्लेख, शेण व सही
									घरपट्टी कर	आरोग्य कर	दिवाबती कर	अनखले कर	एकूण रकम	घरपट्टी कर		
४२२५/२	४२२५/२	४२२९/२	जान १०३७ भा.१ प्लॉ. नं २ व १० झोपडा १००८.४६ चौ.मी. डोहामध्ये खिवाजी मार्केट या इमारतीतील पहिल्या मजल्यावर २९७७ चौ.फु. सापाचा व्यवसायीक होल	श्री. हसलिन शिवाजीराव देशमुख	स्वयं.	३१५०	२९७७	चौ.फु.	१०४२०	५०	५०	२००	-	१०७२०	ज.प. दिंडोरीचे दि. २०/०५/२०१३ चे मासिक समितीत ठराव क्र. १४/३ (७) ठरविलेले नोंद दिलेले आहे	



४२२५/२

१९९२/२०२०

०

शब्द संख्या - नकलेचा अर्ज ता. / / २०११

नकल फी -

पडताळा फी - नकलेचा दिली ता. / / २०११

पेपर फी - अर्जदार श्री.

दिनांक :- ११/१२/२०१०

सदर कुटुंबाकडे वैयक्तिक शौचालय आहे/नाही

मुख्याधिकारी/प्रशासक दिंडोरी

नगरपंचायत दिंडोरी, ता. दिंडोरी, जि. नाशिक



CHALLAN
MTR Form Number-6

9E 92

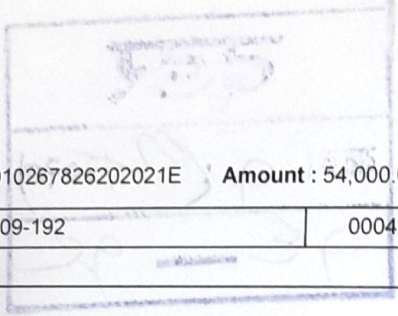


GRN	MH010267826202021E	BARCODE	Date 18/01/2021-13:14:01		Form ID	40(a)	
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	DDR_DINDORI SUB REGISTRAR		PAN No.(If Applicable)				
Location	NASHIK		Full Name	SATISH SHIVAJIRAO DESHMUKH			
Year	2020-2021 One Time		Flat/Block No.	GAT NO. 1037/A/1 PLOT NO. 2 AND 10 MILKAT			
Account Head Details			Amount In Rs.	Premises/Building			
0030046401	Stamp Duty	24000.00	Road/Street	DINDORI			
0030063301	Registration Fee	30000.00	Area/Locality	NASHIK			
			Town/City/District				
			PIN	4	2	2	2
			Remarks (If Any)	SecondPartyName=UNION BANK OF INDIA BRANCH NASHIK~CA=4800000			
			Amount In	Fifty Four Thousand Rupees Only			
Total			54,000.00	Words			
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042021011804899	210184190464	
Cheque-DD Details			Bank Date	RBI Date	18/01/2021-13:15:08	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank			Scroll No. , Date		Not Verified with Scroll		
Name of Branch							

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-109-192	0004748796202021	18/01/2021-13:48:07	IGR325	24000.00



GRN : MH010267826202021E Amount : 54,000.00

Bank : BANK OF MAHARASHTRA Date : 18/01/2021-13:14:01

2	(IS)-109-192	0004748796202021	18/01/2021-13:48:07	IGR325	30000.00
Total Defacement Amount					54,000.00

कर
कर क्र. १२ / २०२१
१० - १२



Summary I (GoshwaraBhag-1)

109/192

सोमवार, 18 जानेवारी 2021 1:48 म.नं.

दस्त गोषवारा भाग-1

दडर

दस्त क्रमांक: 192/2021

दस्त क्रमांक: दडर /192/2021

बाजार मुल्य: रु. 01/-

मोबदला: रु. 48,00,000/-

भरलेले मुद्रांक शुल्क: रु.24,000/-

दु. नि. सह. दु. नि. दडर यांचे कार्यालयात

पावती:373

पावती दिनांक: 18/01/2021

अ. क्रं. 192 वर दि.18-01-2021

सादरकरणाराचे नाव: सतीश शिवाजीराव देशमुख

रोजी 1:45 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 30400.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Dindori

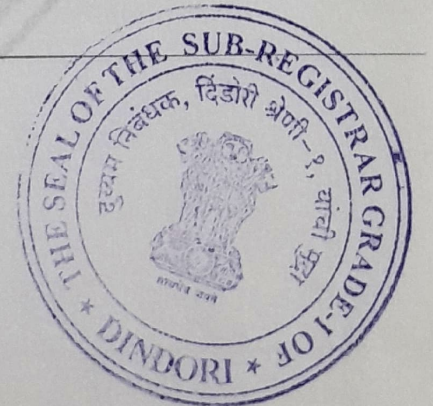
Sub Registrar Dindori

दस्ताचा प्रकार: मॉरगेज डीड

मुद्रांक शुल्क: ब) जेल्हा उपोक्त प्रमाणे कब्जा दिलेला नसेल किंवा देण्याचे कबूल केले नसेल तेव्हा

शिक्षा क्रं. 1 18 / 01 / 2021 01 : 45 : 48 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 18 / 01 / 2021 01 : 46 : 34 PM ची वेळ: (फी)





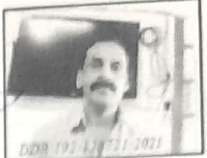

18/01/2021 3 58:06 PM

दस्ता गोपबारा भाग-2

दंडर
दस्ता क्रमांक:192/2021

दस्ता क्रमांक :दंडर/192/2021





दस्ताचा प्रकार :-मॉरगोज डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा उमा
1	नाव:मतीश शिवाजीराव देशमुख पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दिंडोरी ना दिंडोरी जी नाशिक, रोड नं: -, महाराष्ट्र, नाशिक. पिन नंबर:ADXP0862B	कर्ज देणार वय :-49 स्वाक्षरी:-	 image.jpg	 image.jpg
2	नाव:पुनियम बँक ऑफ इंडिया शाखा नाशिक पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: नाशिक ना जी नाशिक, रोड नं: -, महाराष्ट्र, नाशिक. पिन नंबर:-	कर्ज देणार वय :- स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तपासणीत मॉरगोज डीड चा दस्ता ऐवज करून दिल्याचे कबुल करतात.
शिफ्ट क्र.3 ची वेळ:18 / 01 / 2021 01 : 47 : 17 PM

ओळख:-

द्वानीय हमम अमे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पडवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा उमा
1	नाव:प्रियम मतीश देशमुख - - वय:28 पत्ता:दिंडोरी पिन कोड:422202	 स्वाक्षरी	
2	नाव:राजधी मतीश देशमुख - - वय:45 पत्ता:दिंडोरी पिन कोड:422202	 स्वाक्षरी	

शिफ्ट क्र.4 ची वेळ:18 / 01 / 2021 01 : 48 : 01 PM

शिफ्ट क्र.5 ची वेळ:18 / 01 / 2021 01 : 48 : 21 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Didori

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SATISH SHIVAJIRAO DESHMUKH	eChallan	02300042021011804899	MH010267826202021E	24000.00	SD	0004748796202021	18/01/2021
2		DHC		1801202105858	400	RF	1801202105858D	18/01/2021
3	SATISH SHIVAJIRAO DESHMUKH	eChallan		MH010267826202021E	30000	RF	0004748796202021	18/01/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] प्रमाणित करण्यात येते की,

192 /2021

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पुस्तक क्रमांक 922

नंबरी नोंदला.

तारीख १५ माहे जानेवारी सन २०२१

या दस्ता मध्ये एकूण पाने १...२ आहेत.
दुसऱ्या निबंधक दिंडोरी
श्रेणी-१