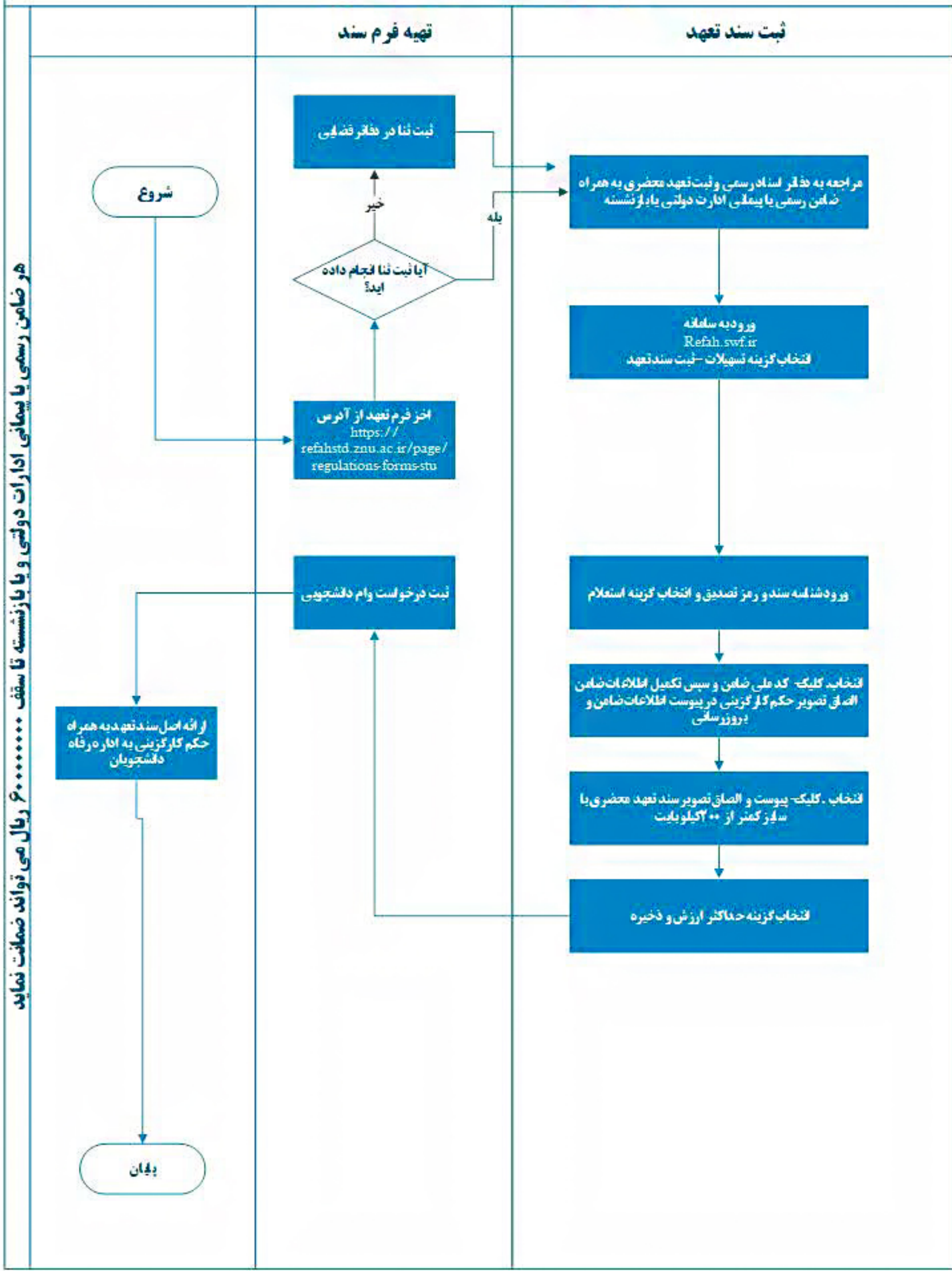فلوچارت ثبت سند تعهد محضری