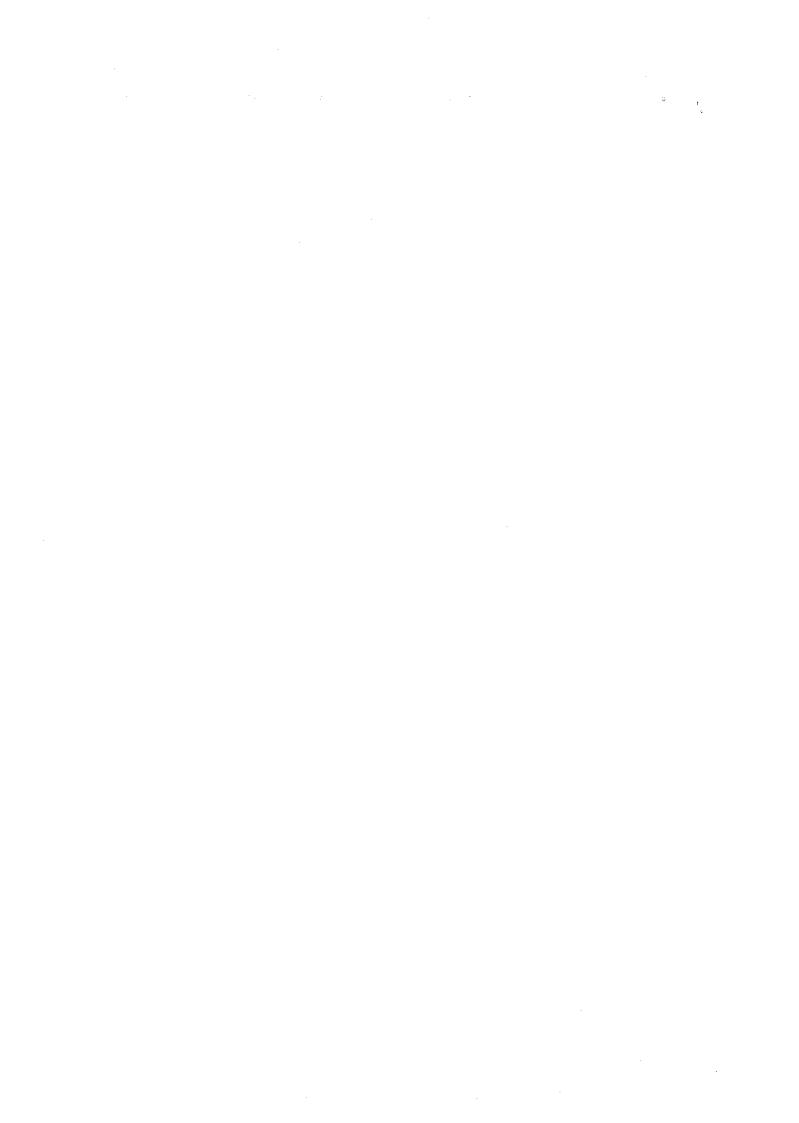
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Sl.No. SOOL Dt: 04-04-2013 Rs.100/-

Sold to: RAMESH

S/o, NARASING RAO

For Whom: METHA & MODI HOMES

AY 064713

LICENSED STAMP VENDOR
L.No.15-07-041/2007
RL.No.15-07-015/2013
H.No.7-65/3, Shanker Nagar,
Peerjadiguda (V), Ghalkesar (M),
R.R. Dist. PIN-500-039.
Cell.No:9052571732

SALE DEED

This Sale Deed is made and executed on this the 13th day of May 2013 at SRO, Kapra, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Uttamlal Mehta, aged about 62 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

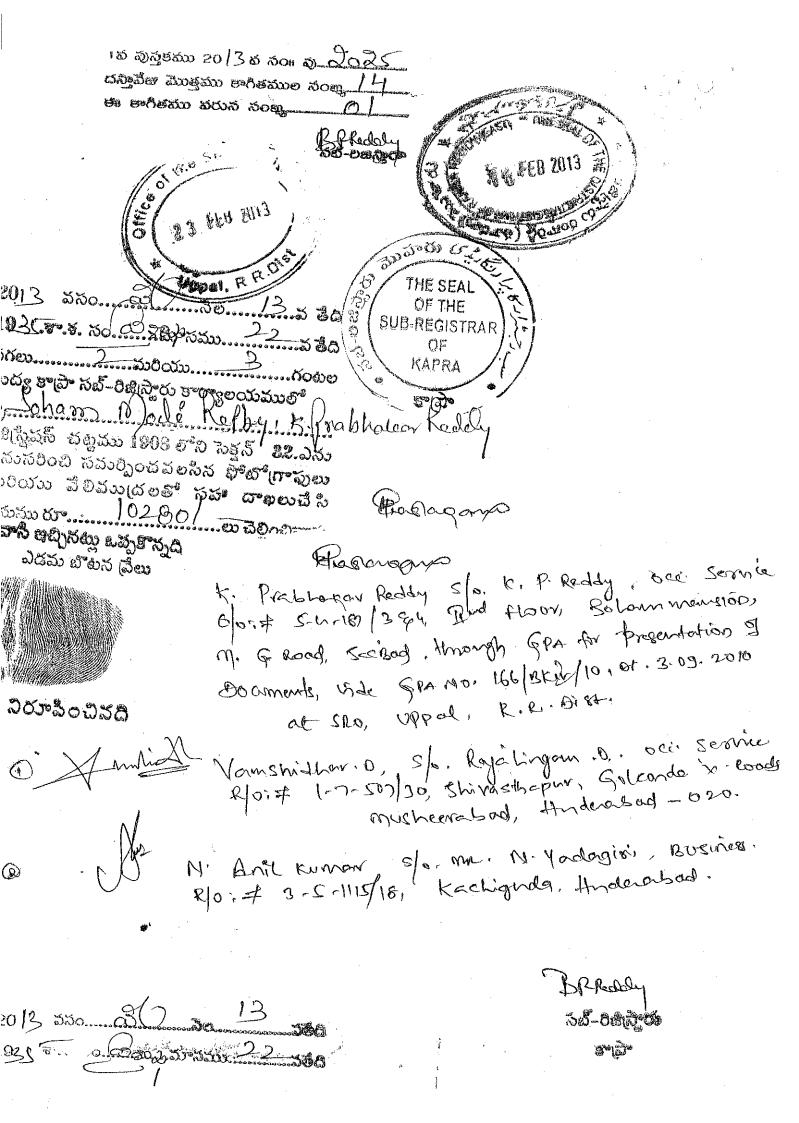
IN FAVOUR OF

- 1. Mr. Suryanarayanan Krishnamurti Subramaniam son of Mr. Subramaniam. K aged about 28 years, Occupation: Service
- 2. Mrs. Krithika. S, wife of Mr. Suryanarayanan. Krishnamurti Subramaniam, aged about 24 years, both are residing at # Bungalow No.306, Silver Oak Bunglows, Cherlapally, Hyderabad 500 051, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

For MEHTA & MODITIONES

Partner



WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac.7-28.5 Gt. forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	09.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

B) Mrs. Hetal K. Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac.1-09 Gt., forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

C1 NI	Cala Dand Dan Ma	D.4.1	E / / CT 1
Si. 190.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac.1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no.6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Mrs. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008, dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

FOR MENTA & MODI HOMES

FOR MEHTA & MODI HOMES

Partner

ENDORSEMENT ENDORSEMENT ENDORSEMENT Certified that the following amounts have been paid in respect of this document: By challan No. (D.2.0.4.8.2.0t.) 1. in the shape of stamp papers 2. in the shape of challan (u/s.41 of I.S.Act.1899) 3. in the shape of cash (u/s.41 of I.S.Act.1899) 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any II. Transfer Duty: 1. in shape of challan 2. in the shape of cash Rs III. Registration fees: 1. in the shape of challan 2. in the shape of challan 3. in the shape of challan 4. in the shape of challan 5. in the shape of challan 6. in the shape of challan 7. in the shape of challan 8. in th
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- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac.8-37.5 Gts., from HUDA / GHMC vide permit no.2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 307 admeasuring about 203 sq. yds., along with semi-finished construction having a total area of 1749 sft., (built-up area 1430 sft + terrace area 160 sft + portico area 159 sft) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.20,56,000/-(Rupees Twenty Lakhs Fifty Six Thousand Only) and the Vendor is . desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- The Vendor do hereby convey, transfer and sell the Plot No. 307 admeasuring about 203 sq. yds. along with semi-finished construction having a total area of 1749 sft., (built-up area 1430 sft + terrace area 160 sft + portico area 159 sft) forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.20,56,000/-(Rupees Twenty Lakhs Fifty Six Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
- The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the . Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
- The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
- The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.

or mehity & modi homes

FOR MEHTA & MODI HOMES

Partner

- 6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
- 7. Stamp duty and Registration amount of Rs.1,23,360/- is paid by way of challan No. 870487, dated 13.5.13, drawn on State Bank of Hyderabad, Kapra Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.307 admeasuring about 203 sq.yds., along with semi-finished construction having a total area of 1749 sft., (built-up area 1430 sft + terrace area 160 sft + portice area 159 sft) in the project known as "SILVER OAK BUNGALOWS PHASE - III", forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 306	
South	Plot No. 308	
East	30' wide road	
West	Sy.No.41(Open land)	

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

FOR MEH

WITNESS:

2.

Ma

& MODI HIGHES

Partner

FOR MEHTA & MODI HOMES

(Soham Modi)

VENDOR

Partner

((Suresh U. Mehta) VENDOR

VENDEE

OF KAPRA

ANNEXURE-1-A

1. Description of the Building

: All that piece and parcel of bungalow on Plot No. 307 in the project known as "SILVER OAK BUNGALOWS PHASE—III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village Cherlapally, Ghatkesar Mandal, Ranga Reddy District

(a) Nature of the roof

`: R. C. C. (G+1)

(b) Type of Structure

: Framed Structure

2. Age of the Building

: Under Construction

3. Total Extent of Site

: 203 sq. yds.,

4. Built up area Particulars:

a) Portico & Terrance Area

: 319 Sft

b) In the Ground Floor

: 793 Sft

c) In the First Floor

: 637 Sft

Total Built up Area:

1749 Sft

5. Annual Rental Value

--

6. Municipal Taxes per Annum

•

7. Executant's Estimate of the MV

of the Building

: Rs. 20,56,000/-

For MEHTA & MODI HOMES

EOT MEHRA

Partner

Partner

& MODI HOMES

Date: 13.05.2013

Signature of the Executants

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

FOR MEHIN & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

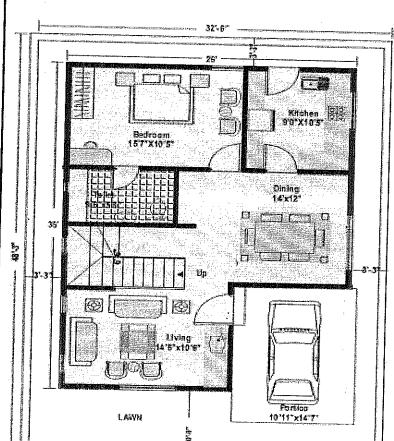
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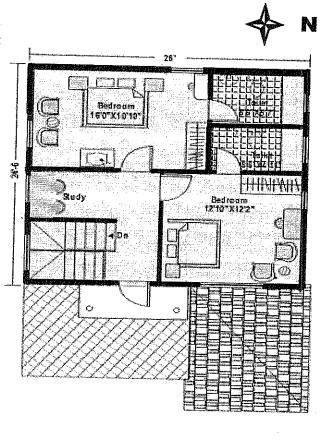
Signature of the Executants

C.Karthith

ப் இத்தின் 2013 க் க்லா இது இது இது கிறும் கிறும்

REGISTRATION PLAN SHOWING PLOT NO. 307 FORMING A PART IN SCLIVEY NCs. 31, 40(P), 41(P), 42, 44, 45 & 55 Situated at CHERLAPALLY VILLAGE, **GHATKESAR** Mandal, R.R. Dist. **VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI, SON OF SRI SATISH MODI 2. MR. SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA **BUYERS:** 1. MR. SURYANARAYANAN KRISHNAMURTI SUBRAMANIAM, SON OF MR. SUBRAMANIAM. K 2. MRS. KRITHIKA. S, WIFE OF MR. SURYANARAYANAN. KRISHNAMURTI SUBRAMANIAM REFERENCE: SCALE: INCL: **EXCL:** AREA: 203 SQ. YDS. SQ. MTRS. Built up Area: 1749 Sft.





Ground Floor Plan

First Floor Plan

Ground Floor 793 Sft First Floor 637 Sft Portico Area 159 Sft Terrace Area 160 Sft

Total Area 1749 Sft

FOR MENTA & MODINHOMES

FOR MEHTA & MODI HOMES

Partner

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

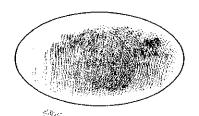
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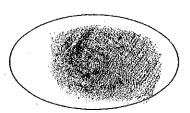
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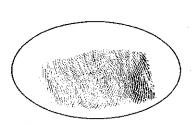
PHOTOGRAPHS

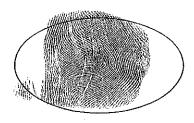
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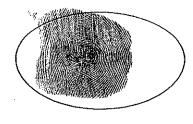
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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS

- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003

GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

BUYERS:

MR. SURYANARAYANAN KRISHNAMURTI SUBRAMANIAM S/O. MR. SUBRAMANIAM. K R/O. BUNGALOW NO.306, SILVER OAK BUNGALOWS, CHERLAPALLY, HYDERABAD - 500 051

MRS. KRITHIKA. S W/O.MR. SURYANARAYANAN K. SUBRAMANIAM R/O. BUNGALOW NO.306, SILVER OAK BUNGALOWS, CHERLAPALLY, HYDERABAD - 500 051

SIGNATURE OF WITNESSES:

1. X Andrick

2.

Partner

For MEHITA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

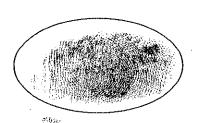
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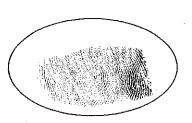
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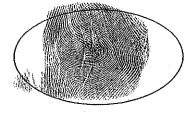
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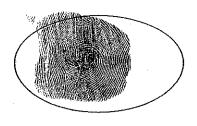
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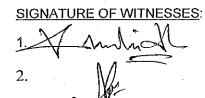






















PRINTS AS PER SECTION 32A OF ON ACT, 1908.

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS

- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003

GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

BUYERS:

MR. SURYANARAYANAN KRISHNAMURTI SUBRAMANIAN S/O. MR. SUBRAMANIAM. K R/O. BUNGALOW NO.306, SILVER OAK BUNGALOWS, CHERLAPALLY, HYDERABAD - 500 051

MRS. KRITHIKA. S W/O.MR. SURYANARAYANAN K. SUBRAMANIAM R/O. BUNGALOW NO.306, SILVER OAK BUNGALOWS, CHERLAPALLY, HYDERABAD - 500 051

FOT MEHITA & MODI HOMES

Partner

FOR MEHITA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

Crain a resident

SIGNATURE(S) OF BUYER(S)

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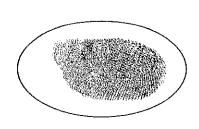
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

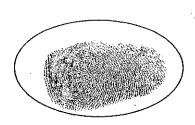
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





WITNESSES:

MR. VAMSHIDHAR DARMA SO. MR. RAJALINGAM DARLA RO. \$ 3-5-1115/18, KACHIGYDA, HYD CRABAD.





MR. N. ANIL CUMAR Slo.MR. N. YADAGIRI RIV: # 3-5-1115/18 KACHIGUDA HYDERAGAD.

SIGNATURE OF WITNESSES:

2.

FOR MEHTA & MODI HOMES.

Parther

FOR MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

Photographs and FingerPrints As per Section 32A of Registration Act 1908

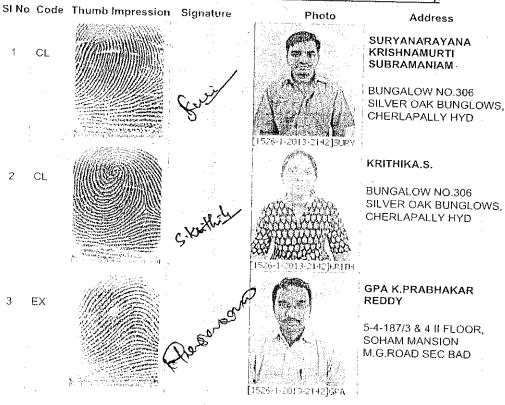
RegNo/Year: 2142/2013

of SRO: 1526

Report Date: 13-MAY-13 04:02 PM

This report prints Photos and FPs of all parties

Execution admitted by (Details of all executants/Claimants of sec 32a):



Identified by

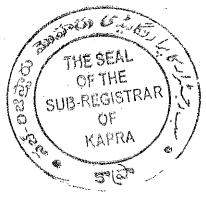
Witness 1-

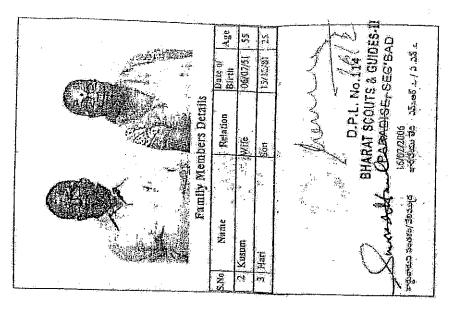
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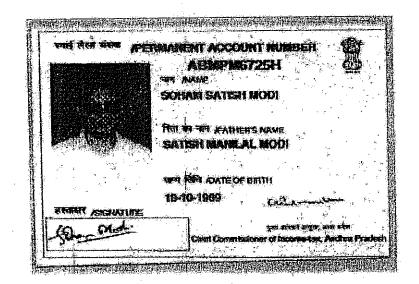
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Remagya

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आयकर विभाग भारत सरकार INCOMETAX DEPARTMENT GOVT. OF INDIA		
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For MEHTA & MODI HOMES
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India Driving Licence(Tamilandu)
Form 7

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SDW of SIVARAMA KRISHNAN T V

C30,NEW NO C14,A G S COLONY NANGANALLUR CHENNAI 600061

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MURALI DRIVING SCHOOL

D.O . A.

जायकर विभाग INCOME TAX DEPARTMENT



मारत सरकार GOVT. OF IN

SURYANARAYANAN K S

SUBRAMANIAM KRISHNAMURTI

24/09/1984 Permanent Account Number

BHUPS5891K

Signature



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INDIA

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इसके इकार, धारत गणतक्त है। उन्हर्ः । के गाय पर, उन राजी हो हो तक्स इससी संबंध हो, अनुरो**ध एवं** अवेदता की सत्ती हैं कि वे परवा को भिरा किसी होड़ा-टोसा के स्वतंत्र हम से आर्च-कारे हैं, और उसे हर करह की ऐसी शहरकार और सुरक्षा प्रवाप करें जिलकी उसे आवश्यकारा हो ।

THESE ARE TO RECUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WITCH! IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREEZY WITHOUT LET OR EINDRANCE AND TO AFFORD BOM OR HOR, EVERY ASSISTANCE AND PROTECTION OF WHICH HE CR SKE MAY STAND IN NEAD.

धारत गणराज्य के राष्ट्रपति के आदेश हो

BY ORDER OF THE FRESIDENT OF THE REFUBLIC OF INDIA



Peboses यी.एस. देवीराह V. S. DEBORAH अधीक्षक/Superintendent पासपोर्ट कार्यालय, हेदराबाद Passport Office, Hyderabad.

with Late and Place of Issue

क्षण का सिक्षित एवं स्थान V Old Fussport No.

Section &

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PIN:500020, ANDHRA PRADESH, INDIA

HYDERABAD

HYDERABAD, ANDHRA HYDERABAD जारी करने की सिक्षि / Date of issue जारी करने का स्थान / Piace 25/07/2012 PRADESH wasted at take to the of Expiry

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किमेशों में बड़ने बाल्डे कालांके माजियमें को सलाइ ही बाती है कि से निहादक्ष का लोग विकास क्षेत्र में अपना पंजीकरण बतदाएं।

सी समाय**ा**

वक् पासपोर्ट कारण सारवार की सब्बादि है। इस पानपोर्ड के प्राप्त में दिवसे पासनोर्ड सरदियात से के इसके बादक को गाँव लोई सूत्रता विश्वकी है। जिस में परतापेट सीटाने की जान की शामिल है रो करका सुरंत शसुपातन दिया काय्।

एड पार पोर्ट खान कुन्द किसी भी देख से बहुन प भेतर दाए । यह मारापेट आसा वा उसके क्रुए एट पेड़्स व्यक्ति के प्रकों में ही होना चाहिए। इसने किसी भी प्रकार का थे उंदरत या दिस्ती महीं की कानी आहिए।

पारकोर्ट पुत्र हो जाने, सोरी हो कार्य आवत नार ही आते पर स्थलने एताना भारत में सबसे चित्रकार वावरोर्ट अधिकारी को समस्य वहि पार केर्ट सतक जिल्लेम में है में भेजारक सारतीय चित्रकार केन्द्र अनेत्र स्थानीय पुरोसा को सस्यास की आने बाहिन्द्र । बिस्कृत पुरुतार की बाद ही हुण्लीकेट पालपोर्ध कादी किया या ता ।

RECESTRATION

INDIAN CITIZENS RESIDENT ADMIAD AREADVISED TO REGISTER THEMSELVES AT THE MEAREST EVELAN MISSION/POST.

CAUTION

THIS PASSFORT IS THE PROPERTY OF THE SEVERIMENT OF AMON SERVICE OF FIGURE HOLDS OF STORM AND PARTY OF SERVICE OF SERV

THIS PASSPORT SMOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BELY THE CUSTOMY ETTERS OF THE ROTTING OR OF A PURBON AUTHORISED BY THE HOLDER. IT LIGHT NOT DE ALTREED OR MUTILATED IN ANY WAY.

LOSS, THEFT OF DESTRUCTION OF THE TASSPORT SHOULD BE ISSUEDIATELY REPORTED TO THE REARREST PASSFORT AUTHORITY THE GROWN CRIP THE HUNDER IS ADROLD, TO THE NEW REST INDIAN ENSIGNINGS AND TO VEL DOWN POLICE, ONE AND A EXEMUSIVE enquixies shall a, duplicate passport be issued.

िरता / कान्त्रदी आभिणायक का भाम / Name अ Father / Legal Guardlar

RAJALINGAM DARLA

किन्द्री यो पहनी का मान / Name of Spouse BHARATHI DARLA अन्ता का माम / Name of Mother

DARLA ROHINI

H.NO 1-7-507/30 SHIVASTHANPUR MUSHEERABAD, HYDERABAD

24/05/2002 E2202325

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Election Commission Of India क्रुग्ठंड ఎన్నికల సంఘము IDENTITY CARD

గుర్తింపుకార్డు

KGY1709682



Elector's Name: N Anil Kumar

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: ఏన అనీల్ కుమార్

Father's Name :

N Yadagiri

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Sex: M වරුනා: නු.

Age as on 1-1-2003 1-1-2003 నాటికి వయస్సు

<u>Address:</u>

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3-5-1115/18

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KACHIGUDA- X-

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ROAD

HYDERABAD

ప్రై:దరాబాద్,

Electoral Registration Officer ఓటరు రిజిస్ట్రేషన్ అధికారి HIMAYATNAGAR Assembly Constituency

హిమాయత్ నగర్ విధానసభ నియోజకవర్గము

Place: HYDERABAD

ఫ్లలము: హైదరాబాద్ Date / కేదీ : 11-05-2003

This card may be used as an identity card under different Government schemes ఈ కార్డుమ వివిధమ్రభుత్వ పథకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును 195 / 903

