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A. DINESH

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Name: MAHENDER

S/G MALLESH

For Whom: Mehta & Modi Homes

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

SALE DEED

This Sale Deed is made and executed on this the 19th day of July 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. Sudhir U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 56 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

Mr. Muthyala Buchi Shivshankar Gopal Naidu, son of Mr. Muthyala Trinath Rao, aged about 32 years, Occupation: Service, residing at # Villa 16/1, Street 5, Beside Phillipine National School, Al-Falah Street, Abu Dhabi, UAE, P.O., 126666..., 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 MENTA & MODI HOMES

FOR MEHTA OF MOUT NOMES

Partner

Book - 1 CS Number 3123 of 2013 of SRO, Kapra Regular document number 2980 of year 20/3 Sheet 1 of 12 Sheet Signature of Sub Registrar Presentation Endorsement: Presented in the Office of the Sub-Registrar, Kapra along the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18325/-(Registration Fee) paid between the hours of ______ and _____ on the 19th day of (Registration Fee) paid between the hours of _ JUL, 2013 by M/S Mehta & Modi Homes and _ on the ,19th day of Execution admitted by (Details of all executants/Claimants of sec 32a); Signature/Ink Thumb SI No Code Thumb Impression Address Photo Impression **MUTHYALA UMA KIRAN** (REP BY CLAIMANT) CL F.NO.E-402, MAYFLOWER PARK,, MALLAPUR, HYD. K.PRABHAKAR REDDY (GPA HOLDER TO 2 EΧ **EXECUTANT)** 5-4-187/3 & 4, 2 FLOOR, SOHAM MANSION,, M.G.ROAD, SEC-BAD. 910 GPA NO. 166 BK1/10 DATED: 03.09.2010.

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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.

Sl. No.	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.
- 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)'.

For MEHTA & MODI HOMES

Partner

MENTA & MODISHOMES

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2986 of year 2013

Sheet 2 of 12 Sheet

Signature of Sub Registrar

Vitnes	s:			
SI No	Name & Address	Photo	Thumb Impression	Signature
1	M.INDIRA F.NO. E 402,MAY FLOWER PARK,MALLAPUR,HYD	[1526:]+2019;3123]M,INDIF		M. India
2	VIJAY JAIHIND REDDY 1-8- 115/2/D,GOLNAKA,ALW AL,R.R.DIST.	IAC VACUES IS CELECTED IN THE CONTROL OF CON		(a) grader



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H) The Vendee is desirous of purchasing a plot of land bearing no. 313 admeasuring about 174 sq. yds., along with semi-finished construction having a total area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.36,65,000/-(Rupees Thirty Six Lakhs Sixty Five 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:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.313 admeasuring about 174 sq. yds., along with semi-finished construction having a total area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 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.36,65,000/-(Rupees Thirty Six Lakhs Sixty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. 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.
- 3. 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.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
- 5. 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.
- 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.2,19,900/- is paid by way of challan No. 604413, dated 19.07.2013, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOR MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

Regular document number 2980

Sheet 3 of 12 Sheet

Signa pf∕Sub Registrar

Endorsement:

Description	In the Form of					
Fee/Duty	Stamp Papers	Challan u/s 41of i.s Act	Cash	Stamp Duty u/s 16 of i. act		Total
Stamp Duty	100	201475	0		0	201575
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	18325	0		0	18325
User Charges	NA	105	0		0	105
Total	100	219905	0		0	220005

Rs. 201475/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18325/- towards Registration Fees on the chargeable value of Rs. 3665000/- were paid by the party through Challan/BC/Pay Order No. ,604413 dated ,19-JUL-13.

Year 2013 July

Month 19th day

SCHEDULED PLOT

All that piece and parcel of bungalow on Plot No. 313 admeasuring about 174 sq. yds, along with semi-finished construction having a total area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 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. 312	
South	Plot No. 314	
East	Commercial Complex	
West	30' wide road	

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:

WITNESS:

1. M. Indina

2. (i) a Keddy

Partne

(Soham Modi) VENDOR

For MEHTA & MODI HOMES

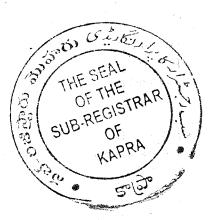
Partner ((Sudhir U. Mehta)

VENDOR

_ of year <u>2-013</u> Regular document number <u>2984</u>

Sheet 4 of 12 Sheet

Signature Sub Registrar



ANNEXTURE-1-A

1. Description of the Building :All that piece and parcel of bungalow on Plot No. 313, 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 Cherlapally Village,

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

: 174 sq. yds.,

4. Built up area Particulars:

a) Portico & Terrance Area

: 233 Sft

b) In the Ground Floor

:807 Sft

c) In the First Floor

: 843 Sft

Total Built up Area:

1883 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building

: Rs. 36,65,000/-

For MEHTA & MODI HOMES

A & MODI HOMES For MEH

Partner

Date: 19.07.2013

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 MEHTA & MODI HOMES

FOR MENTA & MODY HOMES

Date: 19.07.2013

Partner

Signature of the Executants

Regular document number 2984 of year 2013

Sheet 5 of 12 Sheet

Signature Sub Registrar



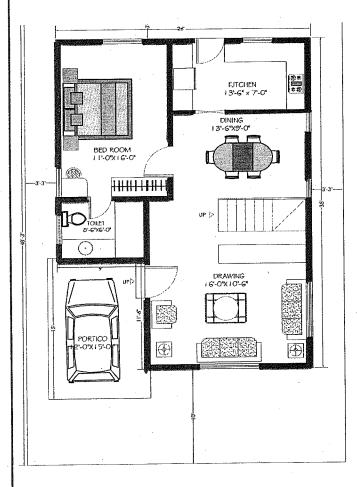
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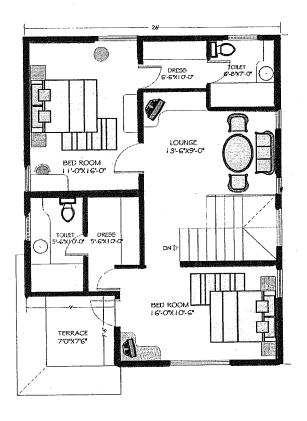
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REGISTRATION PLAN SHOWING PLOT NO. 313 FORMING A PART Situated at IXSURVEY NO. 31, 40(P), 41(P), 42, 44, 45 & 55 Mandal. R.R. Dist. CHERLAPALLY VILLAGE, **GHATKESAR** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS **BUILDER:** 1. MR. SOHAM MODI, SON OF SRI SATISH MODI 2. MR. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL MEHTA MR. MUTHYALA BUCHI SHIVSHANKAR GOPAL NAIDU, S/O.MR. MUTHYALA TRINATH RAO **BUYER: EXCL:** SCALE: INCL: REFERENCE: SQ. MTRS. 174 SQ. YDS. AREA:

Built up Area: 1883 Sft.







GROUND FLOOR PLAN

FIRST FLOOR PLAN

WTNESSES:

M. India

FOR MEHTA & MODI HOWES

FOR MEHTA & MODI HOMES

partner

SIG. OF THE VENDOR

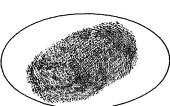


PHOTOGRAPHS A

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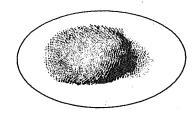












SIGNATURE OF WITNESSES:











RINTS AS PER SECTION 32A OF **DN 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. RAOD, SECUNDERABAD REP. BY ITS PARTNERS

- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SU DHIRU. 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.

BUYER:

MR. MUTHYALA BUCHI SHIVSHANKAR GOPAL NAIDU S/O. MUTHYALA TRINATH RAO R/O. VILLA 16/1, STREET 5, BESIDE PHILLIPINE NATIONAL SCHOOL, AL-FALAH STREET, ABU DHABI, UAE. P.O. 126666.

REPRESENTATIVE:

MS. MUTHYALA UMA KIRAN D/O. MUTHYALA TRINATH RAO R/O. FLAT NO. E-402, MAYFLOWER PARK, MALLAPUR, HYDERABAD - 500076.

MODI HOME

MEHTA & MODI HOMES

Partner SIGNATURE OF THE EXECUTANTEE

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Ms. Muthyala Uma Kiran, I cannot appear personally before the Registering Officer in the Office of District Registrar, Kapra , Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2989 of year 2013

Sheet 7 of 12 Sheet Signature of Sub Registrar



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ENT ACCOUNT NUMBER ABMPM6725H



NAME

IAM SATISH MODI

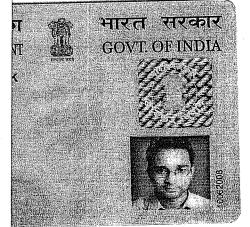
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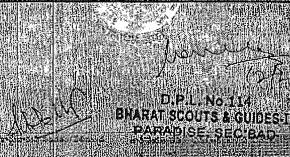
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Sheet 8 of 12 Sheet

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For MEHTA & MODI HOMES

Regular document number 2984

Sheet 9 of 12 Sheet

Signature of Styl Registrar



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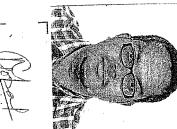
26/03/2012

25/03/2022

समान्ति की तिथि / Date of Expiry

ABUDHABI জাবা কংল কা নিথি / Date of Issue

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MON	BUCHI SHIVSI	MUTHYALA दिया गया नाम/ए
	BUCHI SHIVSHANKAR GOPAL NAIDU जन्मतिक / Date of Birth	MUTHYALA हिंचा गया नाम / Given Name(s)
M 11/04/1981	NAIDU जन्मतिथि / Date of Birth	traptrim dia matampi maningan kelajarahan ikan direksi perakahan kelajarah dia mengalan dipum "dan sad

भारत गणराज्य REPUBLIC OF INDIA



इसके दुवारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभी से जिनका इससे संबंध हो, अनुरोध एवं अपेक्षा की जाती है कि वे धारक को बिना किसी रोक-टोक के स्वतंत्र रूप से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE WITHOUT LET OR HINDRANCE EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



ANISH RAJAN Second Secretary (Passport) Embassy of India Abu Dhabi, U.A.E.



पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/ केन्द्र में अपना पंजीकरण करवाएं।

चेलावनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को यदि कोई सूचना भिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है तो उसका तुरंत अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए । यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति

पासपोर्ट गुम हो जाने, चौरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे भारताय पुन हा जान, जार हा जान जनवता नण्ड हा जान पर उसका सूजना नारत न सजत निकटतम पासपोर्ट अधिकारी को अधवा यदि पासपोर्ट बारक बिदेश में हैं तो निकटतम भारतीय विश्वन/केन्द्र और स्थानीय पुलिस को तरकाल दी जानी चाहिए। विस्तृत पूछताछ के बाद ही हुप्तीकेट पासपोर्ट जारी किया जाएगा ।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATRIX IMMEDIATELY.

THIS PASSFORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A FERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

^{नित्}र्भ<u>(मिन्नी-भूनियक मार्गमा Name of Father / Legal Guardian</u>

पति या पटनी का नाम / Name of Spouse THE PHARMA OF PRIBET RA

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उरवे उन्हमेर्ड मन्त्रेट और इसके जारी होने नुटे निवेद क राजित शिव Passport No. with Fige हाय Place of mfraをftい926412

VISA

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CONTAINS

PPT

Regular document number 2984

of year 2013

Sheet 11 of 12 Sheet

Signature of Sub Registrar



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Representative:



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Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 96 of year 2013

Sheet 12 of 12 Sheet Signature of Sub Registrar

THE SEAL OF THE SUB-REGISTRAR OF KAPRA