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ಆಂధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 11022 Date:10-04-2014

Sold to: RAMESH S/o. NARSING RAO

For Whom: METHA & MODI HOMES



BE. 738702

CH.SHRAVANI

LICENSED STAMP VENDOR LIC.No.15-31-029/2013, House on P.No.21, W.S.Colony, R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 24th day of November 2014 at S. R.O, Kapa, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partners Shri Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubille Hills, Hyderabad, hereinafter referred to as the 'Vendor'

AND

- 1. Smt. Sarojini L. Rohit, Wife of Dr. L. G. Rohit, aged about 72 years, Occupation: Housewife, R/o. 8-2-402/2, Road No.5, Banjara Hills, Hyderabad.
- 2. Shri. Amar V. Shah, Son of Shri. V. N. Shah, aged about 54 years, Occupation: Business, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

For Mehta and Modi Homes
Partner

Presentation Endorsement: Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee on the 24th day of Rs 11375/- paid between the hours of of NOW 2014 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A) Signature/Ink Address Thumb Impression Code Thumb Impression Photo TLEAPUR BATCHU PADMINI PRIYADARSHINI (REP BY Z. DIST. CLAIMENT NO.1) D/O. P.ESWARUDU FLATNO.504 VIJAYA WINDSON RESIDENCY. JAWAHAR NAGAR HYD BATCHU PADMINI PRIYADARS [1526-1-2014-4005] GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY S/O. K.PADMA REDDY 2 ΕX 5-4-187/3 & 4 II ND FLOOR SOHAM MANSION, M.G.ROAD SECBAD GPA FOR PRESENTING DOC [1526-1-2014-4005] Identified by Witness: Signature Name & Address Photo Thumb Impression SI No P.EASWARUDU R/O.F.NO.504,VIJAYA WINDWSORRES JAWAHAR NAGAR MOUL-ALI HYD Sheet 1 of 13 4005/2014 & Doct No P.EASWARUDU::24/11/2014.1 [1526-1-2014-4005] P.JANSI RANI R/O.F.NO.504,VIJAYA WINDWSORRES JAWAHAR 2 NAGAR MOUL-ALI HYD P. JANSI RANI (; 24/11/2014, 14 [1526-1-2014-4005] Joint SubRegistrar8 24th day of November,2014 Kapra The Seal of oint SubRegistr Office Kapra

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- 3. Smt. Meera A. Shah, Wife of Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
- 4. Shri. Ajit V. Shah, Son of Shri. V. N. Shah, aged about 52 years, Occupation: Business, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 5. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad."
- 6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, resident of 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
- 7. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, Occupation: Housewife, resident of 1-8-54/12 P3, Venkat Rao Nagar Colony, Secunderabad.
- 8. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, Occupation Housewife, resident of 1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 10. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, the Partners / Authorized Representatives of M/s. Mehta and Modi Homes who is the General Power of Attorney Holders by virtue of document no.204/BK-IV/10 dated 18.09.2010, registered at S.R.O., Uppal, R. R. District, hereinafter called the "Owners".

IN FAVOUR OF

- 1. Mr. Batchu Krishna Chaithanya, Son of Mr. B. Manmohan, aged about 32 years, Occupation: Service, and
- 2. Mrs. Batchu Padmini Priyadarshini, Daughter of Mr. P. Eswarudu, aged about 29 years, both are residing at Flat No. 504, Vijaya Windson Residency, Jawahar Nagar, Moulali, Hyderabad 500 040., hereinafter referred to as the 'Vendee'.

The terms Vendor, Owners and Vendee shall mean and include their / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For Mehta and Modi Homes

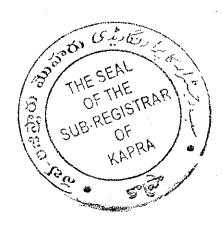
Partner

| Description of Fee/Duty | In the Form of | | | | | | |
|-------------------------------|-----------------|----------------------------|------|--------------------------------|---|--------|--|
| | Stamp Papers | Challan u/s 41of IS Act | Cash | Stamp Duty u/s 16 of IS act | | Total | |
| Stamp Duty | 100 | 125025 | 0 | | 0 | 125125 | |
| Transfer Duty | NA | 0 | . 0 | | 0 | 0 | |
| Reg. Fee | NA | 11375 | 0 | | 0 | 11375 | |
| User Charges | NA | 110 | 0 | | 0 | 110 | |
| Total | 100 | 136510 | 0 | | 0 | 136610 | |

Rs. 125025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11375/- towards Registration Fees on the chargeable value of Rs. 2275000/- was paid by the party through Challan/BC/Pay Order No ,918370 dated ,24-NOV-14.

24th day of November,2014
1936 SE 2006

పుస్తకము 20/4 సం./ శా.శ. 1936 3909 నెంఖరుగా రిజిష్టరు చేయుంది నింఖరు 152609.120/4 . 00 00 335 3250





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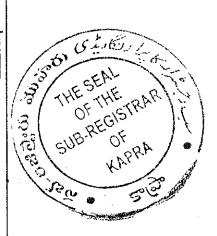
WHEREAS:

A) The Owners are the absolute owners, possessors and in peaceful enjoyment of the land forming Sy.No.74 (Ac.1-23 Gts.) and Sy.No.75 (Ac.1-22 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring about Ac.3-05 Gts., by virtue registered sale deed bearing document no.3111/07 dated 5.03.07 registered at SRO, Uppal and is hereinafter referred to as the 'Scheduled Land'.

palating of the second

- B) The Owners purchased the Scheduled Land for a consideration from its previous Owners, possessors and pattedars namely:
 - Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah
 - Smt. V. Susheela, Wife of V. V. Subba Rao,
 - Sri Anand S. Mehta, son of Shri Suresh U. Mehta
 - Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad
 - Shri. G. Rama Krishna Reddy, son of Shri. G. R. Reddy
 - Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao
 - Shri Sajja Venkateswara Rao, son of Shri Subba Rao
 - Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam
 - Shri Sekharam Seri, son of Late Shri. Venkakaih
- C) The Owners approached the Vendors to develop the Schedule Land into residential houses / plots and the Vendors have agreed to do so. Accordingly, the Vendors and the Owners have entered into Development Agreement dated 30.04.2007 for development of the Schedule Land. The Development Agreement is registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal.
- D) In pursuance of the said Development Agreement the Vendors have obtained permission from GHMC / HUDA in file no. 0149/CSC/TP1/2008, Permit No.5/69 dated 18.12.08 for developing the Scheduled Land into a gated community consisting of 44 villas / bungalows each having divided share of land (plot of land) along with common amenities like roads, drainage, electric power connection, clubhouse, landscape areas, etc. The Scheduled Land as per sanction shall be made into 44 villas / bungalows along with divided share of land bearing nos. 1 to 44. Hereinafter, the said villas / bungalows along with divided share of land shall be referred to as plot no. 1, plot no. 2, plot no. 3 as on.
- E) As per the terms of the Development Agreement, the Owners and the Vendor have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 13 villas and the Vendor shall be entitled to 31 villas along with the divided plots of land.

For Mehta and Modi Homes Partner Bk-1, CS No 4005/2014 & Doct No 3909 12019 Sheet 3 of 13 Joint SubRegistrar8



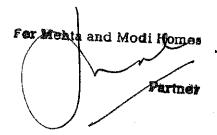




- F) Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor vide document no.204/BK-IV/10, dated 18.09.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to indenting purchasers without reference to the Owners.
- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- I) The Vendee is desirous of purchasing a plot of land bearing no.9, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.22,75,000/-(Rupees Twenty Two Lakhs Seventy 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 FOLLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.9, admeasuring 173 sq. yds, along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) forming part of Sy. Nos.74 & 75, Cherlapally Village, Ghatkesar Mandal, R. R. District 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.22,75,000/-(Rupees Twenty Two Lakhs Seventy Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor / Owners hereby covenant that Scheduled Property 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 Property.
- 3. The Vendor further covenant that the Schedule Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby given warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.



BK-1, CS No 4005/2014 & Doct No



7.44





- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 Property 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.

SCHEDULED PLOT

All that piece and parcel of villa on bearing plot no. 9, admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) in the project known as 'Villas at Silver Creek' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

| North | Plot No. 8 | |
|-------|---------------|--|
| South | Plot No. 10 | |
| East | Plot No. 19 | |
| 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:

2

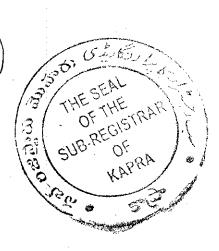
and Modi Homes

Partner

(Soham Modi) VENDOR

VENDEE

BK-1, CS No 4005/2014 & Doct No







ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of villa on bearing plot no. 9, in the project known as "Villas At Silvercreek" forming part of Sy. Nos. 74 & 75, 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

: 173 sq. yds,

4. Built up area Particulars:

a) Portico & Terrance Area

: 229 Sft

b) In the Ground Floor

: 810 Sft

c) In the First Floor

: 810 Sft

Total Built up Area:

1849 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 22.75,000/-

For Ments and Modi Homes

Partney

Date: 24.11.2014

Signature of the Executants

CERTIFICATE

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

Date: 24.11.2014

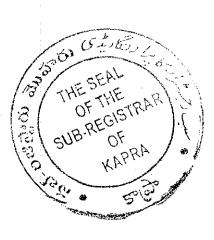
Partner

For Media and Modi Homes

Signature of the Executants

P. Padmen

BK-1, CS No 4005/2014 & Doct No Sept 1 2014. Sheet 6 of 13 Mint SubRegistrar8



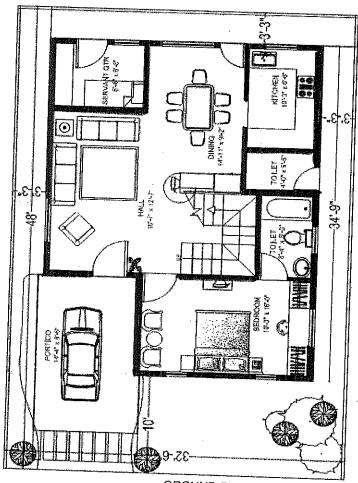




| IN SURVEY NOS. | | PLOT NO.9, FORM | INOAFARI | | |
|-------------------------|--|---------------------|-----------|--------------------|--|
| 114 Achtafi HA9 | 74 & 75 | | | Situated at | |
| | CHERLAPALLY VII | _LAGE, | GHATKESAR | Mandal, R. R. Dist | |
| VENDOR: | M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER | | | | |
| | | I, SON OF SRI SATIS | | | |
| BUYER: | | RISHNA CHAITHANY | | ANMOHAN | |
| | | | | OF MR. P. ESWARUDU | |
| REFERENCE: AREA: 173 | SCALE: SQ. YDS. | INCL: SQ. MTRS. | | EXCL: | |

TOTAL BUILT UP AREA: 1849SFT





GROUND FLOOR

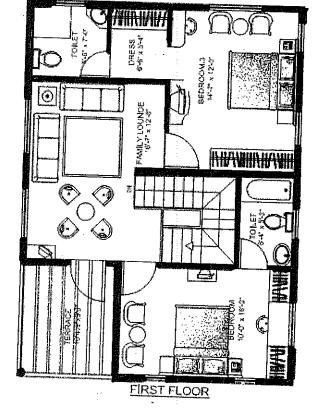
AREA OF GROUND FLOOR: \$19.00 SET.

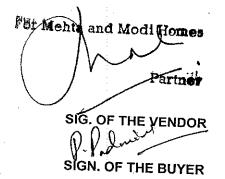
AREA OF FIRST FLOOR: \$40.00 SET.

TOTAL BUILT UP AREA: 1620.00 SET.

TERRACE AREA: 93.00 SET.

PORTICO AREA: 136 SET.





<u>WITNESSES:</u>

2. Q-SV

BK-1, CS No 4005/2014 & Doct No Sport 13 Joint SubRegistrans Kapra







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

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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

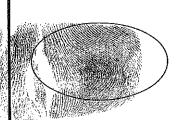




VENDOR:

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 PARTNER

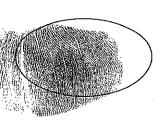
1. MR. SOHAM MODI S/O. MR. SATISH MODI





GPA FOR PRESENTING DOCUMENTS: VIDE GPA NO. 190/IV/2012, Dt. 10.12.2012:

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





BUYER NO. 2: CUM REPRESENTATIVE

D/O. MR. POLINATUESWARUDU R/O. FLATING 504 VIJAYA WINDSOR RESIDENCY JAWAHAR NAGAR MOULALI, HYDERABAD - 500 040.

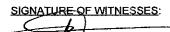




BUYER NO.1:

MR. BATCHU:KRISHNA CHAITHANYA S/O. MR. BATCHU MANMOHAN R/O. FLAT NO. 504 VIJAYA WINDSOR RESIDENCY JAWAHAR NAGAR, MOULALI HYDERABAD - 500 040.

for Meh





Partne

SIGNATURE OF THE EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Batchin Pagarishini, as I cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

x boibles chailt SIGNATURE(S) OF BUYER(S)

and Modi Homes

BK-1, CS No 4005/2014 & Doct No
3909 1 2014. Sheet 8 of 13 Joint SubRegistrar8

Kapra



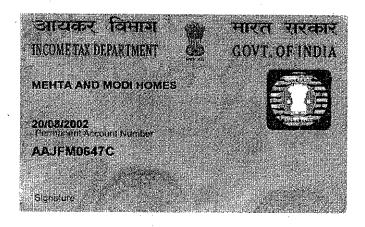


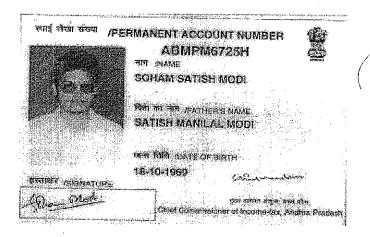
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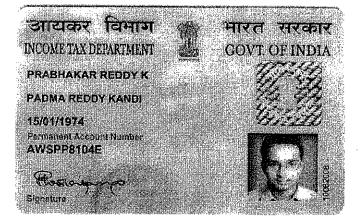
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VENDOR:



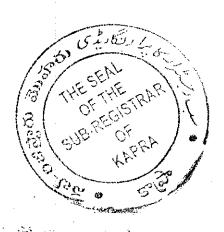


Partner



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Bk-1, CS No 4005/2014 & Doct No







BuyER

MICH MURICA REPUBLIC OF INDIA



THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC ОКТИГИ АЦТ ТНОЯТ ИПОМ Т BULCONCERN TO ALLOW THE EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR Berrey to Pass Freezy WITHOUT LET OR KINDRANCE AND TO MITCHED HIM OR HER, तसके द्वात, भारत गाराज्य के ग्रष्ट्पति मकंग्र हो, अनुरोध एव अप्या को जाती क्रि ने पान को जिना किसी तेक. 京 幸石村 招并明十年代 के साम पर, उमें संभी से जिनका इससे

SHE MAY STAND IN NEED. और अमें हर नाह की ऐसी महापक्ता और सुरक्षर प्रदान करें जिसकी अप

BY CREDER OF THE PRISIDENT OF THE REPUBLIC OF INDIA KUL BHUSHAN थारत गणराज्य के राष्ट्रपति के अब्रेश से



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KRISHNA CHAITHANYA

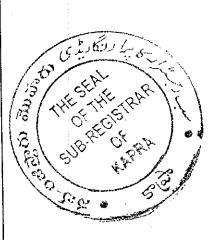
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Bk-1, CS No 4005/2014 & Doct No 3909 / 2014 Sheet 10 of 13 Joint Sutr Registrars Kapra



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HYDERABAD, INDIA

92472SSB

YZWYMCYDH

HIBMALA BATCHU

संस्थानकण विदेशों में सेने अले अवसीय मार्गिकों को सत्तव दो बाती है कि ये मिस्टाम भारतीय मितान (केंद्र में असना पंजीकरण काचाएँ।

JO

वेश्यातनक क्ष्य पात्रकोई बहुत्य सम्बन्ध की सम्बन्ध के बहुने के किसी पासपोर्ट अधिकाती के सुनके पात्रक की पहुँच की सुनम सिनाती है जिसने पासपोर संघाने की मान पर मानित है ते अस्मा कुत्र अनुवानन किया जाए।

क्ष कामगेडे क्रवाडूम किया ने शा ते काश न भेना वाण् । क्षा प्रकार का कामके द्वार प्रक्रिक काक्रिक के क्रक्रेने में होना साहिए। इसमें कियो थी प्रकार का फंप्यपुत्र या विकृति नहीं की बंदों कि करिए। पासपोर पुत्र के काने, चोटी हो बाने अचना नक हो जाने पर प्रस्ती सूचना पासन में सचने किव्हाने पानपूर्व असिलानी के अपना जोई धानपाने बाव्ह दिश्त में है हो निक्रतन पात्रीय विव्हान पेटन और स्वत्यीय पुनिस के करवान दो जानों चाहिए। स्थित हुआवा के धान हो कुनोके धानपति जाने निकास वाएस।

REGISTRATION

OLD PPT CLD AND RETURNED

27/06/2000

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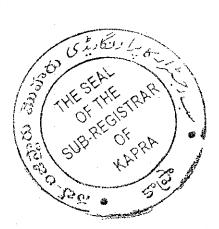
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BK-1, CS No 4005/2014 & Doct No Sqoq 1 2014. Sheet 11 of 13 Joint SubBegistrar8



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L5226385<0IND8309097F2311045<<<<<<<<< P<INDBATCHU<<PADMINI<PRIYADARSHINI<<<<<<<< POLICE DAIN खन्त रयान / Place of Birth RAJAHMUNDRY AP राष्ट्रीयता / Nationality তিয়া শুখা দাদ / Given Name(s) चाईए / Type हि स्टन्यम / Surname PADMINI PRIYADARSHINI BATCHU NDIAN जारी करने की लिये / Date of Iss 05/11/2013 जारी करने का स्थान / Place of Isaue HELSINKI REPUBLIC OF INDIA सब्द् कोख / Country Code 8 L 5226385 पासपोर्ट न. / Passport No. 04/11/2023 到983 P. P. duis ats/her name as ...!... [ssued at VISAKHAPATNAM showing The holder has earlier held Passport पुराने वासपाह का न, और इसके जारी होने की सिधि एवं स्थान / Old Possport No. with Date and Place of issue POLINAT 7850550 dated 01/04/2004 VISAKHAPATNAM विविध सेवा/MISCELLANEOUS SERVICE PAD MINIT PRIYADASHINI टिप्पणी /OBSERVATION VIJAYA WINDSOR RES, JAWAHARNAGAR, itten । कानूनी अभिभायका का नाम / Name of Eather ! Legal Guardian KRISHNA CHAITHANYA BATCHU MOULALL, HYDERABAD-500040 POLINATI ANANTHA LAKSHMI

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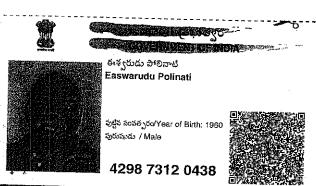
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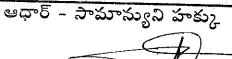
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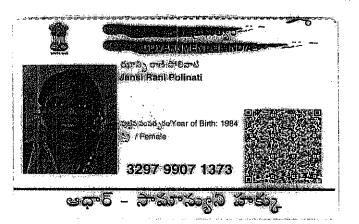


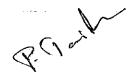














ఎరువామా: s/ల లేట్ పెంకట రత్నం పాలివాటి, Address: S/O Late Venkata ప వో 240 అండ్ 241 ప్లాట్ వో 504 విజయ విక్ల్ఫోర్ రెఫిబెం Ratnam Polinati, P NO 240 AND ఎ న 240 అండ్ 241 ఫ్లాబ్ నే జవహర్ నగర, నెఆర్ లైఫ్ స్ప్రీంగ్ హాస్పటల్, మౌల అల్లీ, మాల్లాజ్ఞిరీ, మాదాబాద్, ఆంద్ర చేక ఆంధ్ర ప్రదేశ్లో. 500040

241 FLAT NO 504 VIJAYA WINDSOR RESIDENCY, JAWAHAR NAGAR, NEAR LIFE SPRING HOSPITAL, MOULA ALI, MALKAJGIRI, Hyderabad, Andhra Pradesh, 500040

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