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దస్తావేజులు మరియు రుసుముల రశీదు

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ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

AL 655796

Si.No. 495 Dt: 20-09-2013

Sold to: MAHENDER

S/o. MALLESH

For Whom: M/s. MEHTA & MODI HOMES

CH.SHRAVANI

Licensed Stamp Vendor
Licence No.15-31-029/2013
House On P.No.21, W.S. Colony,
Abdullapurmet (V), Hayathnagar (M),
R.R.Dist – 501 512,

SALE DEED

This Sale Deed is made and executed on this the 7th day of October 2013 at S. R.O., Kapra, 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 43 years, Occupation: Business and Sri Sudhir U. Mehta, Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the 'Vendor'

<u>AND</u>

- 1. Smt. Sarojini L. Rohit, W/o. 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, S/o. Shri. V. N. Shah, aged about 54 years, Occupation: Business, R/o. "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

For MEHTA & MODI HOMES
Partner

FOR MEHTA & MODE MODES

Partner

Book - 1 CS Number 4274 of 2013 of SRO, Kapra Regular document number _ 1080 of year 216 int∕SubRégistrar8 Signature Sheet Sheets Kapra Presentation Endersement: Presented in the office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9830/-Date between the hours of and on the 07th day of OCT, 2013 by S paid between the hours of on the 07th day of OCT, 2013 by Sri and M/S Mehta & Modi Homes Execution admitted by (Details of all Executants/Claimants of Sec 32A): Signature/Ink Thumb SI No Code Thumb Impression Photo -Address impression HOLDER FOR PRESENTING DOCTS 1 £Χ K PRABHAKRA REDDY 5-4-187/3 & 4, 11 FLOOR, SOHAM MANSION, M.G.ROAD,, SEC-BAD. M.MALLIKARJUN 2 CL H.NO.12-13-705/7 & 12-13-705/8, P.NO.,7 & 8, \$Y.NO.160, F.NO.103, S.S.HEIGHTS, LALAGUDA, TARNAKA, SEC-BAD. Identified By Witness: Thumb Impression SINo Photo Name & Address Signature V.ARUNA R/O.1-1-32/1201,SAI 1 BABA 68000 V NAGAR,KAPRA,R.R.DIS V.PANDU GOUD R/O.1-1-32/1201,SAI 2 BABA NAGAR, KAPRA, R.R.DIS 07th day of October .2013 Joint SubRegistrar8 رشه ک

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- 3. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, R/o. "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
- 4. Shri. Ajit V. Shah, S/o. Shri. V. N. Shah, aged about 52 years, Occupation: Business, R/o. "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, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad."
- 6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, R/o.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, R/o.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, R/o.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, R/o.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, R/o.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 43 years, Occupation: Business and Sri Sudhir U. Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, 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, Rangareddy District, hereinafter called the "Owners".

IN FAVOUR OF

Mr. M. Mallikarjun, Son of Mr. M. Mysaiah, aged about 43 years, Occupation: Business residing at # H. No. 12-13-705/7, & 12-13-705/8, Plot Nos.7 & 8, Sy. No.160, Flat No. 103, S. S. Heights, Lalaguda, Tarnaka, Secunderabad, 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.

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'.

FOR MEHTA & MODI HOMES

Partner |

FOR MEHTA & MODI HOMES

Partha

Book - 1 CS Number 4274 of 2013 of SRO, Kapra of year 20 Regular document number Joint SubRegistrar8 Signature of Sheet 2 of 12 Sheets

Description			lr	the Form of		
or Fee/Duty	Stamp Papers	Challan u/s 41of i.s Act	Cash	Stamp Duty u/s 16 of I. act		Total
Stamp Duty	100	108030	0		.0	108130
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	9830	0		0	9830
User Charges	NA	105	0		0	105
Total	100	117965	0		0	118065

Rs. 108030/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9830/- towards Registration Fees on the chargeable value of Rs. 1966000/- was paid by the party through Challan/BC/Pay Order No ,904796 dated ,07-OCT-13.

Date

no. / 4.4. 18 (3





- 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.
 - 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'.

& MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Book - 1 CS Number 4274 of 2013 of SRO, Kapra

Regular document number ______OSO of year ______

Signature of

Sheet 3 of 12 Sheets

of Joint SubRegistrar8

Kapra



Note that the to

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I) The Vendee is desirous of purchasing a plot of land bearing no.10, 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.19,66,000/-(Rupees Nineteen Lakhs Sixty 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 FOLLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.10, 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.19,66,000/-(Rupees Nineteen Lakhs Sixty Six Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.14,08,000/-(Rupees Fourteen Lakhs and Eight Thousand Only) paid by way of Banker Cheque No.049691, dated 30.09.2013 issued by State Bank of Patiala, Secunderabad.
 - ii. Rs.2,55,000/-(Rupees Two Lakhs Fifty Five Thousand Only) paid by way of cheque no. 030167, dated 11.06.2013, drawn on State Bank of Patiala, Secunderabad.
 - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.030160, dated 20.04.2013, drawn on State Bank of Patiala, Secunderabad.
 - iv. Rs.1,03,000/-(Rupees One Lakhs and Three Thousand Only) (Part Payment) paid by way of cheque no. 030168, dated 11.06.2013, drawn on State Bank of Patiala, Secunderabad.
- 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.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.

S

Partner

MEHTA & MODI HO

FOR MEHTA & MODI HOMES

Partner



- 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 bungalow on bearing Plot No. 10, 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. 9	
South	Plot No. 11	
East	Plot No. 20	
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: For MENTA & MODINIONES

WITNESS

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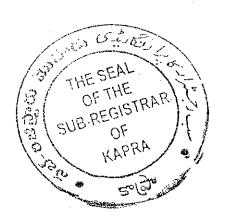
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Partner (Soham Modi)

FOR MEHTA & MODE HOMES

(Sudhir U Mehta) V E N D O R

VENDEE



Section 18

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ANNEXTURE-1-A

1. Description of the Building :All that piece and pare

:All that piece and parcel of bungalow on bearing Plot No. 10, 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. 19,66,000/-

FOR MEHTA & MODINHOMES

Partner

FOR MEHTA & MODI HOMES

Partner

Date: 07.10.2013

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 MEHTA & MODI HOMES

Partner

Partner

Date: 07.10.2013

Signature of the Executants

Mary

Book - 1 CS Number 4274 of 2013 of SRO, Kapra

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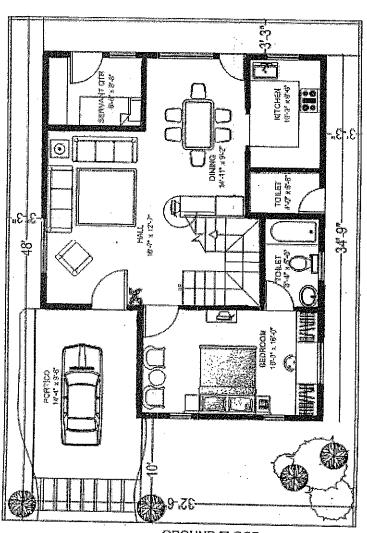
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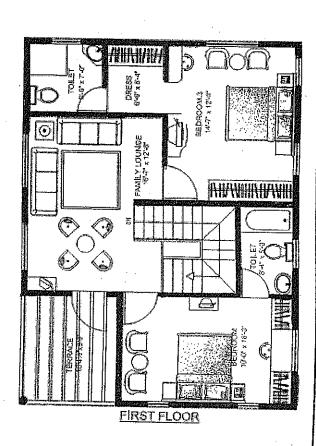
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Sheet 6 of 12 Sheets



REGISTRATIO	N PLAN SHOWING	PLOT NO.10, FORM	IING A PART			
IN 25 SINEA NO	S. 74 & 75			Situated at		
5	CHERLAPALLY VIL	LAGE,	GHATKESAR	Mandal, R. R. Dist.		
VENDOR:	M/S. MEHTA & MO	M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS				
,	1. MR. SOHAM MO	1. MR. SOHAM MODI, SON OF SRI SATISH MODI				
	2. MR. SUDHIR U.	2. MR. SUDHIR U. MEHTA, SON OF LATE UTTAMLAL MEHTA				
BUYERS:	MR. M. MALLIKARJ	IUN, SON OF MR. M.	MYSAIAH			
REFERENCE: AREA: 1	SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXCL:		





GROUND FLOOR

AREA OF GROUND FLOOR: \$10.00 SFT.

AREA OF FIRST FLOOR: \$10.00 SFT.

TOTAL BUILT UP AREA: \$1620.00 SFT.

TERRACE AREA : 90,00 SFT, PORTICO PREM: 136, SH

FOR MEHTA & MODI HO

Partner

For MEHTA & MODI HOMES

SIG. OF THE VENDOR

Partner

SIGN. OF THE BUYERS

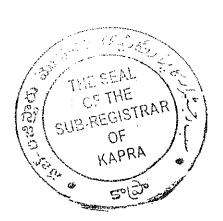
WITNESSES:

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2. V. PANdy

Book - 1 CS Number 4274 of 2013 of SRO, Kapra

Regular document number of year Signature of Sign



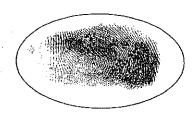
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

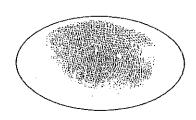




VENDOR:

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

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





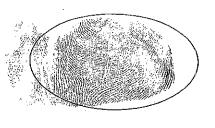
2. MR. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





GPA FOR PRESENTING DOCUMENTS: VIDE GPA NO. 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:

MR. M. MALLIKARJUN SAO.MR. M. MYSAIAH. # H. NO. 12-13-705/7, & 12-13-705/8 PLOT NOS. 7 & 8, SY. NO.160 FLAT NO. 103, S. S. HEIGHTS LALAGUDA, TARNAKA SECUNDERABAD

SIGNATURE OF WITNESSES:

1. V. Gov 80

2. V. PANdy

FOR MEHTA & MODI HOMES

FOR MEHTA & MODI HOMES

Partner

Parteer

SIGNATURE OF THE EXECUTANTS

0 R . 1

SIGNATURE(S) OF BUYER(S)

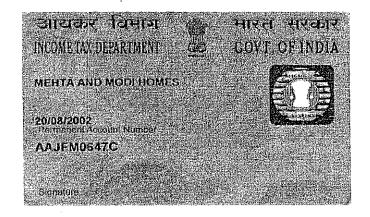
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Regular document number OSO of year Signature of Signature of Kapra

Sheet 8 of 12 Sheets Kapra

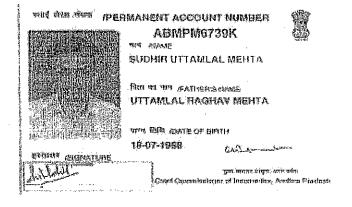


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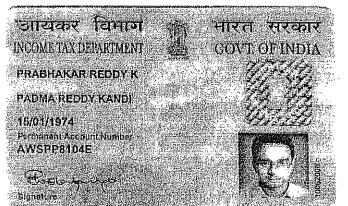




For MEHTA & MODI MOMIL



For MEHTA & MODI HOPEL



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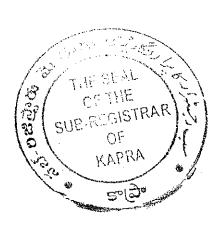
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Sheet 9 of 12 Sheets

Signature of John SubRegistrar8



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MICHETAXDEPARTMENT CONTINUE COVER OF INDIA

MACHA MALLIKARAUN

MAISAIAH MACHA

24/12/1969

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AFWPM7785F

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Signature

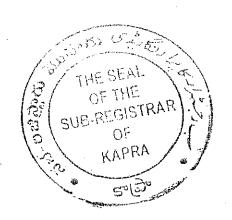
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Book - 1 CS Number 4274 of 2013 of SRO, Kapra

Regular document number OSO of year O13

Signature of Unint SubRegistrar8

Sheet 10 of 12 Sheets







భారత ప్రభుత్వం

నమోదు సంఖ్య / Enrollment No. : 1190/00995/02099

Voruganti Pandu Goud కోరుగ్రంటి పాండు గౌడ్ S/O Voruganti Balalah Goud 1-1-32/1201 Sai Baba Nagar Kapra Rangareddy Ecil Hyderabad Andhra Pradesh - 500062 9346868499



11441539



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6136 5563 0235

ఆధార్ - సామాన్యుని హక్కు



-त्राष्ट्रदेशको लेखका COVERNMENT OF INDIAS

వోరుగంటి పాండు గౌడ్



Voruganti Pandu Goud

పుట్టిన సంవత్సరం/Year of Birth: 1970 పురుఘడు / Male



6136 5563 0235

ఆధార్ - సామాన్యుని హక్కు V · PANdd

Book - 1 CS Number 4274 of 2013 of SRO, Kapra

Regular document number_

<u> of year 20</u>

Sheet .11 of 12 Sheets Signature of John SubRegistrar8







భారత ప్రభుత్వం

వమోదు సంఖ్య / Enrollment No. : 1190/00995/02100

Voruganti Aruna వోరుగంటి అరుణ W/O Voruganti Pandu Goud 1-1-32/1201 Sai Baba Nagar Kapra Rangareddy Ecll, Hyderabad, Andhra Pradesh - 500062

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3392 6204 9823

ఆధార్ - సామాన్యుని హక్కు



CANAL CONTRACTOR **CENTRAL PROPERTY OF THE PROPE**

వోరుగంటి అరుణ

Voruganti Aruna



పుట్టిన సంవత్సరం/Year of Birth: 1978 స్త్రీ / Female

3392 6204 9823



సామాన్యుని హక్కు







సమాచారం

- ఆదార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కారు.
- గుర్తింపుకు దృఘ్కరణ ఆన్లైన్ ఆధౌండికేషన్ ర్వారా పాండవడ్పు

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- 🖩 ఆధార్ భవిషక్టిత్తులో (పభుత్వ మరియు (పభుత్వేతర సేవలు అందచేయడంలో సహాయపడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



i-1 31 (10). ನೀಯ ಬಲಾ ಕರ್ನ రడబన్ హైదరాబాద్

Address: W.O Vorugant Panol. Goud, 1-1-32/1201, Sa Bace Nagar, Kapra, Rangaredo, Esi Hyderabad, Andrea Prades 500062



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Sheet 12 of 12 Sheets Kapra

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