C.S.No. 12782 DOCT. No. 12683/2005 Acc No: 13044 100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

भारत

एक सौ रुपये ONE HUNDRED RUPEES

SCANNED

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 08AA 744308

Date : 21-12-2005 Serial No : 19,273 Denomination : 100

Purchased By : K.PARBHAKAR REDDY S/O K.P.REDDY HYDERABAD

For Whom : M/S GULMOHAR RESIDENCY SECUNDERABAD

5AB30430

Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this the 22nd day of December 2005 at Hyderabad by:

1. **SHRI M. VENKATA RAMA RAO,** Son of Late Shri M. Venkata Narasimha Rao, aged about 62 years, Occupation: Agriculture, resident of 2-90, Mallapur Village, Hyderabad.

2. **SHRI M. VENKATA RAMANA RAO,** Son of Shri M. Venkata Rama Rao, aged about 32 years, Occupation: Service, resident of 2-90, Mallapur Village, Hyderabad.

3. **SMT. M. GEETA BAI,** Wife of N. Krishna Rao, aged about 38 years, Occupation: Housewife, resident of 23-78/4, Opp: Devi Apartments, R. K. Nagar, Malkajgiri, Hyderabad – 500 047.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, and VENDOR NO. 3 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

M/s. GULMOHAR RESIDENCY, a registered partnership firm having its office at 5-4-187/3 & 4, third floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partner Mr. Soham Modi, son of Sri Satish Modi, aged about 36 years, occupation: Business, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assigns etc.

M. V. Rama Rao M. V.
M. Geeta

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

08AA 744309

Date : 21-12-2005 Serial No : 19,274 Denomination : 100

Purchased By :
K.PARBHAKAR REDDY
S/O K.P.REDDY
HYDERABAD

For Whom :
M/S GULMOHAR RESIDENCY
SECUNDERABAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

WHEREAS:

A) The VENDOR NO. 2 and VENDOR NO. 3 along with Mr. M. Venkata Narasimha Rao and Ms. M. Suneetha are the children of Shri M. Venkata Rama Rao (VENDOR NO. 1 herein).

B) Late Sri M. Venkata Narasimha Rao, was the original pattedar of land admeasuring about Ac. 15-30 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh.

C) Upon the death of Late Sri M. Venkata Narasimha Rao, Sri M. Venkata Rama Rao became the sole owner and pattedar of the above referred land. A Succession Certificate was issued by the Taluka Office on 02.07.1964, File No. D1/4734/64 in favour of Sri M. Venkata Rama Rao.

D) The names of the pattedar viz., VENDOR NO. 1 Sri M. Venkata Rama Rao and his father Late Sri M. Venkata Narasimha Rao have been duly recorded as the pattedar and possessor in the Kasra Pahanis for the year 1954-55, Cheesala Pahanis for the year 1955-58 and in the Pahanis from 1959 to till date at the office of the Mandal Revenue Office, Uppal Mandal, R. R. District.

E) The VENDOR NO. 1 has time to time sold portions of Sy. No. 19 to intending purchasers and has also surrendered a portion of land in Sy. No. 19 to the Railways (Ac. 2-18 Gts.) and for Road widening (Ac. 0-39 Gts.).

M.V.Rama Rao M.Suneetha

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 08AA 744310

Date : 21-12-2005 Serial No : 19,275 Denomination : 100

Purchased By : For Whom :

K.PARBHAKAR REDDY M/S GULMOHAR RESIDENCY

S/O K.P.REDDY SECUNDERABAD

HYDERABAD

Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

F) The VENDOR NO. 1 viz., Mr. Venkata Rama Rao is pattedar, possessor and absolute lawful owner of land admeasuring Ac. 4-00 Gts. forming a portion of Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property and is more fully described in the schedule given hereunder.

G) The VENDOR NO. 1 to VENDOR NO. 3 along with Mr. Venkata Narasimha Rao and Ms. M. Suneetha have executed a Memorandum of Partition dated 25.03.1981, wherein various joint properties of the family including the Scheduled Property have been partitioned by means and bounds. By virtue of the Memorandum of Partition land admeasuring Ac. 12-13 Gts. in Sy. No. 19, of Mallapur Village has fallen and allotted to the share of the VENDOR NO. 1 i.e., Mr. M. Venkata Rama Rao. The Scheduled Property admeasuring Ac. 4-00 Gts. which is being conveyed under this Sale Deed is forming part of the larger land admeasuring Ac. 12-13 Gts.

H) The necessary fact of above partition has been recorded and mutated in the Revenue Records.

I) The VENDOR No.1 has agreed to sell the Schedule Property for the total sale consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** and the PURCHASER herein have agreed to purchase the same for the said consideration.

M.V Rama Rao

M Suneetha

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

08AA 984433

LEELA C
STAM
L. No: 13/
5-4-76/A.
SECUNDER

S. No. 11507 Date 21/12/05 100/-
Sold to K. Prabhakar Reddy
S/o K. P. Reddy Slo. Hyd.
For Whom M/s. Gulmohar Residency, Sec-bad.

J) The VENDOR NO. 2 and VENDOR NO. 3 have joined in execution of this Sale Deed at the request of the PURCHASER so as to convey, ensure, assure and in order to more fully perfecting the title to the Scheduled Property and to avoid any future claims from / through them, to which they have agreed.

K) The VENDORS hereby covenants with the PURCHASER on the terms, conditions and stipulations hereinafter enunciated.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.

   a. The sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) paid to VENDOR NO. 1, by way of pay-order no. 120508, dated 20.12.2005, drawn on HDFC Bank, S. D. Road, Secunderabad.

   b. The sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) paid to VENDOR NO. 1, by way of cheque no. 381380, dated 22.12.2005, drawn on HDFC Bank, S. D. Road, Secunderabad.

M. V Ramarao

Mgeeta

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

08AA 984434

Sl. No. 11528 Date 21/12/15 Rs. 100/-
Sold to S. Prabhakar Reddy
S/o R. P. Reddy R/o. Hyd.
For GULMOHAR RESIDENCY, SEC-BAD
For Whom M/s.

LEELA STAMP VENDOR
L. No: 13/
5-4-76/A
SECUNDERABAD

2. For the total sale consideration as mentioned above the VENDORS do hereby grants, conveys, transfers and sell all that land admeasuring Ac. 4-00 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this sale deed unto and in favour of the PURCHASER by way of absolute sale.

3. The VENDOR NO. 1 hereby covenant that Scheduled Property was the absolute property belonging to Late Sri M. Venkata Narasimha Rao, father of the VENDOR NO. 1 herein and after his death the VENDOR NO. 1 herein alone is the absolute owner of the same and no other person other than the VENDORS has any right, title or interest in respect of Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above mentioned.

4. The VENDORS NO. 1 hereby declares and covenant that he is the true and lawful pattedar of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.

M. V Rama Rao M. V

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

08AA 984435

S. No. 11509 Date 21/12/15 Rs. 100/-
Sold to K. Prabhakar Reddy
S/o K. P. Reddy R/o. Hyd.
For Whom M/s. GULMOHAR RESIDENCY, SEC-BAD

LEELA STA L. No: 1 S-4-76/ SECUNDERABAD

5. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER are put to any loss on account of defecting title or on account of any claims on Scheduled Property, the VENDORS shall indemnify the PURCHASERS fully for such losses.

6. The VENDORS have on this day delivered vacant peaceful possession of 'Scheduled Property' to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

7. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the 'Scheduled Property' unto and in favour of the PURCHASERS in the concerned departments.

8. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.

9. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.

M V Rama Rao

M. Geeta

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

08AA 984436

Sl. No. 11510 Date 21/12/05 Rs. 100/-
Sold to S. Prabhakar Reddy
S/o K. P. Reddy, R/o. Hyd
For Whom M/s GULMOHAR RESIDENCY, SEC-BAP

LEELA ... STA ... L. No: ... 5-4-76/ ... SECUND...

10. The VENDORS further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 1973.

11. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.

12. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.

13. Stamp duty and Registration amount of Rs. 9,49,300/- paid by way of Challan No. 165751, dated 21.12.2005, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.

M. V Ramakar M. V

M. Geeta

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

08AA 984437

Sl. No. 11511 21/12/05 Rs. 100/-

Sold to K. Prabhakar Reddy

S/o K. P. Reddy R/o Hyd.

For Whom M/s. GULMOHAR RESIDENCY, SEC-BAD.

LEELA ... STA... L. No: 1... 5-4-76/A... SECUND... - 500 003.

SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 4-00 Gts. in Sy. No. 19 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Vendor's land in Sy. No. 19
South	: Road
East	: Sy. No. 81 & 24
West	: Sy. No. 20 & 12/1

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. (L. V. Krishna Reddy)
2. (K. Prabhakar Reddy)

M. Ramadevi
VENDOR NO. 1

VENDOR NO. 2

M. Geeta
VENDOR NO. 3

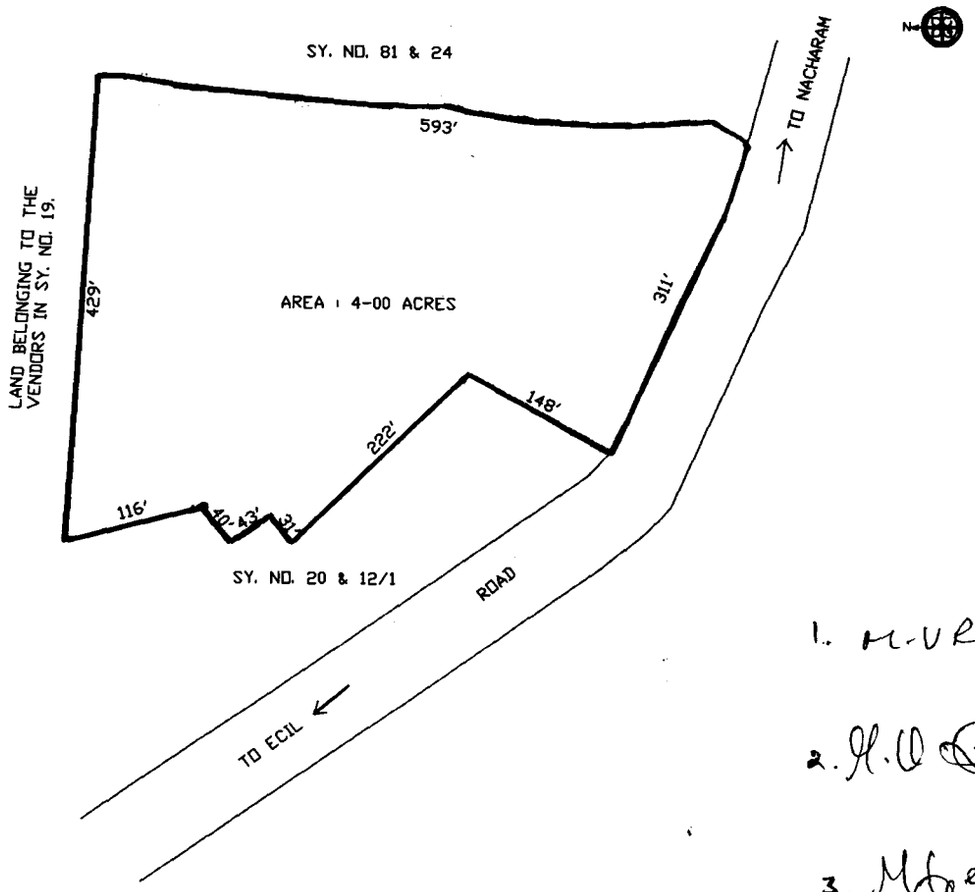
for **M/s. GULMOHAR RESIDENCY,**

Soham Modi,
Partner.

PURCHASER

SALE AGREEMENT PLAN SHOWING	OPEN LAND		
IN SURVEY NOS.	19 (PART)		
	MALLAPUR VILLAGE,	UPPAL	**Mandal, R.R. Dist.**
VENDORS:	SRI M. VENKATA RAMA RAO		
	S/O. LATE SRI M. VENKATA NARASIMHA RAO & OTHERS		
PURCHASER:	M/S. GULMOHAR RESIDENCY, REPRESENTED BY ITS PARTNER		
	SRI SOHAM MODI		
	S/O. SRI SATISH MODI		

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: AC. 4-00 GTS. **SQ. YDS. OR** **SQ. MTRS.**



1. M.V Rama Rao
2. M.V
3. M Geeta

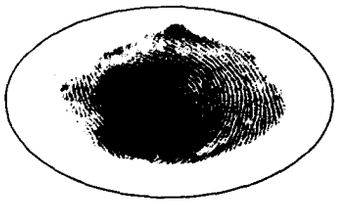
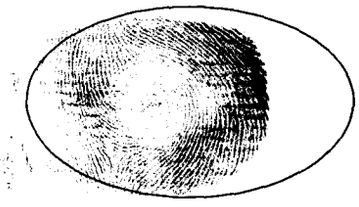
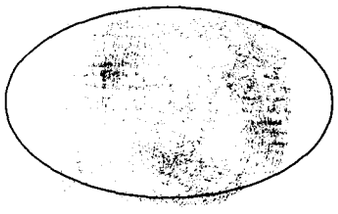
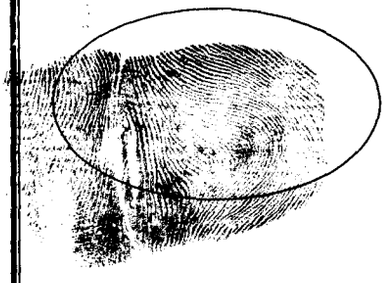
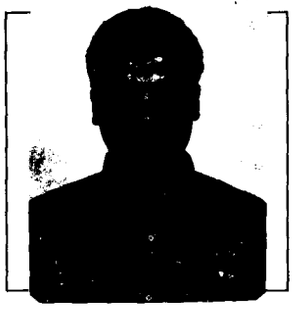
WITNESSES:

1. (L.V.Narshima Reddy)
2. (R.P. Reddy)

SIGNATURE OF THE VENDOR
For GULMOHAR RESIDENCY

SIGNATURE OF THE PURCHASER

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
			**VENDORS:** 1. **SRI M. VENKATA RAMA RAO** S/O. M. VENKATA NARASIMHA RAO R/O. 2-90, MALLAPUR VILLAGE, HYDERABAD.
			2. **SRI M. VENKATA RAMANA RAO** S/O. SRI M. VENKATA RAMA RAO R/O. 2-90, MALLAPUR VILLAGE, HYDERABAD.
			3. **SMT. M. GEETA BAI,** W/O. SRI N. KRISHNA RAO R/O. 23-78/4, OPP: DEVI APARTMENTS, R. K. NAGAR, MALKAJGIRI, HYDERABAD – 500 047.
			**PURCHASER:** **M/S. GULMOHAR RESIDENCY** HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, M. G. ROAD, SECUNDERABAD – 500 003. REP. BY ITS PARTNER **SRI SOHAM MODI** S/O. SRI SATISH MODI.

SIGNATURE OF WITNESSES

1. (L. V. Nagaling Reddy)
2. (K. P. Reddy)

1. M. V. Rama Rao
2. M. V. Ramana Rao
3. M. Geeta

SIGNATURE OF EXECUTANT'S

For GULMOHAR RESIDENCY

Partner

1 వ పుస్తకము 1263/2005

దస్తావేజుల మొత్తం కాగితముల

ఈ కాగితపు వరుస

సంఖ్య

200 5 వ సం॥ డిసెంబరు 22 తేది

192 7 వ.శ.శా. మాసము తేది

పగలు 12 మరియు ... సబ్-రిజిస్ట్రారు

ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ M. Venkata Rama Rao

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు వేలిముద్రలతో పాటు దాఖలుచేసి

రుసుము రూ॥ 50000/- చెల్లించినారు.

Receipt No. 165751 Dt. 21/12/05 Vide SBH, Habsiguda Branch, Sec'bad.

M. V. Rama Rao

వారు యిచ్చినట్లు ఒప్పుకొన్నది.

ఎడమ బ్రొటనవ్రేలు

M. V. Rama Rao

M. Venkata Rama Rao S/o. Late M. Venkata Narshima Rao, Occ: Agriculture, R/o. 2-90, Mallapur village, Hyderabad.

ఎడమ బ్రొటనవ్రేలు

M. Venkata Ramana Rao S/o. Mr. M. Venkata Rama Rao, Occ: Service R/o. 2-90, Mallapur village, Hyderabad.

ఎడమ బ్రొటనవ్రేలు

M. Geeta Bai, W/o. Mr. N. Krishna Rao, Occ:- Housewife, R/o. 23-784, Opp: Devi Apts, R.K. Nagar, Malkajgiri, Hyderabad.

నిరూపించినది.

1. M. V. Narsimha Reddy S/o Late M. V. Reddy H.No-4-42/3 Nacharam R.R. District

2. (K. Prabhakar Reddy S/o. K.P. Reddy, Occ: Service (O) 2-4-187/3 & 4, M.G. Road, Sec'bad.

200 5 వ.సం॥ డిసెంబరు నెం 22 వ తేది

192 7 వ.శా.శ. మాసం 1 వ తేది.

సబ్-రిజిస్ట్రారు

25 OCT 2005

I వ పుస్తకము 12683/05 సం॥

రిజిస్ట్రేషన్ రుజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899

No. 12683 of 2005 Date 22/12/05

I hereby certify that the proper deficit stamp duty of Rs. 899200/- Rupees Eight lakhs ninety nine thousand two hundred only has been levied in respect of this instrument from Sri. M. V. Rama Rao on the basis of the agreed Market Value consideration of Rs. 10000000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 22/12/12

Sub Registrar and Collector U/S. 41&42 INDIAN STAMP Act

Registration Endorsement

An amount of Rs. 899200/- towards Stamp Duty Including Transfer duty and Rs. 50000/- towards Registration Fee was paid by the party through Challan Receipt Number 165751 Dated 21/12/05 at SBH Habsiguda Branch, Sec bad.

S.B.H. Habsiguda
A/c No. 01000050786
of S.R.O. Uppal.

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

25 OCT 2005

1వ పుస్తకము 12683/05 సం॥పు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు. 12683/05

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 12683-1-2005 ఇవ్వడమైన

2005 సం॥ 25 నెల 22 తేది

రిజిస్ట్రరింగ్ అధికారి

సబ్ రిజిస్ట్రారు మొహరు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

ఉప్పల్.

I వ పుస్తకము 12683/05 సం॥

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 4

సబ్-రిజిస్ట్రారు

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సబ్ రిజిస్ట్రారు ముహరు

ఉప్పల్

28 NOV 2005

VC-SEC BAD

1వ పుస్తకము 12683/05 సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 5

సబ్-రిజిస్ట్రారు

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సబ్ రిజిస్ట్రారు ముద్రలు ఉప్పల్

28 NOV 2005

VC-SECBAD

1 వ పుస్తకము 12683/05 సం॥

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...6.....

సబ్-రిజిస్ట్రారు

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సబ్ రిజిస్ట్రారు ముద్ర ఉప్పల్.

20 NOV 2005

1వ పుస్తకము 12683/05

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 7

సబ్-రిజిస్ట్రారు

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సబ్ రిజిస్ట్రార్ ఆఫీసు మొహరు ఉప్పల్.

28 NOV 2005

పుస్తకము 1263/05

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10 ఈ కాగితపు వరుస సంఖ్య 8

సబ్-రిజిస్ట్రార్

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28 NOV 2005

1 వ పుస్తకము 12683/05 సం॥

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...1.....

సబ్ రిజిస్ట్రారు

సబ్ రిజిస్ట్రార్ మండలం ఉప్పల్ జిల్లా రంగారెడ్డి

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I పుస్తకము 12083/95 సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 10

సబ్ రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ ఆఫీసు ఉప్పల్ జిల్లా రంగారెడ్డి

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