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If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



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S.No. 2838

Date:06-02-2015

MAHENDAR

MÄLLESH

For Whom: VISTA HOMES

B 580287

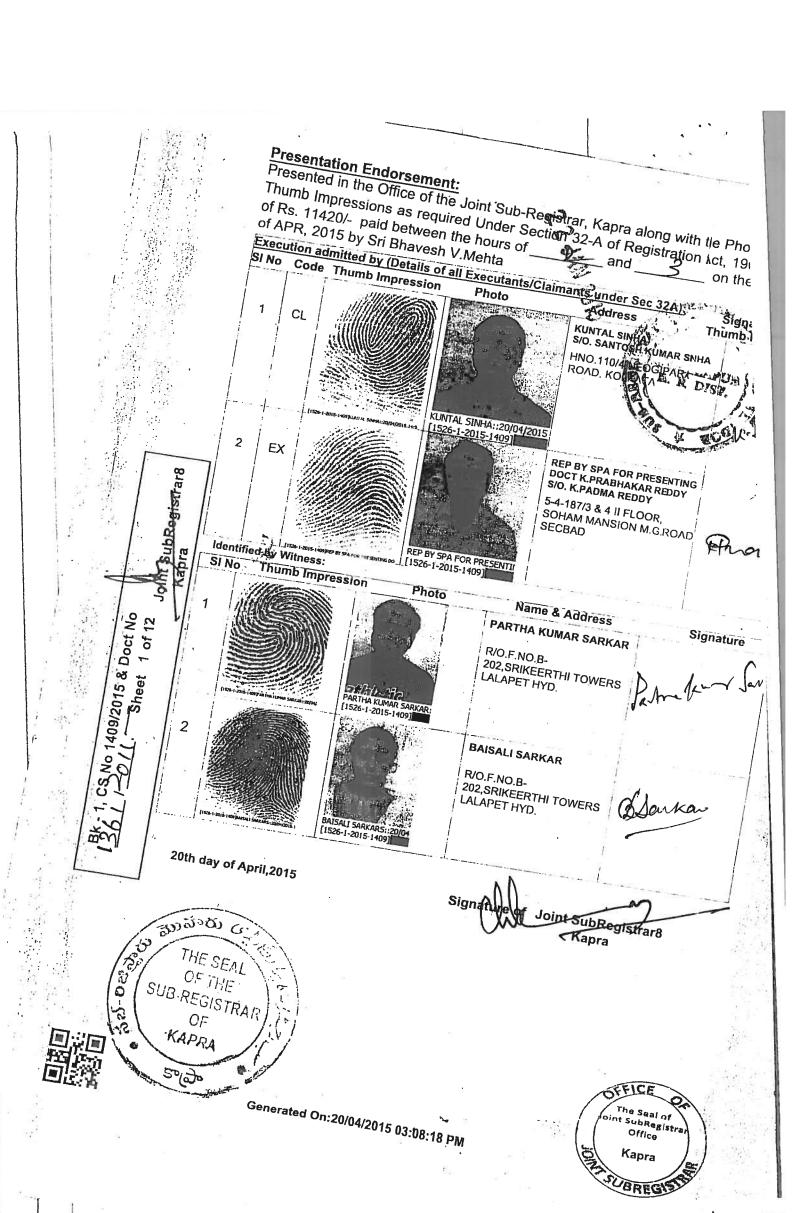
CH. SHRAVANI LICENSED STAMP VENDOR LIC.No.15-31-029/2013, House on P.No.21, W.S.Colony, R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 20th day of April 2015 at SRO, Kapra, Ranga Reddy District by:

- 1. M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G, Road, Secunderabad - 500 003, represented by its Partner (1) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad and M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jublice Hills, Hyderabad.
- 2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad, represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES



In favour of

Mr. Kuntal Sinha, Son of Mr. Santosh Kumar Sinha, aged about 39 years, Occupation: Service, residing at H. No: 110/4, Neogipara Road, Kolkata-700 036, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

WHEREAS:

A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac. 5-25 Gts., by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No.	Deed Doc. No.	Dated	Extent of Land	
1.	1426/2007	19.02.2007	Ac. 3-01 gts.	
2.	3000/2007	21.04.2007	Ac.1-10 gts.	
3.	4325/2007	16.06.2007	Ac.0-12 gts.	
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.	

- B. The total land admeasuring Ac. 5-25 Gts, in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.
- C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:
 - Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
 - Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
 - M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
 - Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
 - Shri. Shiva Srinivas, S/o. late. S. Ramulu.
 - Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
 - Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
 - Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy
- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

Partner

For VISTA HOMES

Partne

Description	In the Form of					
of Fee/Duty	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act		Total
Stamp Duty	100	125520	0		0	125620
Transfer Duty	NA	0	0		0	0
		11420	0		0	11420
Reg. Fee	NA	100	0		0	100
User Charges	NA	137040			0	137140

Rs. 125520/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11420/- towards Registration Fees on the chargeable value of Rs. 2284000/- was paid by the party through Challan/BC/Pay Order No ,938868 dated ,20-APR-15.

20th day of April,2015

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- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no. 306 on the third floor, in block no. B' admeasuring 950 sft. of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and a reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 22,84,000/- (Rupees Twenty Two Lakhs Eighty Four Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.306 on the third floor, in block no. 'B', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
 - b) A reserved parking space for single car on the basement admeasuring about 100 sft.

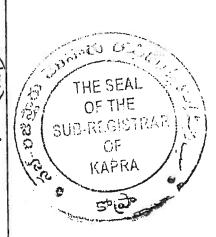
situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.22,84,000/-(Rupees Twenty Two Lakhs Eighty Four Thousand Only) issued by HDFC Ltd.,. The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

For VIXT

Partner

BK-1, CS No 1409/2015 & Doct No 136/ 1 20/1. Sheet 3 of 12 Join/StarRegistrar







- 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat 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 Flat, the Vendors shall indemnify the Vendee fully for such losses.
- 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
- 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
- 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
- 7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat 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.
- 8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
- 9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:
 - i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.

HOMES

Partner

For VISTA HOMES

CSNo 1409/2015 & Doct No

1 2011. Sheet 4 of 12 Johnsub Registrate

Sheet 5 Johnsub Registrate

Sheet 6 Johnsub Registrate

Sheet 7 Johnsub Registrate

Sheet 7 Johnsub Registrate

Sheet 7 Johnsub Registrate

Sheet 8 Johnsub Registrate

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The Seal of Joint SubRegistrar Office
Kapra

- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

TA HOMES

Partner

For VISTA HOMES

Partner

BK-1, CS No 1409/2015 & Doct No John Sub-Registrar8







SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 199	
South By	Sy. No. 199	
East By	Sy. No. 199 & 40 ft. wide approach road	
West By	Sy. No. 199	

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.306 on the third floor, in block no. 'B' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds, and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky	
South By	Open to Sky	
East By	Open to Sky	
West By	6'-6" wide corridor	·

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:

WITNESSES:

1. Javon fan Sarker 2. Blankon

ISTA HOMES

Partner

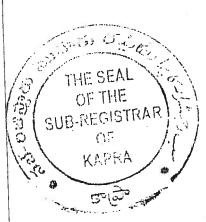
For VISTA HOMES

Partner

VENDOR

VENDEE

136 11 2011 Sheet 6 of 12 Joint Sub-Registrar8







ANNEXURE-1-A

1. Description of the Building

: DELUXE apartment bearing flat no.306 on the third floor, in block no. 'B' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.

(a) Nature of the roof

: R. C. C. (Basement + Ground Floor + 4 Upper Floors)

(b) Type of Structure

: Framed Structure

2. Age of the Building

: New

3. Total Extent of Site

: 57.71 sq. yds, U/s Out of Ac. 5-25 Gts.

4. Built up area Particulars:

a) In the Basement Floor

: 100 sft. Parking space for one car

b) In the Third Floor

: 950 sft

5. Annual Rental Value

. _ _ _

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 22,84,000/-

For VISTA HOMES

Partner

Partner

Date: 20.04.2015

Signature of the Executants

CERTIFICATE

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

VISTA HOMES

Partner

For VISTA HOME

Partner

Date: 20.04.2015

Signature of the Executants

K-Jb

BK-1, CS No 1409/2015 & Doct No Brand Sheet 7 of 12 John-SubRegistrar8







REGISTRATION PLA	N SHOWING FLAT N	O. 306 IN BLOCK NO. 'B'	ON THE THIRD EL	OOR
<u> </u>	IN THE PROJECT KNOW		ON THE THIRD PE	JOK
	193, 194 & 195		SITUAT	ED AT
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	M/S. VISTA HOMES, REP	- 1 -		
	1. SHRI. SOHAM MODI, S			28
	SHRI. BHAVESH V. MEH			
BUYER:	MR. KUNTAL SINHA, SON	N OF MR. SANTOSH KUM	IAR SINHA	
REFERENCE: AREA: 57.71	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.		EXCL:
	Open to Sk	MARED RIM 126 X1000		TA HOMES Partner
MITNESSES: Permo lamos Blankon		25 52	SIGNATU	Partner RE OF THE VENDOR TURE OF THE BUYE

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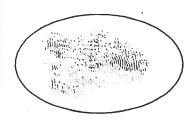
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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IN BLACK
(LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BJYER









M/S. VISTA HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:

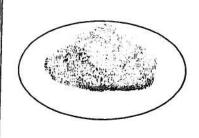
- 1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.
- 2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY P. G. ROAD SECUNDERABAD - 500 003,





SPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014

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





BUYER:

MR. KUNTAL SINHA S/O. MR. SANTOSH KUMAR SINHA R/O. H. NO: 110/4 NEOGIPARA ROAD KOLKATA- 700 036.

SIGNATURE OF WITNESSES:

1. Perms land Server

2. Oslankan

TA HOMES

For VISTA HOMES

Partner

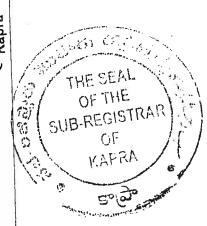
Partner

SIGNATURE OF EXECUTANTS

K. July

SIGNATURE(S) OF BUYER(S)

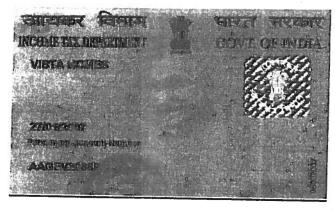
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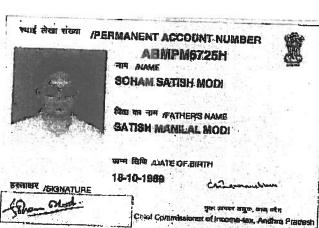






VENDOR:





For VISTA HOMES

VISTA HOMES

Partner

PERMANENT ACCOUNT NUMBER

ABMPM6754C

TIM NAME
BHAVESH VASANT MEHTA

FROM SET OF SHRITH

DEST PROPERTY (DATE OF SHRITH

D2-03-197D

CAPANITATION OF SHRITH

D2-03-197D

THEORY CHARACTER SHEET WEEDLY
INCOMETAX DEFARMANT

PRABHAKAR REDDYK

PADMA REDDYK KANDI

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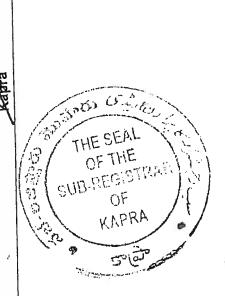
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Buyer

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KUNTAL SINHA

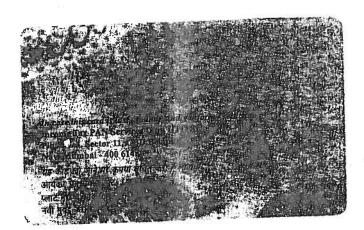
SANTOSH KUMAR SINHA

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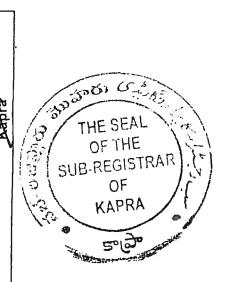
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1 Sk-1, CSNo 1409/2015 & Doct No 136 / Sheet 11 of 12 Joint Suggestrar8















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భారత విశిష్ట గుల్లింపు ప్రాధికార సంస్థ భారత ప్రభుత్వం

dentification Authority of India

నమోదు (కమనంఖ్య/Enrolment No.: 1027/00035/43387

To: Sarkar Partha Kumai (సర్కార పార్ట కుమార్) S/O Sukumar 12-1-509/202b Sree Keerthi Towers Lalapet Secunderabad Hyderabad Andhra Pradesh - 500017

EY 04405206 3 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2233 7510 4336 ఆధార్ – సామాన్యుని హక్కు

భారతప్రభుత్వం GOVERNMENT OF INDIA

సర్కార పార్థ కుమార్ Sarkar Partha Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1968 పురుషుడు / Male



ఆధార్ – సామాన్యుని హక్కు

నమోదు క్రమనంఖ్మ/Enrolment No.: 1027/00035/43388

To: Baisali Sarkar

(దైపలి పర్కార) W/O Sarkar Partha Kumar 12-1-509/202b Sree Keerthi Towers Lalapet Secunderabad

Andhra Pradesh - 500017

EY 04405207 7 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3458 6817 1(77

ఆధార్ – సామాన్యుని హక్కు

భారత ప్రభుత్వం GOVERNMENT OF INDIA

బైసలీ సర్కార Baisali Sarkar

పుట్టిన సంవత్సరం / Year of Birth : 1972 స్త్రీ / Female

3458 6817 1077

ఆధార్ - సామాన్యుని హక్కు

Bk-1, CS No 1409/2015 & Doct No 36 1 2011 Sheet 12 of 12 Join Suppregis





