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If Document is not claimed within 10 days from the date of Registration, safe custody the latest property every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/Fivilibre Level (10 days subject to maximum of Rs. 500/Fivilibre Level)

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ECANNED

D.no. 3991 of 2014



ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

OF STATE OF

BF 568015

Sl.No. 7638

Dt: 11-12-2013

Sold to: MAHENDER

S/o.: MALLESH

For Whom: KADAKIA & MODI HOUSING

K.SATISH KUMAR

Licensed Stamp Vendor
Licence No.16-05-059/2012
Plot No.227, Opp. Outside
Gate of City Civil Court,
West Marredpally, SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 22nd day of December 2014 at S.R.O., Shamirpet, Ranga Reddy District by and between:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

INFAVOUR

- 1. Mr. Sandeep Benjamin, Son of Mr. Cyril Oscar Benjamin, aged about 47 years, and
- 2. Mrs. Ida Benjamin, Wife of Mr. Sandeep Benjamin, aged about 43 years, both are residing at Flat No. 103, Pramila Residency, Sainikpuri, Defence Colony, Secunderabad 500 094, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KABAKIA MODI HOUSING

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10750/- paid between the hours of __ the 22nd day of DEC, 2014 by Sri K Prabhakar Reddy Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Impression SI No Code Thumb Impression **Photo** IDA BENJAMIN W/O. SANDEEP BENJAMIN F.NO.103;PRAMILA RESIDENCY, SAINIKPURI; CL 1 DEFENCE COLONY, SEC-IDA BENJAMIN::22/1 [1516-1-2014-4100] SANDEEP BENJAMIN S/O. CYRIL OSCAR BENJAMIN F.NO.103, PRAMILA CEP RESIDENCY, SAINIKAURI, 2 CL DEFENCE COLONY, SEC-BAD SANDEEP BENJAMIN: 1516-1-2014-41001 SubReg K PRABHAKAR REDDY(GPA FOR PRESENTING DOCT)[R]M/S Shamirpel KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI EX 3 Joint SATISH MODI 5-4-187/3 & 4,2ND FLOOR,, M.G.ROAD, SEC-BAD Sheet 1 of 12 文字00/2014 & Doct No K PRABHAKAR REDD [1516-1-2014-4100] Signature Identified by Witness: Name & Address Photo Thumb Impression CH.ISAAC PRABHAKAR FLAT NO. A1, FIRST FLOOR, ESSAR APTS, 1 ALEXANDER ROAD, WEST MARREDPALLY, SECUNDERABAD CH.ISAAC PRABHAKA [1516-1-2014-4100] BENJAMIN FRANKLIN G-2, PRAMILA 2 RESIDENCY, DEFENCE COLONY, SAINIKPURI, SECUNDERABAD-500094 BENJAMIN FRANKLIN [1516-1-2014-4100] Signature of Joint SubRegistrar15 22nd day of December,2014 The Scal of int SubRegistra Shamirpet Generated On: 22/12/2014 03:24:03 PM

Presentation Endorsement:

WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about 25,250 Sq. yds, forming part of Sy. No.1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Sq.yds.)
1.	12499/2006	30.08.2006	1139	5050 Sq.yds
2.	8096/2006	30.05.2006	1139	5050 Sq.yds
3.	8097/2006	30.05.2006	1139	5050 Sq.yds
4.	8098/2006	30.05.2006	1139	5050 Sq.yds
5.	11482/2006	10.08.2006	1139	5050 Sq.yds
			Total Extent of Land	25250 Sq.yds

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- a. Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- b. Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- c. Shri. Immanni Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- d. Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.
- B) The Former Owners purchased the land from the pattedars of the land vide Sale Deed bearing No.2674/89 dated 18.04.1989. Vide proceeding of the Mandal Revenue Officer bearing no.B/2190/1989 dated 02.06.1989 the names of the Former Owners were mutated in the revenue records and patta passbooks/title books were issued to them.
- C) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained a permit for building construction from HUDA vide Permit No. 660/MP2/Plg/HUDA/07 dated 12/05/2008.
- D) The Vendee is desirous of purchasing a plot of land bearing no.57 admeasuring 281 sq. yds, along with semi-finished construction having a total area of 2077 sft, hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.21,50,000/-(Rupees Twenty One Lakhs Fifty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

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	0	0		118150	118250
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		10750	10750
User Charges	NA	0	0		100	100
Total	100	0	0		129000	129100

Rs. 118150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10750/- towards Registration Fees on the chargeable value of Rs. 2150000/- was paid by the party through DD No ,1114 dated ,20-DEC-14 of ,HDFC BANK/R.P.ROAD,SEC-BAD

Date

Signature of Registering Officer

22nd day of December,2014

Shamirpet

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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.57 admeasuring 281 sq. yds, along with semi-finished construction having a total area of 2077 sft, forming part of Sy. No.1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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. 21,50,000/-(Rupees Twenty One Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor 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 the 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 give 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.
- 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.

For KADAKIA & MODI HOUSING

Partner

Joint SubRegistrar15 Shamirpet \$8-1,0\$ Work \$0/2014 & Doct No \$551 12014. Sheet 3 of 12





SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 57 admeasuring about 281 sq. yds., along with semi-finished construction having a total area of 2077 sft., in the project known as "Bloomdale" forming part of Sy. No.1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 56
South	Plot No. 58
East	30' wide road
West	Neighbour's Land

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

FOR KADAKIA & MODI HOUSING

Portner

2. 1/2 out

(Soham Modi) VENDOR

gla barlann

Joint SubRegistrar15 Shamirpet BK-1, CS No 4100/20 4 & Doct No 5931, 12014.



NEXTURE-1-A

1. Description of the Building

:All that piece and parcel of semi-finished bungalow on bearing Plot No.57 in the project known as "Bloomdale" forming part of Sy. No.1139 of Shamirpet Village, Shamirpet 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

: 281 sq. yds.

4. Built up area Particulars:

a) In the Ground Floor

: 1052 sft

b) In the First Floor

: 1025 sft

Total Built up Area:

2077 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 21,50,000/-

Date: 22.12.2014

Partner

IA & MODI HOUSING

Signature of the Executants

<u>CERTIFICATE</u>

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

Date: 22.12.2014

Partner

Kadana & modi Housing

Signature of the Executants

Brakely Sha berfarin

Joint SubRegistrar15 BK - 1, CS No 4100/2014 & Doct No School 12014. Sheet 5 of 12

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REGISTRATION PLAN SHOWING BUNGALOW ON PLOT NO.57, FORMING A PART IN ORVEY NOS. 1139 Situated at SHAMIRPET VILLAGE, Mandal, R. B. Dist SHAMIRPET M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER **BUILDER:** MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: 1. MR. SANDEEP BENJAMIN, SON OF MR. CYRIL OSCAR BENJAMIN 2. MRS. IDA BENJAMIN, WIFE OF MR. SANDEEP BENJAMIN REFERENCE: SCALE: INCL: EXCL: 281 AREA: SQ. YDS. SQ. MTRS. Total Built-up Area - 2077 Sft -32'-6" 26 **INVIEW** MANAMA STORE STORE • -3'-3 3'-3" 39 0

WITNESSES

GROUND FLOOR

GROUND: 1052,00 sq.n FIRST: 1026,00 sq.n 101AL: 2077,00 sq.n

FIRST FLOOR

FOR KADAGIA & MODI HOUSING

Partner

SIGN OF THE VENDOR

OF THE BUYER

Bk-1, CS No 4100/2014 & Doct No Sub Registrar15 Sheet 6 of 12 Shamirpet

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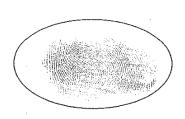
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

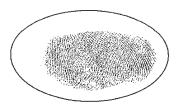
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





VENDOR:

M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI





GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.

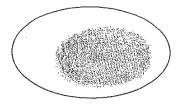
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4, 2ND FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD





BUYERS:

1. MR. SANDEEP BENJAMIN S/O.MR. CYRIL OSCAR BENJAMIN FLAT NO. 103 PRAMILA RESIDENCY SAINIKPURI, DEFENCE COLONY SECUNDERABAD - 500 094





MRS. IDA BENJAMIN
 W/O.MR. SANDEEP BENJAMIN
 R/O. FLAT NO. 103
 PRAMILA RESIDENCY, SAINIKPURI,
 DEFENCE COLONY
 SECUNDERABAD - 500 094

SIGNATURE OF WITNESSES:

1.

2.

FOR KADAKIA & MODI HOUSING

Partner SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Ida Berfarin

Bk-1, CS No 4100/2014 & Doct No

The seal of soint SubRegistran Office
Shamirpet

VENDOR:

आयकर विभाग INCOME TAX DEPARTMENT KADAKIA AND MODI HOUSING 23/03/2006 Parmanent Account Number AAHFK8714A

For KADATHA & MODI HOUSING

Partner

काई राज राज्य /PERMANENT ACCOUNT NUMBER ABMPM6725H



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18-10-1969

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आयकर विभाग

INCOMETAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number |
AWSPP8104E

भारत सरकार GOVI OF INDIA



SSAL / DOLF. Sheet 8 of 12

Joint SubRegistrar15 Shamirpet



पुराने पासमीट का न. और इसके घानी होने की तिमेश्व एवं रुवान / Old Passport No. with Date and Place of issue विविध सेवा/MISCELLANEOUS SERVICE ਵਿਧਾਸੀ / OBSERVATION पिसा / कानूनी अपित्रसस्य का नाम / Name of Father / Legal Guardian CYRIL OSCAR BENJAMIN 3-6-447/448 ST NO मिते या पत्नी क्या नाम / Name of Spouse HYDERABAD 560029 नता का नाम / Name of Wother HIMAYAT NAGAR VILASINI यता / Address IDA

> AO OTTENER PRINCIPLE DAIR राष्ट्र कोख / Country Code TNDIA पासपोर्ट नं./ Passport No.

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SANDEEP BENJAMIN दिया गया नाम / Given Name(s)

3 umame

L1222223

राष्ट्रीचला / Kationality

NAICN

03/11/1964

Date of Birth

HYDERABAD AP जन्म स्थान / Place of Birth

जारी करने का स्थान / Piaca of issu

DUBAI

जारी करने को लिए / Date of Issue 23/04/2013

22/04/2023

Bk-1, CS No 4100/2014 & Doct No

Joint SubRegistrar15 Shamirpet

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Office

में अहा में इसने क्षाने भागतीय आगिहेंडर को सलाह ही आसी है कि वे अपने को निकटतम भारतीय गिन्न । बीन्तं पर गर्जाकृतः करया हो ।

चेशायली

पर पासपीर्ट भारत सरकार की सम्पत्ति है। पामधीर्ट अधिकारी से इस शासपीर्ट के संदर्भ में कोई सूचना भिलनं पर जिसमें इतं सुपूर्व करना शर्मिश है, उसका सुरम्त अनुपालन किया प्राप्तः।

पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक था उसके कारा अधिकृत व्यक्ति के कको में ही होना चाहिए। इसमें किसी थी प्रकार के फेरकदल या विकृत नहीं किया जाना चाहिए ।

शासवार्ट मुझ आमा, चोरी हो आना या नष्ट हो जाने पर उसकी रिपोर्ट तत्कान भारत में निकटराम पासपार्ट आधिकारी को (रामा परि धारक विदेश में हो) निकटराम मारहीय निशन को और स्थानीय पुलिस को दी जानी वाहिए। निक्शेपित गुरुक्ताछ के पथचात ही प्रतिपृश्क पासपोर्ट जारी किया वर्षणा ।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-TER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

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

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PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTE-RED OR WUTLATED IN ANY WAY.

LOSS. THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMME-DATELY REPORTED TO THE REAREST PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE REAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN RUSSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE SHQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

परचाल खे प्रकट विक्ड /Visible distinguishing mark of the passport holder N 8 1(0)100 nade Alame of Father/Lega 70 V 0

र्गणाराज्य REPUBLIC OF INDIA



इसके द्वारा, धारत गणराज्य के राष्ट्रपाति के नाग वर, उन राधी हो जिनका इससे संबंध हो, अनुरोध एवं अवेद्धा की जाती है कि वे धारक को विना किसी रोक-टोक के स्वतंत्र रूप से आने-जाने हैं, और उसे हर तरह दत्री ऐसी छहावता और सुरक्षा प्रदान करें जिसकी उसे आवद्यक्ता हो।

REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

THESE ARE TO REQUEST AND

भारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



MIED SINGH Assistant Consular Officer Consulate General of India Dubai (U.A.E.)

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जारी करने की तिथि / Date of Issue जारी करने का च्यान / Place of Issue DUBAI

समाप्ति की तिथि / Date of Expiry 06/06/2020

07/06/2010

BENJAMIN टाईप/Type HYDERABAD राष्ट्रीयता / Nationality दिया गया चान/Given Name(s) **IDA** NDIAN Ð Z लिंग / Sex /02/1968

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Joint SubRegistrar15 Shamirpet

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చీలువూరి ఐజక్ ప్రభాకర్ Chiluvuri Isaac Prabhakar

ဆုမ္ပို့ဂ సంဆိဗ်္ဘဝ၀ / Year of Birth : 1962 ဆွယ်သူ့ / Male

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ఆధార్ - సామాన్యుని హక్కు



భాగత బినికి గుల్లింపు త్రాధికార సంస్థ GNIMUS THE THE CAMON AUTHORITY OF INDIA

చిరునామా:

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Aadhaar - Saamanyuni Hakku

INTELLIGENCE DEPARTMENT ANDHRA PRADESH

I.D. CARD NO. 11933



DT. OF ISSUE 01/07/03

Name: CH. ISAAC PRABHAKER Reserve inspector Office: SAR-CPL, HYDERABAD - AP.

BG: "B" +ve

Signature

Inspr. Gent. of Police Security, Intelligence, AP, Hyd

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పుట్టిన సంవత్సరం/ Year of Birth: 1972 పురుషుడు / Male



3197 6837 6912

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