

Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 03/03/2021, 12:05 PM

SRO Name: 1530 Keesara

Receipt No: 4901

Receipt Date: 03/03/2021

AGREEMENT

2033000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				10165
Deficit Stamp Duty				10065
User Charges				100
Total:				20330
In Words: RUPEES TWENTY THOUSAND THREE HUNDRED THIRTY ONLY				

RETURN
Date _____

Prepared By: CHAYADEVI

Signature by SR



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 03/03/2021, 12:05 PM

SRO Name: 1530 Keesara

Receipt No: 4901

Receipt Date: 03/03/2021

SCANNED

Date: 4658/2021



తెలంగాణ తెలంగాణ TELANGANA

S.No. 752 Date: 08-02-2021

Sold to: CH. RAMESH

S/o. Late NARASING

For Whom: NILGIRI ESTATES

COW

AF 402978

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 25th day of February 2021 at SRO, Keesara, Medchal-Malkajgiri District by and between:

1. M/s. NILGIRI ESTATES {Pan No.AAHFN0766F}, 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 authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 50 years, Occupation: Business.
2. M/s. MODI & MODI CONSTRUCTIONS {AAKFM7214N}, 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 authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 50 years, Occupation: Business.

Hereinafter referred to as the Developer and severally as Vendor No. 1 and Vendor no. 2, respectively.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

Naveen.K

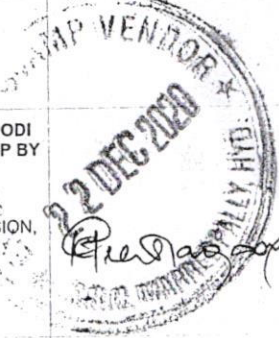
Page 1

Bk - 1, CS No 4850/2021 & Doct No

4658/2021. Sheet 1 of 10 Sub Registrar
Keesara

On the 03rd day of March, 2021 by Sub Registrar

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 NAVEEN KOLLOJU: [1530-1-2021-4850]	NAVEEN KOLLOJU S/O. LATE K PANDURANGA CHARY R/O 1-76 JAFERGUDA RAMPALLY DAYRA VILLAGE KEESARA Mandal M.M DIST,	Naveen K
2	EX		 [1530-1-2021-4850]E	K. PRABHAKAR REDDY[R]/M.S. MODI AND MODI CONSTRUCTIONS REP BY SOHAM MODI . LATE. SATISH MODI R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD	 K. Prabhakar Reddy
3	EX		 K. PRABHAKAR REDDY [1530-1-2021-4850]	K. PRABHAKAR REDDY[R]/M.S. NILGIRI ESTATES REP BY SOHAM MODI . LATE. SATISH MODI R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD	K. Prabhakar Reddy

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2021-4850]W	PARAMESH R/O NALGONDA	N. Paramesh
2		 [1530-1-2021-4850]WIT	RAMESH R/O HYD	R

03rd day of March, 2021

Signature of Sub Registrar
Keesara

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AND

Mr. Naveen Kolloju, Son of Late K. Panduranga Chary, aged about 36 years, Occupation: Service residing at H. No. 1-76, Jaferguda, Rampally Dayara Village, Keesara Mandal, Medchel-Malkajgiri District-501301, hereinafter referred to as the 'Purchaser'

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

Wherever the Developer/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this Agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Developer/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Nilgiri Estate, forming a part of Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) vide registered sale deed from the Developer and the details of which are given in Annexure-A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure-B attached herein and the specifications shall be as per Annexure-C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Developer from time to time.
- 2.3. The Developer has provided plans of the Said Villa to the Purchaser along with details of carpet area and built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Said Villa. The consideration mentioned herein is the lumpsum amount for the Said Villa. The Purchaser confirms that he shall not raise any objections on this count.

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure-A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure-A.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

Naveen K

Bk - 1, CS No 4850/2021 & Doct No

4658/2021 Sub Registrar
Keesara

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	10065	0	0	0	10165
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10165	0	0	0	10165
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	20330	0	0	0	20430

Rs. 10065/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10165/- towards Registration Fees on the chargeable value of Rs. 2033000/- was paid by the party through E-Challan/BC/Pay Order No ,141RNF160221 dated ,16-FEB-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 20330/-, DATE: 16-FEB-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0577293365036,PAYMENT MODE:CASH-1001138,ATRN:0577293365036,REMITTER NAME: NAVEEN KOLLOJU,EXECUTANT NAME: NILGIRI ESTATES,CLAIMANT NAME: NAVEEN KOLLOJU).

Date:

03rd day of March,2021

Signature of Registering Officer

Keesara

T. పుస్తకము 2021 నం. (క్రా. నె. 1002) నంబరు
4658. మొత్తం రూ. 20330 వేరంటి నది. స్వామింగి
నిమిత్తం రుక్మిణి నంబరు 1530 4658.2021
విషయమునది.
2021 నం. మూర్తి నం. 03 వ శాసనం

M.Y. RAMAN
Sub-Registrar
Keesara

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- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed consideration mentioned in Annexure-A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure-A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure-B and Annexure-C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

4. COMPLETION OF CONSTRUCTION:

- 4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 5/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure-A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

Modi & Modi Constructions

Bk - 1, CS No 4850/2021 & Doct No

4658/2021. Sheet 3 of 10

Sub Registrar
Keesara

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- 4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.
- 4.6. The Developer at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.

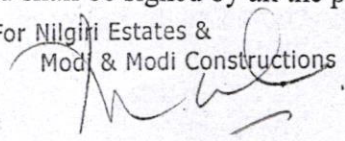
5. POSSESSION OF VILLA:

- 5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.
- 5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.
- 5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchaser by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such time all dues are cleared and such a license given by the Developer to enter the Said Villa cannot be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

6. FORCE MAJEURE:

- 6.1. That in event of any delay in the completion of the construction of the Said Villa and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.
- 6.2. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Nilgiri Estates &
Modi & Modi Constructions



Navcen.K

Bk -1, CS No 4850/2021 & Doct No
4658/2021. Sheet 4 of 10 Sub Registrar
Keesara



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ANNEXURE- A

1.	Names of Purchaser:	Mr. Naveen Kolloju
2.	Purchaser's permanent residential address:	R/o. H. No. 1-76, Jaferguda, Rampally Dayara Village, Keesara Mandal, Medchel-Malkajgiri District-501301.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 4657 of 2021, dated 25.02.2021 regd. at S.R.O, Keesara, Medchal-Malkajgiri District.
4.	Type of villa	BB2- Duplex
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	4-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	142
	b. Plot area:	125 Sq. yds.
	c. Built-up area :	1695 Sft.
	d. Carpet area	1533 Sft.
8.	Total sale consideration:	Rs. 20,33,000/- (Rupees Twenty Lakhs Thirty Three Thousand Only)
9.	Details of advance paid:	
	Rs. 20,33,000/- (Rupees Twenty Lakhs Thirty Three Thousand Only) already received which is admitted and acknowledged by the Developer.	
10.	Scheduled date of completion:	30.04.2021
11.	<u>Description of the Scheduled Villa:</u> All that piece and parcel of land bearing plot no. 142, admeasuring about 125 sq. yds, along with a villa constructed thereon having built up area 1695 sft, in the housing project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked in red in the plan annexed hereto and bounded on: North Plot No. 143 South Plot No. 141 East Plot No. 129 West 30' wide road	

M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by its authorized signatory:-

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

DEVELOPER

Naveen K
PURCHASER

Bk - 1, CS No 4850/2021 & Doct No

4658/2021. Sheet 5 of 10

Sub Registrar
Keesara

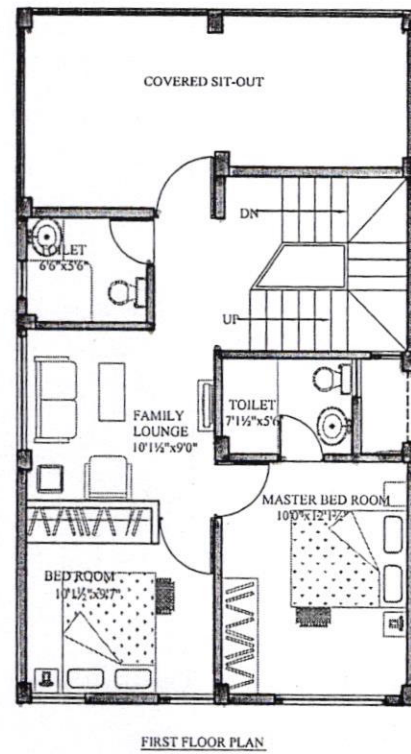
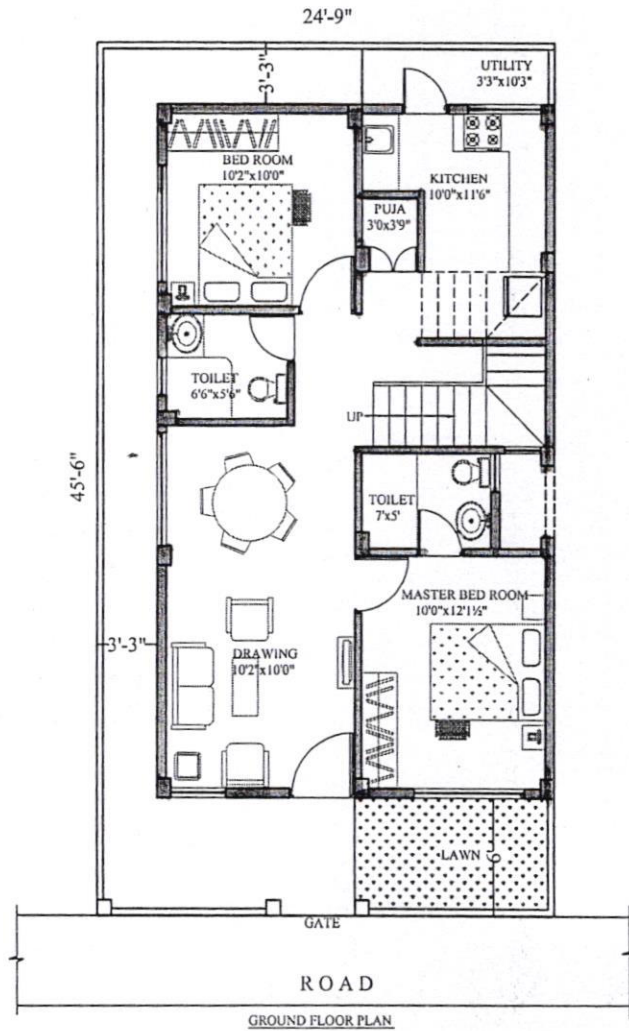


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ANNEXURE- B

Plan of the Said Villa:



M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by its authorized signatory:

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

Navcen.k

Bk - 1, CS No 4850/2021 & Doct No

4658/2021.

Sub Registrar
Keesara



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ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Developer and subject to change from time to time without prior notice.
9. The additions and alterations that may be permitted within the Said Villa shall be at the sole discretion of the Developer and the Purchaser shall not raise any objections on this count.
10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour of walls, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, sanitary fitting, CP fitting, electrical switches, etc., to be installed in place of the material provided by the Developer. The Developer agrees to refund the cost of not providing the said materials to the Purchaser. The Purchaser shall record the additions and alterations that he wishes to make at site and such a record shall be jointly signed by the Purchaser and the Developer's engineer. The additions and alterations shall be carried out strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at its cost by the agreed date. Any delay in completion of the Said Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by its authorized signatory:- Modi & Modi Constructions

A. L. ... K

Bk - 1, CS No 4850/2021 & Doct No
4658/2021 . Sheet 7 of 10 Sub Registrar
Keesara



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VENDOR or DEVELOPER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILGIRI ESTATES

15/09/2008
Permanent Account Number

AAHFN0766F

12012009

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number

AAKFM7214N

Signature

भारत सरकार
GOVERNMENT OF INDIA

शंभु सतिश मोदी
Soham Satish Modi
पुद्गल सं./YoB:1969
पुरुष/ Male

3146 8727 4389

आधार - आधार - सामान्यमानपुढे हाकु

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पुरुष/ Male
S/O: सतिश मोदी, प्लॉट नं-
280, रोड नं-25, पेदममा
देवालय दंगल जवली हिल्स
खैराबाद, बंगारा हिल्स,
हैदराबाद
आंध्र प्रदेश, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khaliratabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
Government of India

कंदी प्रभाकर रेड्डी
Kandi Prabhakar Reddy

पुद्गल सं./Year of Birth: 1974
पुरुष/ Male

3287 6953 9204

आधार - सामान्यनि हाकु

नमोदु संख्या / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
कंदी प्रभाकर रेड्डी
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

[Signature]

Bk -1, CS No 4850/2021 & Doct No
4658/2021. Sheet 9 of 10 Sub Registrar
Keesara



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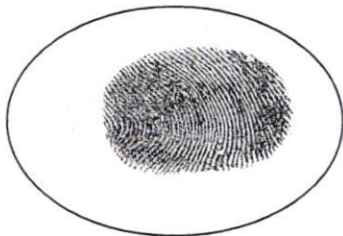
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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DEVELOPER:

M/S. NILGIRI ESTATES
&
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MR. SOHAM MODI
S/O. LATE SATISH MODI



GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 59/BK-IV/2016, DATED:21.07.2016 AT SRO, KEESARA:

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



PURCHASER:

MR. NAVEEN KOLLOJU
S/O. LATE K. PANDURANGA CHARY
R/O.H. NO. 1-76, JAFERGUDA
RAMPALLY DAYARA VILLAGE
KEESARA MANDAL
MEDCHEL-MALKAJGIRI DISTRICT-501301.

SIGNATURE OF WITNESSES:

1. N. Palanesh
2. [Signature]

For Nilgiri Estates &
Modi & Modi Constructions

Authorised-Rep. SOHAM MODI

SIGNATURE OF THE DEVELOPER

Naveen K
SIGNATURE OF THE PURCHASER

Bk-1, CS No 4850/2021 & Doct No 7
465812021. Sheet 8 of 10 Sub Registrar
Keesara



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Naveen Kolloju
Naveen Kolloju



పుట్టిన సంవత్సరం / Year of Birth: 1985
పురుషుడు / Male

3707 0416 1052



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O K Panduranga Chary
1-76, rampally dayara, keesara mandal
Rampally Dayara, Rangareddi
Andhra Pradesh, 501301

Address: S/O K Panduranga
Chary, 1-76, rampally dayara
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పురుషుడు / MALE

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చంద్రగిరి రమేష్
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పుట్టిన సంవత్సరం / Year of Birth : 1979
పురుషుడు / Male

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నీలర్ మచరా కమ్యూనిటీ హాల్
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