

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

6509

Saham Modi Rypky

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. K-prabhakar

దస్తావేజు స్వభావము	Sale		25/5		
దస్తావేజు విలువ	366500		19/7	Cherlapaty	
స్థాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	2984/13				
రిజిస్ట్రేషన్ రుసుము	18325				
టోటు స్థాంపు (D.S.D.)	146500				
GHMC (T.D.)	54975				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
మొత్తం	219900/				

RETURNED

ew: 604413

19/9

(అక్షరాల

రూపాయలు మాత్రమే)

తేది

19/7/13

వాపసు తేది

సబ్ రిజిస్ట్రారు

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

కాపా

3123

D.No. 2984 of 2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. DINESH

AY 207324

Name: MAHENDER

S/o: MALLESU

For Whom: Mehta & Modi Homes

LICENSED STAMP VENDOR
 L.No.15-07-041/2007
 RL.No.15-07-015/2013
 H.No.7-65/3, Shankar Nagar,
 Peerjadiguda (V), Ghatkesar (M),
 R.R. Dist. PIN-500 039.
 Cell.No:9052571732

SALE DEED

This Sale Deed is made and executed on this the 19th day of July 2013 at SRO, Kapra, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Sudhir U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

Mr. Muthyala Buchi Shivshankar Gopal Naidu, son of Mr. Muthyala Trinath Rao, aged about 32 years, Occupation: Service, residing at # Villa 16/1, Street 5, Beside Phillipine National School, Al-Falah Street, Abu Dhabi, UAE, P.O., 126666., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

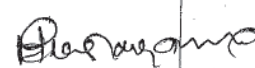
Sheet 1 of 12 Sheet

Signature of Sub-Registrar

Presentation Endorsement:

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. 18325/- (Registration Fee) paid between the hours of 11 and 12 on the 19th day of JUL, 2013 by M/S Mehta & Modi Homes

Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1526-1-2013-3123]MUTHYALA	MUTHYALA UMA KIRAN (REP BY CLAIMANT) F.NO.E-402, MAYFLOWER PARK,, MALLAPUR, HYD.	
2	EX		 [1526-1-2013-3123]K.PRABH	K.PRABHAKAR REDDY (GPA HOLDER TO EXECUTANT) 5-4-187/3 & 4, 2 FLOOR, SOHAM MANSION,, M.G.ROAD, SEC-BAD. GPA NO. 166/BK12/10, DATED: 03.09.2010.	



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac.7-28.5 Gt. forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	09.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh were the absolute owners and possessors of the land admeasuring about Ac.1-09 Gt., forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

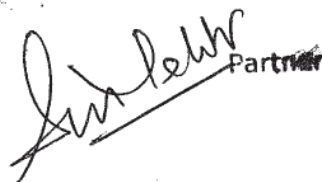
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac.1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no.6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008, dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac.8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 2 of 12 Sheet

Signature of Sub Registrar

Witness:

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	M.INDIRA F.NO. E 402,MAY FLOWER PARK,MALLAPUR,HYD	 [1526-I-2013-3123]M.INDI		M. Indira
2	VIJAY JAIHIND REDDY 1-8- 115/2/D,GOLNAKA,ALW AL,R.R.DIST.	 [1526-I-2013-3123]VIJAY JAI		Vijay Reddy

Signature of Sub Registrar

1వ పుస్తకము 2013 సం./ చ.స. 193వ
పు. 2984 నెలరుగా రిజిస్టరు చేయబడి
స్టానింగ్ విమిత్తం గుర్తింపు నెంబరు 1526
1 2984 / 2013 .గా యాన్వదస్థానది
2013 సం. 193వ నెల. 19 వ తది

సబ్-రిజిస్ట్రార్

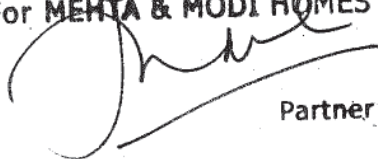


H) The Vendee is desirous of purchasing a plot of land bearing no. 313 admeasuring about 174 sq. yds., along with semi-finished construction having a total area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.36,65,000/- (Rupees Thirty Six Lakhs Sixty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

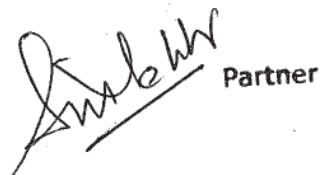
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.313 admeasuring about 174 sq. yds., along with semi-finished construction having a total area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot 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.36,65,000/- (Rupees Thirty Six Lakhs Sixty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot 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 Plot.
3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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.
7. Stamp duty and Registration amount of Rs.2,19,900/- is paid by way of challan No. 604413, dated 19.07.2013, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 3 of 12 Sheet

Signature of Sub Registrar

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	201475	0		0	201575
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	18325	0		0	18325
User Charges	NA	105	0		0	105
Total	100	219905	0		0	220005

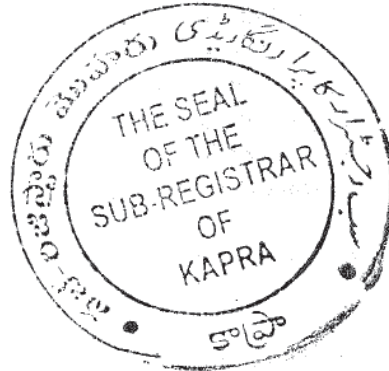
Rs. 201475/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18325/- towards Registration Fees on the chargeable value of Rs. 3665000/- were paid by the party through Challan/BC/Pay Order No. ,604413 dated ,19-JUL-13.

Date

Year 2013 July Month 19th day

1935 SE ಶವಂತ 20ವೇತಿ

Signature of Registering Officer
Kapra



SCHEDULED PLOT

All that piece and parcel of bungalow on Plot No. 313 admeasuring about 174 sq. yds, along with semi-finished construction having a total area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) in the project known as "SILVER OAK BUNGALOWS PHASE - III", forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 312
South	Plot No. 314
East	Commercial Complex
West	30' wide road

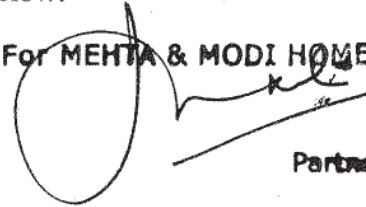
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. M. Indira

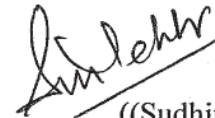
2. Vijay Reddy

For MEHTA & MODI HOMES


Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

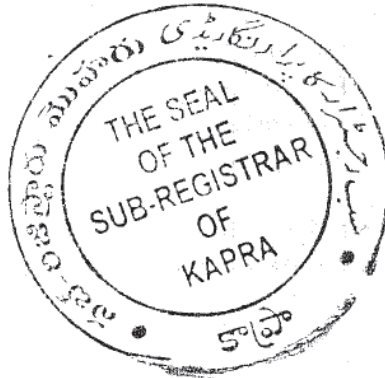

Partner
((Sudhir U. Mehta)
VENDOR

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

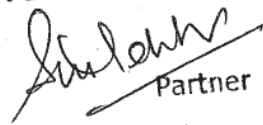
Sheet 4 of 12 Sheet

Signature of Sub Registrar



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on Plot No. 313, in the project known as "SILVER OAK BUNGALOWS PHASE-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, 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 : 174 sq. yds.,
4. Built up area Particulars:
- a) Portico & Terrace Area : 233 Sft
- b) In the Ground Floor : 807 Sft
- c) In the First Floor : 843 Sft
-
- Total Built up Area : 1883 Sft
-
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 36,65,000/-

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

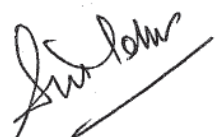
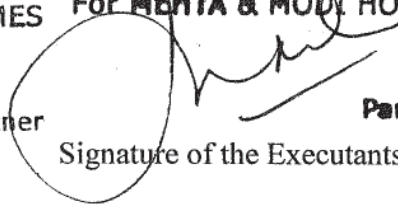
Partner

Signature of the Executants

Date: 19.07.2013

C E R T I F I C A T E

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

Signature of the Executants

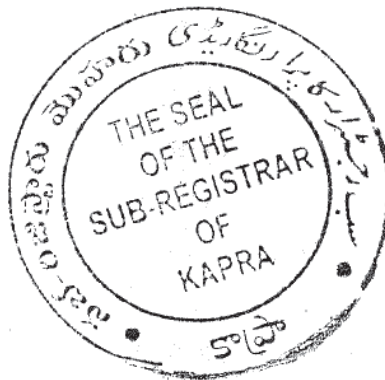
Date: 19.07.2013

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 5 of 12 Sheet

Signature of Sub Registrar



REGISTRATION PLAN SHOWING

PLOT NO. 313 FORMING A PART

SURVEY NO. 31, 40(P), 41(P), 42, 44, 45 & 55**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

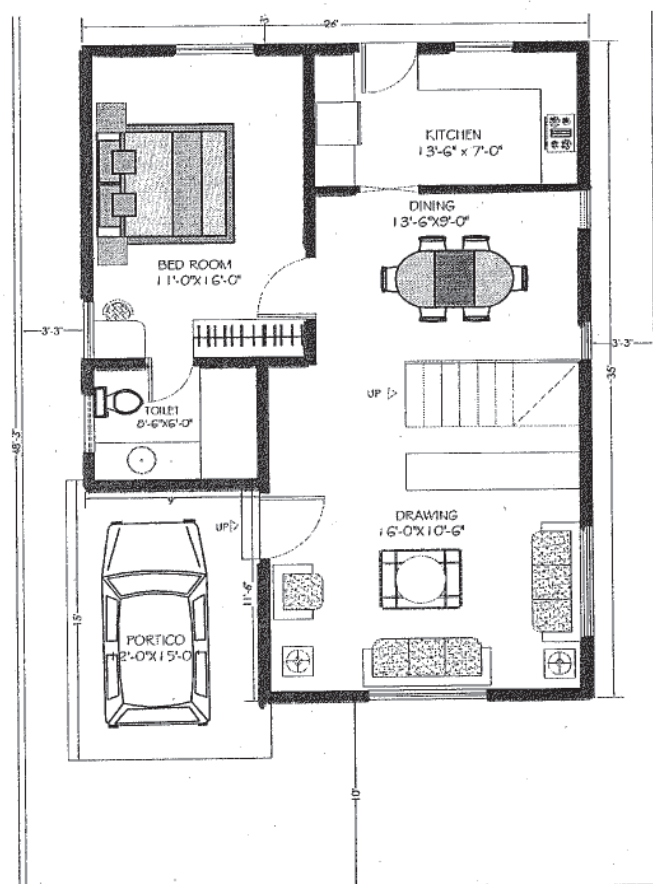
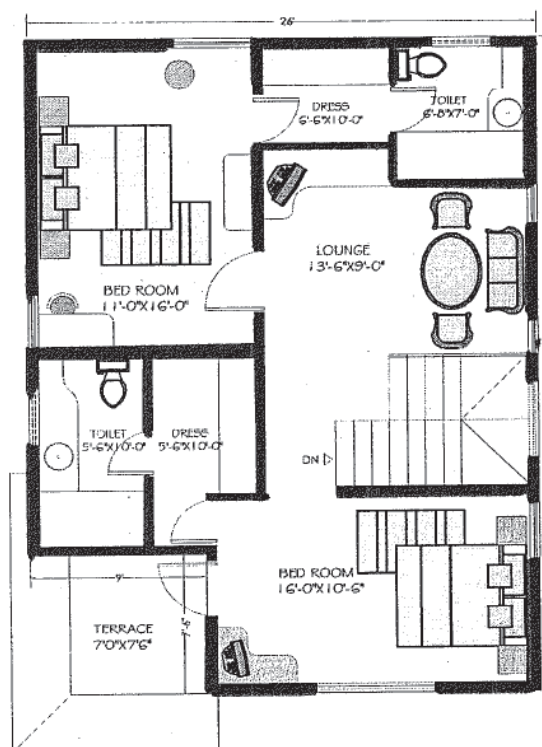
Mandal, R.R. Dist.**BUILDER:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL MEHTA

BUYER: MR. MUTHYALA BUCHI SHIVSHANKAR GOPAL NAIDU, S/O.MR. MUTHYALA TRINATH RAO**REFERENCE:**
AREA: 174 **SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Built up Area : 1883 Sft.

**GROUND FLOOR PLAN****FIRST FLOOR PLAN****WITNESSES:**

1. M. Indira

2. Jay Reddy

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

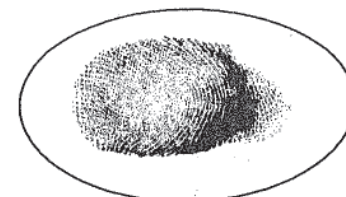
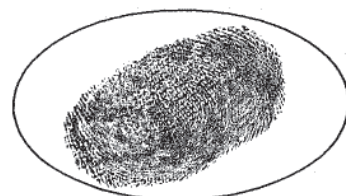
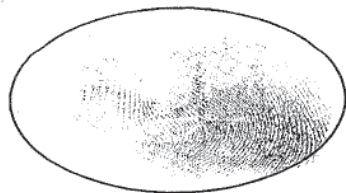
Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 6 of 12 Sheet

Signature of Sub Registrar



PHOTOGRAPHS**SL.NO.****FINGER PRINT
IN BLACK
(LEFT THUMB)****PRINTS AS PER SECTION 32A OF
ON ACT, 1908.****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. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS

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

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

**GPA FOR PRESENTING DOCUMENTS,
VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:**

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.

BUYER:

MR. MUTHYALA BUCHI SHIVSHANKAR GOPAL NAIDU
S/O. MUTHYALA TRINATH RAO
R/O. VILLA 16/1, STREET 5,
BESIDE PHILLIPINE NATIONAL SCHOOL,
AL-FALAH STREET,
ABU DHABI, UAE.
P.O. 126666.

REPRESENTATIVE:

MS. MUTHYALA UMA KIRAN
D/O. MUTHYALA TRINATH RAO
R/O. FLAT NO. E-402,
MAYFLOWER PARK,
MALLAPUR,
HYDERABAD - 500076.

SIGNATURE OF WITNESSES:

1.

2.

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative,
Ms. Muthyala Uma Kiran, I cannot appear personally before the Registering Officer in the Office of District Registrar,
Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

& MODI HOMES

FOR MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 7 of 12 Sheet

Signature of Sub Registrar



For MEHTA & MODI

[Signature]
Partner

[Signature]

0021

ENT ACCOUNT NUMBER

ABMPM6725H



NAME

AM SATISH MODI

FATHER'S NAME

TISH MANILAL MODI

DATE OF BIRTH

10-1969

Chief Commissioner of Income-tax, Andhra Pradesh

भारत सरकार
GOVT. OF INDIA



10062008

Book - 1 CS Number 3123 of 2013

Regular document number

29

Sheet 8 of 12 Sheet



Signature of Sub Registrar

A handwritten signature in black ink, written over the text "Signature of Sub Registrar".

VENDOR:



Family Members Details

Sr No	Name	Relation	Date of Birth	Age
1	Mrs. Aradhana Mehta	Wife	28/07/57	30
2	Mrs. Karan Mehta	Son	14/10/90	16

D.P.L. No. 114
BHARAT SCOUTS & GUIDES I
PARADISE SEC-BAD

HOUSEHOLD CARD

Card No. : PAP16798050030
 P.S. No. : 105
 Name of Head of Household : Mehta Sudhir
 Date of Birth : 10/12/1955
 Age : 51
 Occupation : Own Business
 Address / House No. : 14-31/27D
 St. / Street : P.G. ROAD
 Colony : BAPUBAGH
 Ward : 24
 Circle : 8
 City / District : Gandhinagar, Hyderabad
 Annual Income (Rs.) : 220,000
 LPG Consumer No. (1) : 02416 (Single)
 LPG Dealer Name (1) : Navrathn Enterprises, 100
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :

For MEHTA & MODI HOMES

[Signature]

Partner

Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 9 of 12 Sheet

Signature of Sub Registrar



भारत गणराज्य REPUBLIC OF INDIA



सत्यमेव जयते

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभी से जिनका इससे संबंध हो, अनुरोध एवं अपेक्षा की जाती है कि वे धारक को बिना किसी रोक-टोक के स्वतंत्र रूप से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND 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.

भारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA



ANISH RAJAN
Second Secretary (Passport)
Embassy of India—
Abu Dhabi, U.A.E.

भारत गणराज्य REPUBLIC OF INDIA
भारत सरकार Ministry of External Affairs
New Delhi-110011

Grid / Type

IN

उपनाम / Surname

77-00000

MUTHYALA
दिता राधा नाम / Given Name(s)

BUCHI SHIVSHANKAR GOPAL NAIDU
 राष्ट्रीयता / Nationality
 भिन्न / Sex
 जन्मतिथि / Date of Birth

INDIAN

2

11/04/1981

उत्पत्ति स्थान / Place of Birth

VIZIANAGARAM
ଆମ୍ଭେ କାହାଣୀ କାହାଣୀ / Place of Issue

ans:

ABUDHABJI
नाशी करने की तिथि /

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26/03/2012

25/03/2022

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Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 10 of 12 Sheet

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BUHLER

पंजीकरण
विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/केन्द्र में अपना पंजीकरण करवाएं।

चेतावनी
यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को यदि कोई सूचना मिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है तो उसका तुरंत अनुपालन किया जाए।

यह पासपोर्ट ह्राक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति नहीं की जानी चाहिए।

पासपोर्ट गुम हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम पासपोर्ट अधिकारी को अथवा यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिशन/केन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विस्तृत पृष्ठताछ के बाद ही डुबलीकेट पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

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64

पिता/पति/पुत्र/पुत्री का नाम / Name of Father / Legal Guardian
MUTHAYALA PRINATH RAO

राष्ट्र / Country of INDIA
MUTHAYALA INDIRA

पति या पत्नी का नाम / Name of Spouse

पता / Address
Block NO 8, FLAT NO 16,

HIG II, BAGHLINGAMPALLY,

HYDERABAD 500044

उत्पत्ति / Origin
33813772 और इससे जारी होने वाले पुराने पासपोर्ट No. with Date and Place of Issue
12/08/2007 HYDERABAD

कार्ड / Card
UAEAD1926412 OLD PPT CONTAINS VALID VISA

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Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 11 of 12 Sheet

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Book - 1 CS Number 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013

Sheet 12 of 12 Sheet

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