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

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ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 11022 Date:10-04-2014

Sold to: RAMESH
S/o. NARSING RAO

For Whom: METHA & MODI HOMES

1

BE 738702

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

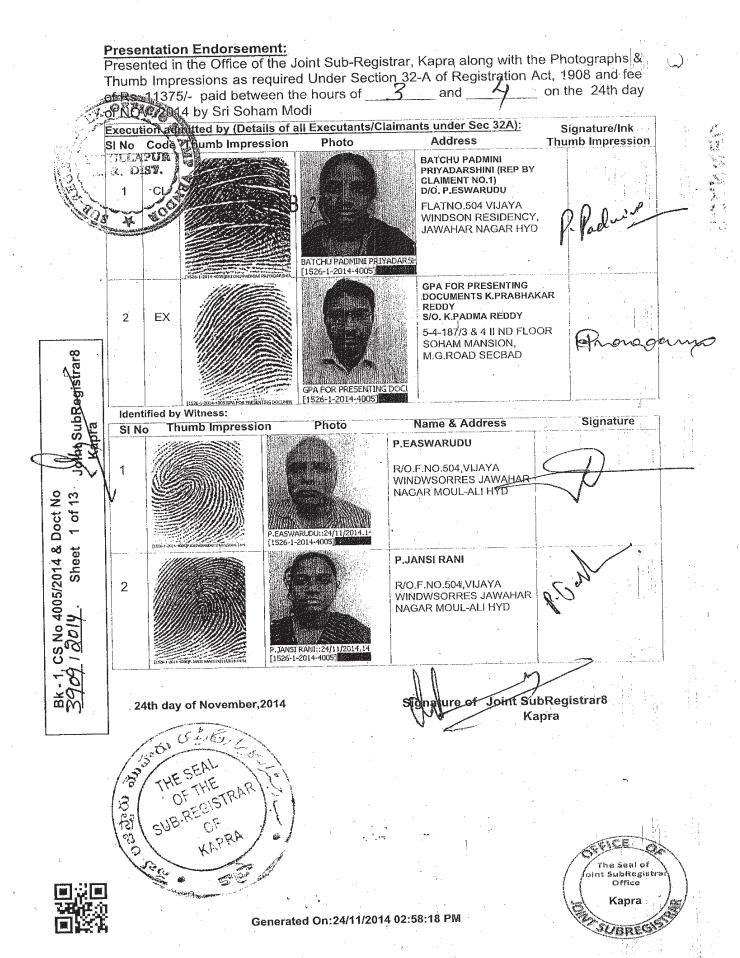
This Sale Deed is made and executed on this the 24th day of November 2014 at S. R.O, Kapa, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partners Shri Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubille Hills, Hyderabad, hereinafter referred to as the 'Vendor'

AND

- 1. Smt. Sarojini L. Rohit, Wife of Dr. L. G. Rohit, aged about 72 years, Occupation: Housewife, R/o. 8-2-402/2, Road No.5, Banjara Hills, Hyderabad.
- 2. Shri. Amar V. Shah, Son of Shri. V. N. Shah, aged about 54 years, Occupation: Business, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

For Mehta and Modi Homes
Partner



- 3. Smt. Meera A. Shah, Wife of Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
- 4. Shri. Ajit V. Shah, Son of Shri. V. N. Shah, aged about 52 years, Occupation: Business, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 5. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad."
- 6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, resident of 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
- 7. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, Occupation: Housewife, resident of 1-8-54/12 P3, Venkat Rao Nagar Colony, Secunderabad.
- 8. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, Occupation Housewife, resident of 1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 10. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, the Partners / Authorized Representatives of M/s. Mehta and Modi Homes who is the General Power of Attorney Holders by virtue of document no.204/BK-IV/10 dated 18.09.2010, registered at S.R.O., Uppal, R. R. District, hereinafter called the "Owners".

IN FAVOUR OF

- 1. Mr. Batchu Krishna Chaithanya, Son of Mr. B. Manmohan, aged about 32 years, Occupation: Service, and
- 2. Mrs. Batchu Padmini Priyadarshini, Daughter of Mr. P. Eswarudu, aged about 29 years, both are residing at Flat No. 504, Vijaya Windson Residency, Jawahar Nagar, Moulali, Hyderabad 500 040., hereinafter referred to as the 'Vendee'.

The terms Vendor, Owners and Vendee shall mean and include their / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For Mehta and Modi Homes

Partner

Endorsement:						
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	125025	0		0	125125
Transfer Duty	NA	0	0		0	. 0
Reg. Fee	NA	11375	0		0	11375
User Charges	NA	110	0		0	110
Total	100	136510	0		0	136610

Rs. 125025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11375/- towards Registration Fees on the chargeable value of Rs. 2275000/- was paid by the party through Challan/BC/Pay Order No ,918370 dated ,24-NOV-14.

Date

24th day of November, 2014
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CS No 4005/2014 & Doct No

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WHEREAS:

A) The Owners are the absolute owners, possessors and in peaceful enjoyment of the land forming Sy.No.74 (Ac.1-23 Gts.) and Sy.No.75 (Ac.1-22 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring about Ac.3-05 Gts., by virtue registered sale deed bearing document no.3111/07 dated 5.03.07 registered at SRO, Uppal and is hereinafter referred to as the 'Scheduled Land'.

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- B) The Owners purchased the Scheduled Land for a consideration from its previous Owners, possessors and pattedars namely:
 - Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah
 - Smt. V. Susheela, Wife of V. V. Subba Rao,
 - Sri Anand S. Mehta, son of Shri Suresh U. Mehta
 - Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad
 - Shri. G. Rama Krishna Reddy, son of Shri. G. R. Reddy
 - Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao
 - Shri Sajja Venkateswara Rao, son of Shri Subba Rao
 - Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam
 - Shri Sekharam Seri, son of Late Shri. Venkakaih
- C) The Owners approached the Vendors to develop the Schedule Land into residential houses / plots and the Vendors have agreed to do so. Accordingly, the Vendors and the Owners have entered into Development Agreement dated 30.04.2007 for development of the Schedule Land. The Development Agreement is registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal.
- D) In pursuance of the said Development Agreement the Vendors have obtained permission from GHMC / HUDA in file no. 0149/CSC/TP1/2008, Permit No.5/69 dated 18.12.08 for developing the Scheduled Land into a gated community consisting of 44 villas / bungalows each having divided share of land (plot of land) along with common amenities like roads, drainage, electric power connection, clubhouse, landscape areas, etc. The Scheduled Land as per sanction shall be made into 44 villas / bungalows along with divided share of land bearing nos. 1 to 44. Hereinafter, the said villas / bungalows along with divided share of land shall be referred to as plot no. 1, plot no. 2, plot no. 3 as on.
- E) As per the terms of the Development Agreement, the Owners and the Vendor have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 13 villas and the Vendor shall be entitled to 31 villas along with the divided plots of land.

For Mehta and Modi Homes

Partney

Bk-1, CS No 4005/2014 & Doct No 3909 100 / Sheet 3 of 13 Joint SubRegistrar8



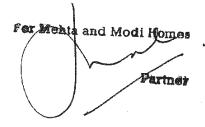




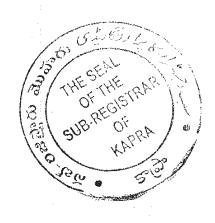
- F) Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor vide document no.204/BK-IV/10, dated 18.09.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to indenting purchasers without reference to the Owners.
- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- I) The Vendee is desirous of purchasing a plot of land bearing no.9, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.22,75,000/-(Rupees Twenty Two Lakhs Seventy 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.9, admeasuring 173 sq. yds, along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) forming part of Sy. Nos.74 & 75, Cherlapally Village, Ghatkesar Mandal, R. R. District 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.22,75,000/-(Rupees Twenty Two Lakhs Seventy Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor / Owners 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 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 given 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.



Bk - 1, CS No 4005/2014 & Doct No



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- 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.

SCHEDULED PLOT

All that piece and parcel of villa on bearing plot no. 9, admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) in the project known as 'Villas at Silver Creek' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 8	
South	Plot No. 10	
East	Plot No. 19	
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:

2

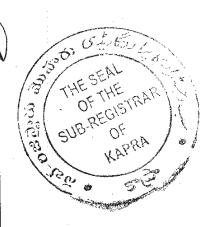
or Mehra and Modi Homes

Partner

(Soham Modi) VENDOR

VENDEE

BK-1, CS No 4005/2014 & Doct No







ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of villa on bearing plot no. 9, in the project known as "Villas At Silvercreek" forming part of Sy. Nos. 74 & 75, 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

: 173 sq. yds,

4. Built up area Particulars:

a) Portico & Terrance Area

: 229 Sft

b) In the Ground Floor

: 810 Sft

c) In the First Floor

: 810 Sft

Total Built up Area:

1849 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 22.75,000/-

For Ments and Modi Homes

Partner

Date: 24.11.2014

Signature of the Executants

CERTIFICATE

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

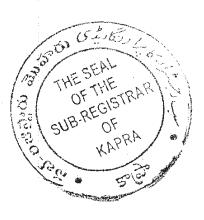
Date: 24.11.2014

Partner

For Media and Modi Homes

Signature of the Executants

BK-1, CS No 4005/2014 & Doct No Sport No Sport Sub-Registrar8 S909 / 2019. Sheet 6 of 13 Mint Sub-Registrar8



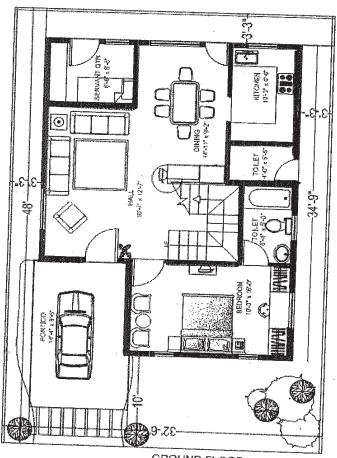




REGISTRATION PLAN SHOWING PLOT NO.9, FORMING A PART IN SURVEY NOS. 74 & 75 Situated at CHERLAPALLY VILLAGE, Mandal, R. R. Dist. **GHATKESAR VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: 1. MR. BATCHU KRISHNA CHAITHANYA, SON OF MR. B. MANMOHAN 2. MRS. BATCHU PADMINI PRIYADARSHINI, DAUGHTER OF MR. P. ESWARUDU REFERENCE: SCALE: INCL: AREA: **EXCL:** 173 SQ. YDS. SQ. MTRS.

TOTAL BUILT UP AREA: 1849SFT





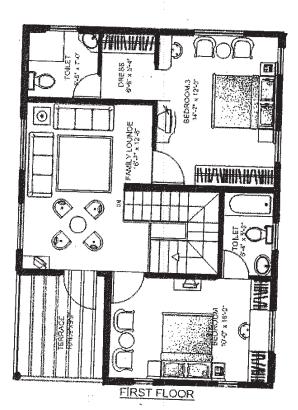
GROUND FLOOR

AREA OF GROUND FLOOR: 816.00 SFT.

AREA OF FIRST FLOOR : 840.00 SFT.

TOFFAL BUILT UP AREA : : 1620.00 SFT.

TERRACE AREA : 93.00 SFT, PORTICO AREA : 136 SFT



For Mehra and Modi Homes

SIG. OF THE VENDOR

Partner

SIGN. OF THE BUYER

WITNESSES:

BK-1, CS No 4005/2014 & Doct No Sqoq / 2014. Sheet 7 of 13 Joint SubRegistraries







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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)



NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

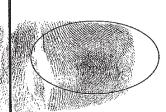




VENDOR:

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 PARTNER

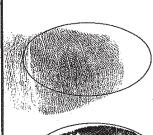
1. MR. SOHAM MODI S/O. MR. SATISH MODI





GPA FOR PRESENTING DOCUMENTS: VIDE GPA NO. 190/IV/2012, Dt. 10.12.2012:

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





BUYER NO. 2: CUM REPRESENTATIVE

Mirgersanceruesadimini persyadarsirini D/O. MR. POLINATUESWAREDU R/O. FLATING 504 VIJAYA WINDSOR RESIDENCY JAWAHAR NAGAR MOULALI, HYDERABAD - 500 040.

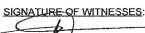




BUYER NO.1:

MR. BATGHU: KRISHNA CHAITHANYA S/O. MR. BATCHU MANMOHAN R/O. FLAT: NG. 504 VIJAYA WINDSOR RESIDENCY JAWAHAR NAGAR, MOULALI HYDERABAD - 500 040.

for Meh



SIGNATURE OF THE EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Batchu Padmini Phyadarshini, as I cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

x koighna chaith SIGNATURE(S) OF BUYER(S)

and Modi Homes

Partner

Bk-1, CS No 4005/2014 & Doct No





- William

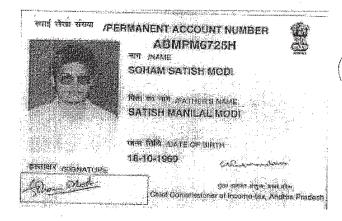


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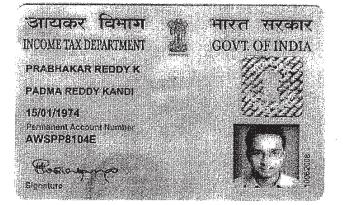


VENDOR:





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Bk-1, CS No 4005/2014 & Doct No







MIKE MURICA REPUBLIC OF INDIA



THESE ARE TO REQUEST AND REQUIRES IN THE NAME OF THE PRESIDENT OF THE REPUBLIC WITHOUT LET OR HINDRANCE EVERY ASSISTANCE AND OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY AND TO MITCHED HIM OR HER, इसके द्वात, कात गणगुष्य के ग्रष्ट्पति

PROTECTION OF WILLCH HE OR SHE MAY STAND IN NEED. है कि ने धारक को जिसा किसी तेक. के नाम पर, उम संभी से जिनका शुम्रों संबंध हो, अनुरोध एवं अपेक्षा को बाती टोक के स्वांत्र कर में आने भारे और उसे हर गाह की ऐसी सहायका और सुरक्षा प्रदान करें जिसकी अमे अस्त्र इसक्त स्रो

भात गणान्य के महपति के अदीन में छर ठावठहरू ठार एसड गराडाठडार ठार सम्बन्धात ठार गराड



भारत गणराज्य REPUBLIC OF INDIA



equin/Sumar

Viervie w./ Pessport No. J 3 174405

BATCHU From word Given Name(s)

KRISHNA CHAITHANYA

regreen / Hollocolly INDIAN

urafilla / Data of Birth 30/07/1978

HYDERABAD,

28/06/2010

P<INDBATCHU<<KRISHNA<CHAITHANYA<<<<<<<< J3174405<3IND7807301M2006279<<<<<<<<<<<<<

BK-1, CS No 4005/2014 & Doct No 3909 1 2014. Sheet 10 of 13 Joint Subragistrar8 Kapra



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.10

संजीतकरण विशेषे में फेले अले सांसीय मार्गिकों को सम्बद्ध में बाती है किये निकटान भारतीय मित्राता केंद्र, में अस्तर, एंडीइस्टल क्लाबाएं।

केसामनी क्य पानवेट कार्या सम्बार की सम्मि है । इस पानवोट के यह में किसी पानपेट अधिकाती है इसके सात्क की वाँट कोई यूका सिराती है जिसने पानपेट तीयने की मांग की सामित है

क्ष जास्पृष्टे झाल झुत किली मी देत ने यक्ष न भेना वात् । यह पामनेट पातक या आन्द्र जुता मुख्यकुर व्यक्ति से क्ष्मेंने में ही होना चाहिए । इत्यं किनी भी प्रजान का फोब्यक या किक्रोंते

न्हों की बांगी महिए।

तो उस्तान कुन अनुधानन किया याथ्।

पास्तीरें तुम के को, औरी हो जाने अन्यवा नक हो जाने पा राहकी मुख्तम पात्त में त्राप्त विव्हांकों पांकार्य अधिकारी के ज्ञाया जाते वात्ताहें बाव्ह विदेश है है वो तिव्यत्ता पात्तीय हिंहान् में के अपिकारी को काव्या नहीं जानों वाहिए। विव्यंत हुआते हैं वाह हुआते हैं वाह हो कुसीकें पास्त्री और किया वाहण ।

THE PASSPORT IS THE PROPERTY OF THE COVERNHENT OF THEIR, ANY COMMUNICATION DECEIVED BY THE HOLDER PROM A DEMAND FOR PASSPORT, INCLIDING DEMAND FOR THE PASSPORT, INCLIDING THE PASSPORT, INCLIDING THE PASSPORT PROPERTY.

THIS PASIGNORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY NORT, CHES BROLLIN BE NOT SCUSCOPY SITHER OF THE ROLDER OR OF A PRISOR AUTHORISED BY THE HOLDER. IT MUST NOT DE ALTERED OR AUTHORISED BY THE HOLDER. IT MUST NOT DE

LOSS, TREET OR DESTRUCTION OF THIS PASSPORT SHOULD BE INVESTED TO THE WAREST PASSPORT AUTHORITY IN DOTA OR IT THE HOLDER IS ASSPORD, FO THE WAREST NEDAN MISSIONSPOST AND TO THE LOCAL POLICE, GALL AFTER EXEMISTIVE RUQUINES SHALL A DUFILCATE PASSPORT HE ISSUED.

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CAUTION

REGISTRATION

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पिक्स र करिनूनी अमिनायक का नाम / Name of Father / Legal Guardian POLINATI ESWARUDU

men on 1947 Name of Mother

POLINATI ANANTHA LAKSHMI परित या फर्न्स का नाव / Mame of Spouse

KRISHNA CHAITHANYA BATCHU

PLOT 240/241, FLAT-504

VIJAYA WINDSOR RES, JAWAHARNAGAR,

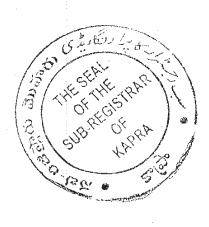
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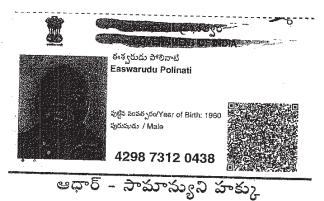
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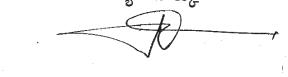
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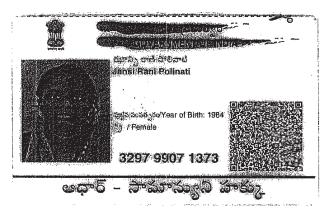














ఎరునామా: svo లేట్ వెంకట రత్నం పోలివాటి, Address: S/O Late Venkata ప వో 240 అంద్ 241 ఫ్లాట్ నో 504 విజయ విక్ట్ఫోర్ రెఫిడెం Patnam Polinati, P NO 240 AND వ న 240 అండి 241 స్ట్రాల్ నో . జవహర్ వగర. నెఆర్ లైఫ్ స్ప్రింగ్ హాస్పిటల్, మాల అలీ, మల్కాజిసి, హైదరాబాద్, ్లాలు బాది, ఆంధ్ర ప్రదేశ్లు 500040

241 FLAT NO 504 VIJAYA WINDSOR RESIDENCY, JAWAHAR NAGAR, NEAR LIFE SPRING HOSPITAL, MOULA ALI, MALKAJGIRI, Hyderabad, Andhra Pradesh, 500040



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