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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.

TO THE TIPE TO THE PROPERTY ONE HUNDRED RUPEES

1.00 HUNDRED RUPEES

ಅಂ(ತ್ರ್ಯವದೆ§ आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 2839 Dt.27-02-2013 Rs.100/-

Sold to: Sri. Ramesh S/o Narsing Rao R/o Hyd

For Wham: Mehta & Modi Homes

BA 425538

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13

CELL No. 9989259839

SALE DEED

This Sale Deed is made and executed on this the 13th day of March 2013 at SRO, Uppal, 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. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 62 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

1. Mr. H. VIJAYABALAN, SON OF Mr. A. HARITHIRTHAM, aged about 52 years, Occupation: Service.

Mrs. V. MEENAKSHI, WIFE OF Mr. H. VIJAYABALAN aged about 45 years, both are residing at # D-54, Mahindra park, Narayan Nagar, Ghatkopar (West), Mumbai - 400 086., 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 MEHT & MODI HOMES FOR MEHT & MODI HOMES

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2013 २००१ - केंग्न्ट्री उर 14 अर्डक coor Il corres Il month కుండ్ర శ్వేల్ నటింజస్టార్ అఫీసుతో K. Babbakar Reddy **ウロ製剤表 かいいか 1908 かり 32.010** *මාසාභ්වරණ වණා*ලුංක්ණවාර දමයි පුණු One) සාවයකු වීව නිගසුවේ තිස් සංකුතා ම කුණුර 2013 බවා ම ್ಷವಸ್ಥಾನೇಕಲ ಮುತ್ತಮು ಕಾಗಿತಮು 18,000 LR. 18,000 ಈ පැරීමකා ස්රාන තිරමු etamente. * accept No 45470 Dt. 14 D.3 /2013 තස් - නෘද්ඨුලේ SBH, Hubelgarda Branch, Hyd. That around ఉన్నలో వాసి ఇచ్చినట్లు ఒప్పుకున్నది Plastongongo K. Probleker Reddy 5/0. Krf. Reddy,
oce: Service - No: # 5-6-87/384 Red Ploor, ఏడమ బొటన(వేలు Solam Massion, Magarond sections, through GRA- For presentation of Bocuments, wite GRA- NO. 166/1250/ 10, Ot. 03.09-2010 at SRD, Uppat, R. P. DI 84 වරුමේ ලබාවට H. CHANDRA. RUPA WO N. PANCHAPAKESAN 7-59/14, Tirumala Enclave, Dammaiguda, Nagarani Hyd Soco83 M. Maharder 8/0. Late M. Mollesty Yaday Bests, Neverlinet, Hinderabry P10-7

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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 MENTA MODI HOMES

• ____

Partner

FOR MEHDATED MODI HOMES

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ENDORSEMENT

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hallan NoHSYRODt14.lm.1	1,2
Stamp Duty: 1. In the Shape of Stamp Paper	RsΙΩΩ
2. In the Shape of Challan	
(III/s. 41 of I.S. Act. 1899)	Rs. 1,79,900
3. In the Shape of Cash (U/s. 41 of I.S Act. 1899)	Rs
a Adjustment of Stamp Duty	Re
(Uls. 16 of LS. Act. 1899) if any	
Il Transfer Duty: 1. In the Shape of Challan	Rs. 32,000
2. In the Shape of Cash	Ks
III Registration Fees:	Re 12,000.
1. In the Shape of Challan	Rs. 18,.000.
2. In the Shape of Cash IV User Charges:	
1. In the Shape of Challan	RsIDD
2. In the Shape of Cash	Rs

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TOTAL Rs: 2,70,100)

Sub Registro Uppo H) The Vendee is desirous of purchasing a plot of land bearing no. 326 admeasuring about 174 sq. yds. along with semi-finished construction having a total area of 1883 sft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.36,00,000/-(Rupees Thirty Six Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 326 admeasuring about 174 sq. yds. along with semi-finished construction having a total area of 1883 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.36,00,000/-(Rupees Thirty Six Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 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. 2,70,000/- is paid by way of challan No. 45470, dated 14.03.2013, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

FOR MEHTA & MODI HOMES

Partner

FOR MEHIN & MODI HUMES

Partner

S.R.O Uppal

Sub-Registrar and Collector U/S-41842 as on INDIAN STARRE

REGISTRATION ENDORSEMENT

An amonut of Rs. 2.51.300 towards Stamp Duty Including Transfer Duty and Rs. 18.000 towards Registration Fee was paid by the party through Challan Receipt Number. 45430 Dated 13.13. At SBH Habsiguda Branch Sec'bad SBH Habsiguda A/c. 52191012432 of SRO Uppal



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 326 admeasuring about 174 sq. yds., along with semi-finished construction having a total area of 1883 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. 327	Y	
South	Plot No. 325		
East	Plot No. 331		
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. Johnson

(H. CHANDRA RUDA)

2. MM

(m-mahender)

FOR MEH A & MODI HOMES

Partner

(Soham Modi) VENDOR

FOR MENTA & MODI HOMES

((SURESH U. MEHTA) VENDOR

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THE SEAL OF THE SUB REGISTRAR OF OF OF OPPAL OF OR DIST.

ANNEXURE-1-A

1. Description of the Building

:ALL THAT PIECE AND PARCEL OF BUNGALOW ON bearing Plot No. 326 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 & Terrance 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. 36,00,000/-

FOR MEHTA & MODI HOMES

Partner

FOR WENTA & MODI HOMES

Partner

Date: 13.03.2013

Signature of the Executants

CERTIFICATE

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

For

EHTA & MODI HOMES

Partner

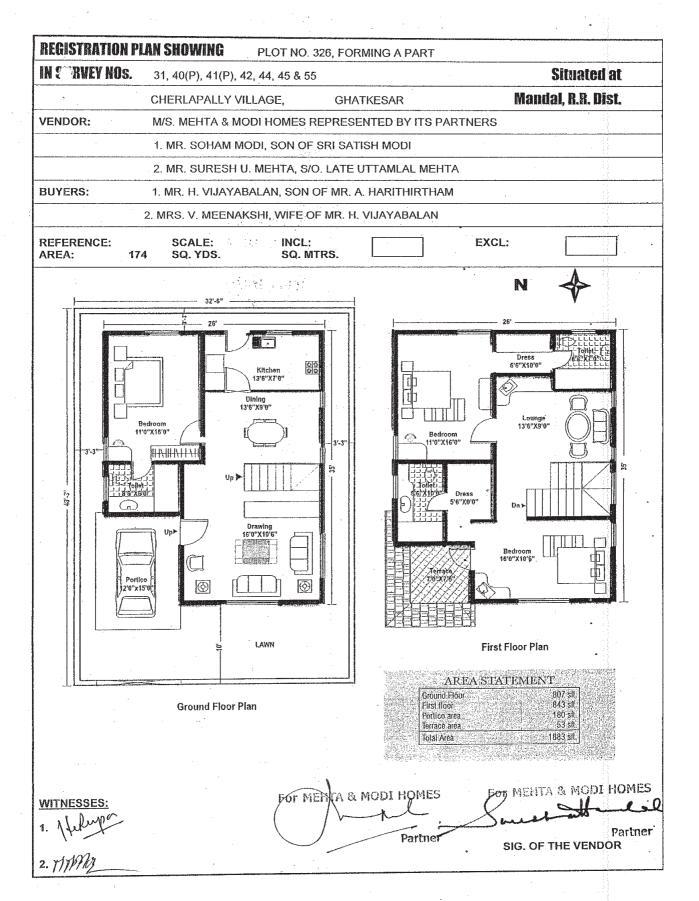
on Mehta & Modi Homes

Partner

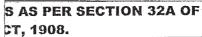
Date: 13.03.2013

Signature of the Executants

THE SEAL OF THE SEAL OF THE SEAL OF THE SUR RECISTRAR OF UPPAL OF ARR. DIST.



PHOTOGRAPHS AN FINGER PRINT IN BLACK (LEFT THUMB) SL.NO.



NAME & RERMANENT 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. RAOD, SECUNDERABAD REP. BY ITS PARTNERS

- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SURESH U. MEHTA S/O, LATE UTTAMLAL MEHTA (O), 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, 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, fil FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

BUYERS:

- 1. MR, H. VIJAYABALAN S/O, MR. A. HARITHIRTHAM R/O, D-54, MAHINDRA PARK GHATKOPAR NARAYAN NAGAR, (WEST) MUMBAI - 400 086
- 2. MRS. V. MEENAKSHI W/O. MR. H. VIJAYABALAN R/O. D-54, MAHINDRA PARK NARAYAN NAGAR, GHA GHATKOPAR MUMBAI - 400 086

SIGNATURE OF WITNESSES:

TA & MODI HOMES FOR MEHTA & MODI HOMES

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Partne

We stand here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

The Rongero

SIGNATURE OF THE REPRESENTATIVE

1. H. Vojala

INTERNAL

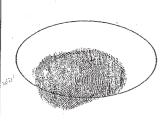
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER







WITNESSESS:

1. H. CHANDRA RUPA
WO N. PANCHAPAKESAN
T-59/14, TIRUMALA ENCLAVE
DAMMAIGUDA, NAGARAM
HYD 500083

2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD

Partner/

SIGNATURE OF WITNESSES:

1. Helipa

2. 1/1/19/02

FOR MEHT A & MODI HOMES

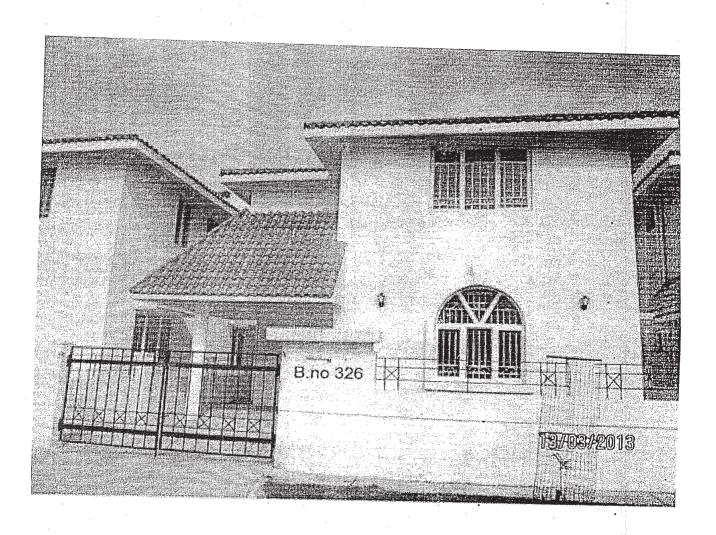
POT MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

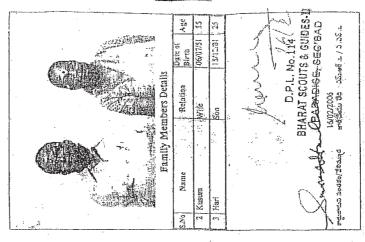
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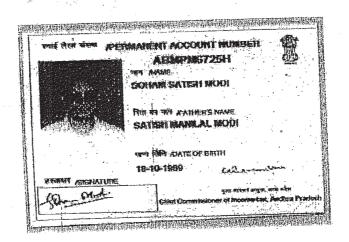


మ పుస్తకం 2013 సంగ పు దస్యావేజ్ నెం 3098 / 1 న్యావేజుల మొత్తము కాగితముల సంఖ్య / 4 / 1 ంగ్లావేజుల మొత్తము కరుస సంఖ్య మాట్ - లజిస్తారా ఉష్మల్

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VENDOR:





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आयकर विभाग क्र	भारत सरकार
INCOMETAX DEPARTMENT	GOVT OF INDIA
PRABHAKAR REDBY K	47.72
PADMA REDDY KANDI	36 39 2
15/01/1974 Permenent Account Number AWSPP8104E	
Herro Location	

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Est Sang No

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For MEHTA & MODI HUNES
Partner

For MEHIA & MODI HOMES

Partner

THE SEAL OF THE SUB-REGISTRAR OF PAL R.R. DIST.

ఆల్లోష్

BUYER:

PERMANENT ACCOUNT NUMBER

AAZPH7306K

THE RESIDENCE VIJAYABALAN HARITHIRTHAM

THE TIME ADDRESS NAME
A HARITHIRTHAM

FOR TAKE VIJANE OF BIRTH

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SHERT SIGNATURE

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P<IND<<VIJAYABALAN<MEENAKSHI< F4909125<3IND6706108F1509201<<<<<<<<<

21/09/2005

20/09/2015

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पत्थपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि /Old Passport No.

with date and Place of issue BOMBAY

21/02/1994

नारी करने की लिपि /Date of Issue अन्तारित की लिपि /Date of Expiry

MUMBAI

NEW DELHI आरी करने का स्थान /Place of Issue Tare Place of Birth

10/06/1967

GHATKOPAR WEST

54,

MAHINDRA PARK, NARAYAN NAGAR

MUMBAI 400 086.

जन्मतिथि /Date of Birth

HARITHIRTHAM VIJAYABALAN

SUBRAMANIAN KAMAKSHI यति या पत्नी का काम /Name of Spouse

TEYAGARAJAN SUBRAMANIAN

াকা স্বান্স,কালুলী সক্লিজালত /Name of Father/Legal Guardian





NDIAN	राष्ट्रीयता /Nationality	VIJAYABALA	दिये जाये नाम /Given	70	टाइंप /Type राज

N MEENAKSHI (ND 回来 /Country Code Mai /Sex

> 4909125 पासकेंट ने. /Passport No.

STREET FRANCES

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LEGILA

BUYER:



इनके दुवास, पासा गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से गरोकार हो, वह प्रार्थना एवं अपेक्षा की आसी है कि वे वाहक को दिना रोक-टोक, आज़ाबी से जाने-जाने हैं, और उसे हर तरह की ऐसी समायसा 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 CONCEINTO ALLOW THE BEATHER TO PASS PREELY WITHOUT LET OR HUNDRANCE, AND TO APPOID HIM ORD HEIL, EVERLY ASSISTANCE AND PROTECTION OF WHICH HIS OR SHE MAY STAND IN NEED.

मारः गगराज्य के राष्ट्रगति के आदेश से दिया गया RY ONDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

भा. जामव/S. M. JADHAV सहायक/Assistant क्षेत्रीय पासपीर कार्यालय, सुंबई. Regional Passport Office, Mumbai,

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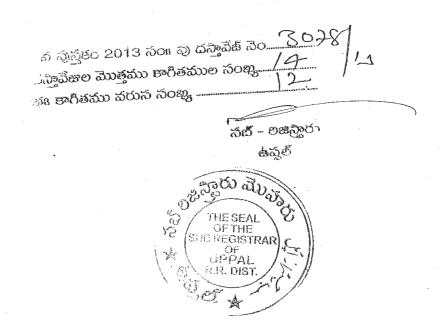
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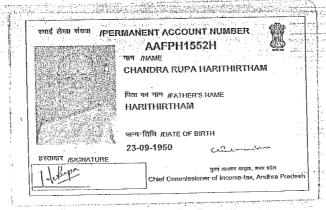
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ा हु तिन्य प्रतिकृति के द्वित है है। अनुसार अन्दरम्य देव हैंग्रेस है वहाँ है प्रीमक द्वित प्रतिकृति के क्षित्रात होते द्वित है। Inhstryph





July

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, आयकर विभाग INCOME TAX DEPARTMENT M MAHENDAR

MALLESH MANDA

Permanent Account Number AGAPM0412C



भारत सरकार GOVT. OF INDIA



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