

ORIGINAL

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దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Soham Modi Repay K. prabhakaran Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	14/11		Cherukupally
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స్టాంపు విలువ రూ.	100		53113/	
దస్తావేజు నెంబరు	1507/14		47256/13	P
రిజిస్ట్రేషన్ రుసుము	18750			
లోటు స్టాంపు (D.S.D.)	149900			
GHMC (T.D.)	56250			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
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(అక్షరాల)

తేది

24/4

రూపాయలు మాత్రమే)

వాపసు తేది

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సబ్ రిజిస్ట్రారు
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.

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 279361

Sl.No. 3999 Dt: 14-11-2013

Sold to: RAMESH

S/o: NARASING RAO

For Whom: M/s. MEHTA & MODI HOMES

T. LALITHA
Licensed Stamp Vendor
LIC.No. 16-09-074/2012
Plot No.32.H.No.3-48-266
Kakaguda, Karkhana,
Cantonment Secunderabad
7842562342

SALE DEED

This Sale Deed is made and executed on this the 24th day of April 2014 at SRO, Kapra, Ranga Reddy District by and between:

1. Mrs. Hetal K. Parikh, Daughter of Shri. Krishna Kanth Parikh, aged about 23 years, resident of H. No: 1-10-98/6, Dwarakadas Co-operative Society, Begumpet, Hyderabad.
2. Shri. Pravesh B. Parikh, Son of Shri. Bharat S. Parikh, aged about 28 years, Occupation: Business, resident of H. No: 1-10-98/41, 1st Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad.
3. Shri. Piyush J. Parikh Son of Late Jagadish S. Parikh, aged about 25 years, Occupation: Business resident of H.No:1-10-98/41, 2nd Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad.

Being represented M/s. Mehta & Modi Homes who are the General Power of Attorney holder by virtue of document no. 68/Bk-IV/2008 dated 19.04.2008 registered at S.R.O. Uppal.

AND

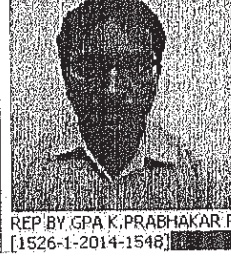
M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 being represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot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

FOR MEHTA & MODI HOMES

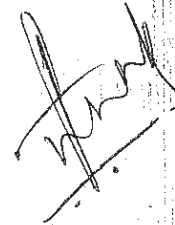
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18750/- paid between the hours of 2 and 3 on the 24th day of APR, 2014 by Sri Hetal K.Parikh

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 TANGIRALA NAGAVALLI DEVI [1526-1-2014-1548]	TANGIRALA NAGAVALLI DEVI W/O. TANGIRALA VENKAT RAMAM 6357 SECTOR B POCKET 9 VASANTH KUNJ NEW DELHI	T.N. Devi
2	CL		 TANGIRALA VENKATA RAMAM [1526-1-2014-1548]	TANGIRALA VENKATA RAMAM S/O. LATE.T.S.G.KRISHNA MURTY 6357 SECTOR B POCKET 9, VASANTH KUNJ NEW DELHI	T.V. Ramam
3	EX		 REP BY GPA K. PRABHAKAR REDDY [1526-1-2014-1548]	REP BY GPA K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 AND 4 II ND FLOOR, SOHAM MANSION M.G.ROAD SECBAD	Prabhakar

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 PRAVEEN PATHAK::24/04/20 [1526-1-2014-1548]	PRAVEEN PATHAK R/O.35-79/3/2,BRUNDAVAN CLNY,SAINIKPURI,HYD.	
2		 T.V. RAMANA KUMARI::24/04/20 [1526-1-2014-1548]	T.V. RAMANA KUMARI R/O.201-2-17-39,SBH CLNY,PRASHANTHI NAGAR,UPPAL,HYD.	T.V. Ramana

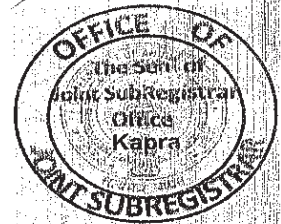
24th day of April, 2014

Signature of Joint SubRegistrar8



THE SEAL
OF THE
SUB-REGISTRAR
OF
KAPRA

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BK-1, CS No 1548/2014 & Doct No
1507/2014 Sheet 1 of 12

Joint SubRegistrar8
Kapra

INFAVOUR OF

1. Mr. Tangirala Venkata Ramam, Son of Late T. S. G. Krishna Murty, aged about 66 years, and
2. Mrs. Tangirala Nagavalli Devi, Wife of Mr. Tangirala Venkat Ramam, aged about 64 years, both are residing at # 6357, Sector B, Pocket 9, Vasanth Kunj, New Delhi - 110 070, India., hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

WHEREAS:

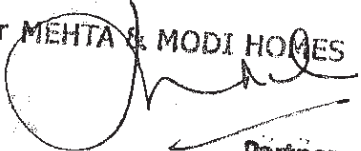
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac.7-28.5 Gt., of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	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) Smt. 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, 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.

For MEHTA & MODI HOMES


Kapra

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		206150	206250
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		18750	18750
User Charges	NA	0	0		100	100
Total	100	0	0		225000	225100

Rs. 206150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18750/- towards Registration Fees on the chargeable value of Rs. 3750000/- was paid by the party through DD No ,8982 dated ,22-APR-14 of ,HDFC BANK/SEC-BAD

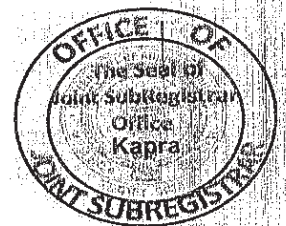
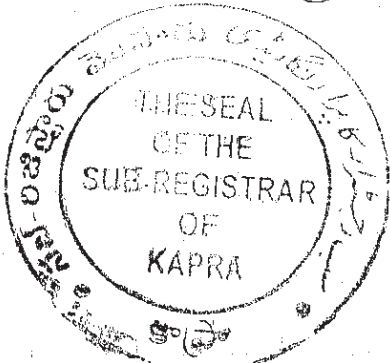
Date

24th day of April, 2014

Signature of Registering Officer
Kapra

1936 ౧౯ ఏప్రిల్ 24వ తేదీ

1వ పుస్తకము 2014 సం./ ఛా.స. 1936వ
పు. 1507 నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగ్ నిమిత్తం దుబ్బింపు నెంబరు 1526
1507/2014 గా యివ్వబడ్డవని
2014 సం. ఏప్రిల్ 24వ తేదీ



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Joint Sub Registrar

Kapra

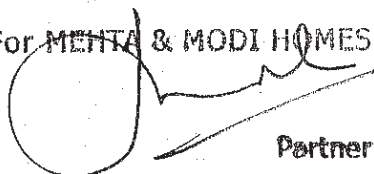


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'Silver Oak Bungalows (Phase-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 364, admeasuring 199.65 sq. yds, along with semi-finished construction having a total built-area of 1883 sft, (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.37,50,000/-(Rupees Thirty Seven Lakhs Fifty 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.364, admeasuring 199.65 sq. yds, along with semi-finished construction having a total built-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 Chinna Cherlapally Village (Old Village), Ghatkesar 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.37,50,000/-(Rupees Thirty Seven 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.

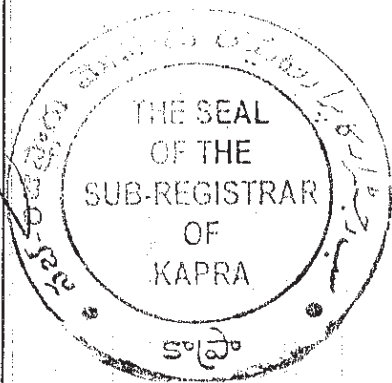
For MENTA & MODI HOMES



Partner

Bk - 1, CS No 1548/2014 & Doct No
1507/2014. Sheet 3 of 12

Joint SubRegistrar
Kapurthala



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SCHEDULED PROPERTY

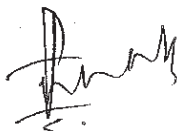
All that piece and parcel of bungalow on bearing Plot No. 364, admeasuring about 199.65 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) in the project known as "Silver Oak Bungalows Phase - III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Chinna Cherlapally Village (Old Village), Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 365
South	Plot No. 363
East	Neighbors land
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:

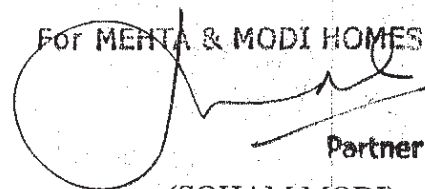
1.



2.

T. V Ravara Kumar

FOR MENTA & MODI HOMES



Partner

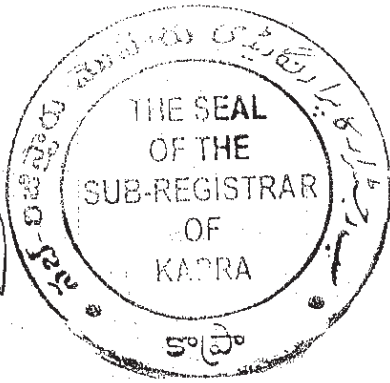
(SOHAM MODI)
VENDOR



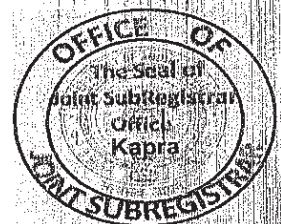
BUYER
T. N. Dew

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1507/2014. Sheet 4 of 12

Joint Sub Registrar
Kapra



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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No.364 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 : 199.65- 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. Executants' Estimate of the MV of the Building : Rs. 37,50,000/-

Date: 24.04.2014

For MENTA & MODI HOMES

Partner
Signature of the Executants

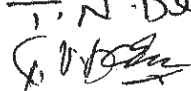
C E R T I F I C A T E

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

Date: 24.04.2014

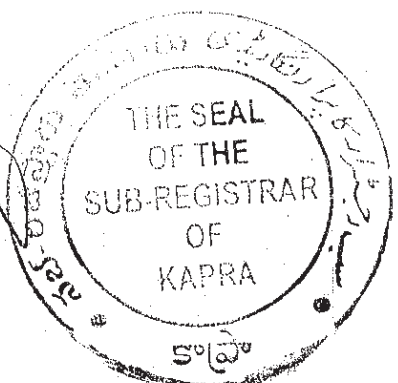
For MENTA & MODI HOMES

Partner
Signature of the Executants

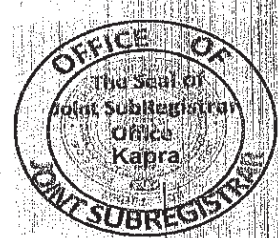
T. N. Deem


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150712014

Joint Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 364, FORMING A PART

IN SURVEY NOS. 31, 40(P), 41(P), 42, 44, 45 & 55**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: 1. MR. TANGIRALA VENKATA RAMAM, SON OF LATE T. S. G. KRISHNA MURTY

2. MRS. TANGIRALA NAGAVALLI DEVI, WIFE OF MR. TANGIRALA VENKAT RAMAM

REFERENCE:
AREA:

199.95

SCALE:

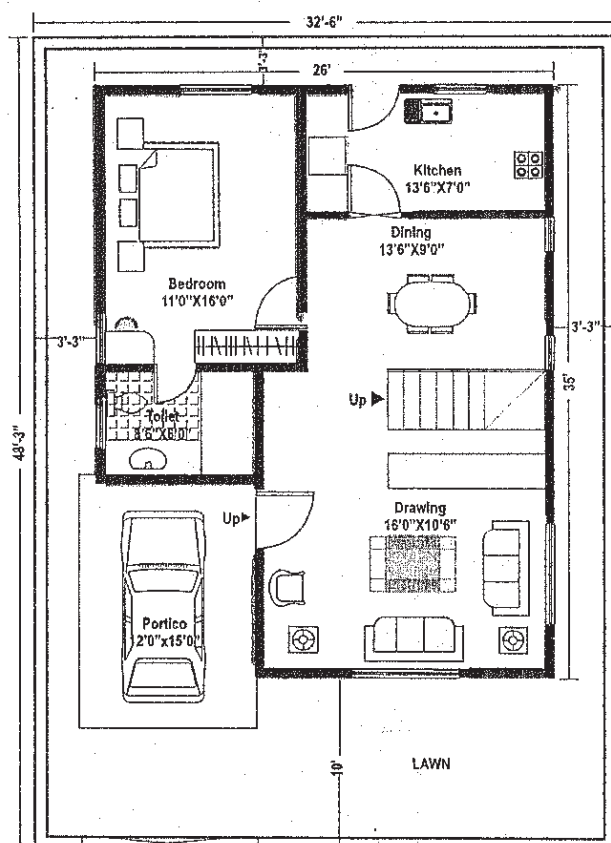
SQ. YDS.

INCL:

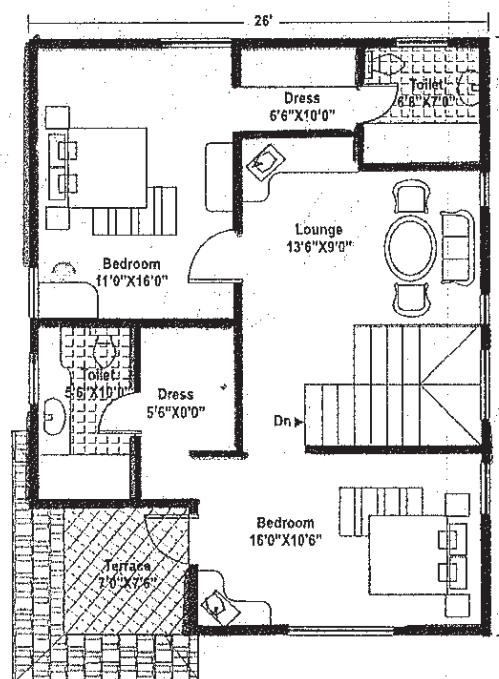
SQ. MTRS.

**EXCL:**

Built up area : 1883 Sft



Ground Floor Plan



First Floor Plan

AREA STATEMENT

Ground Floor	807 sft.
First floor	843 sft.
Portico area	180 sft.
Terrace area	53 sft.
Total Area	1883 sft.

WITNESSES:

- 1.
2. T. V. Ramana Murthy

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

T.N. Devi

SIGN. OF THE BUYER

Bk-1, CS No 1548/2014 & Doct No
15671/2014

Joint Sub Registrar
Kapra

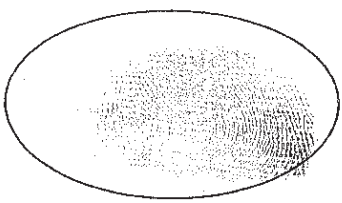
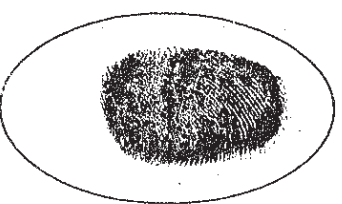
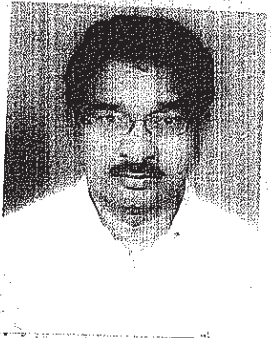
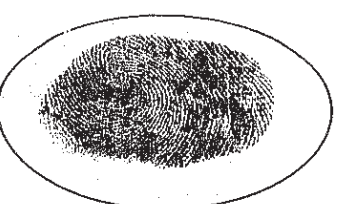
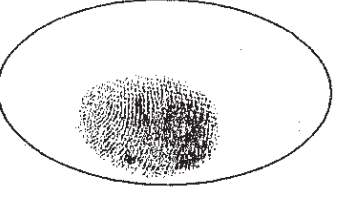
Sheet 6 of 12



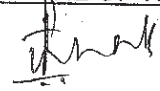
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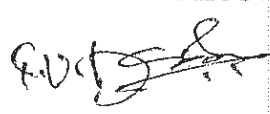
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 167/BK-IV/2010, Dated: 3.09.2010</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.
			<u>BUYER:</u> 1. MR. TANGIRALA VENKATA RAMAM S/O. LATE T. S. G. KRISHNA MURTY R/O. # 6357, SECTOR B POCKET 9 VASANTH KUNJ NEW DELHI - 110 070, INDIA.
			2. MRS. TANGIRALA NAGAVALLI DEVI W/O. MR. TANGIRALA VENKAT RAMAM R/O. # 6357, SECTOR B POCKET 9 VASANTH KUNJ NEW DELHI - 110 070, INDIA.

SIGNATURE OF WITNESSES:

1. 
2. T.V. Ramana Kumar


For MEHTA & MODI HOMES
Partner
SIGNATURE OF THE EXECUTANTS

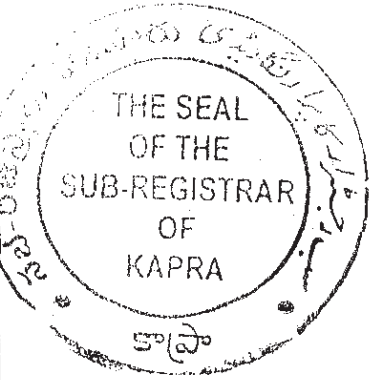

T.N. Devi
SIGNATURE OF THE BUYER

Bk - 1, CS No 1548/2014 & Doct No

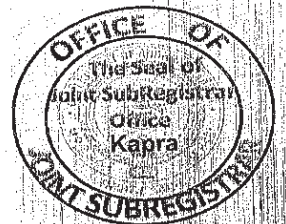
1507/2014. Sheet 7 of 12

Joint Sub Registrar

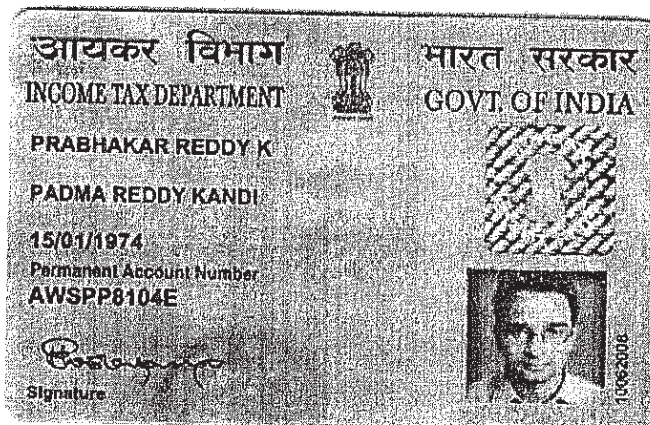
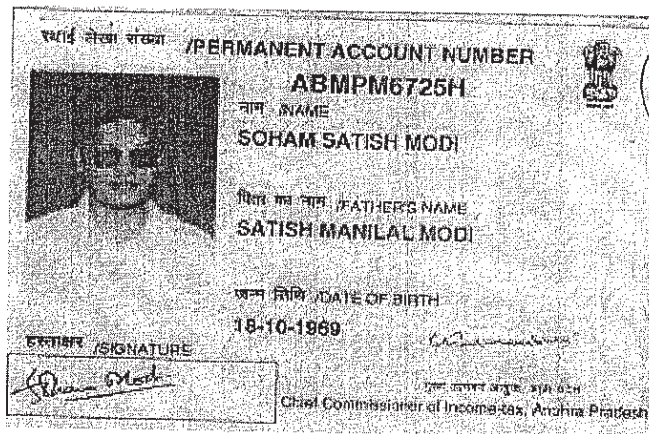
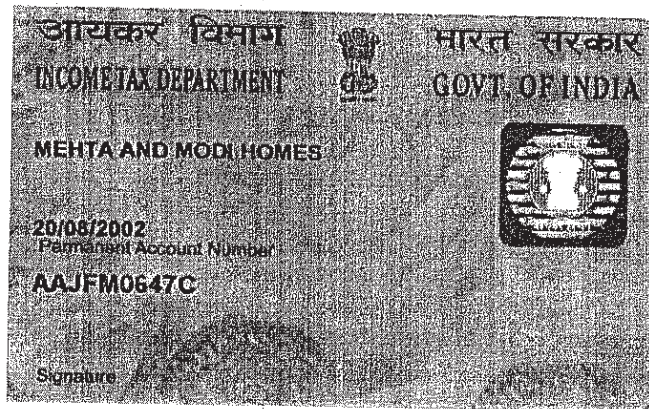
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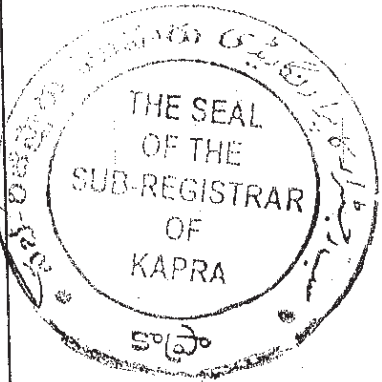
VENDOR:



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150712014

Joint SubRegistrar8

Kapra



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B 0048

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAAPT0491N



नाम /NAME

RAMAM VENKATA TANGIRALA

पिता का नाम /FATHER'S NAME

KRISHNAMURTHY SRIGOPALA
TANGIRALA

जन्म तिथि /DATE OF BIRTH

05-04-1948

हस्ताक्षर /SIGNATURE

S. U. N. Srinivasan

R. Srinivasan

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए. आर. ए. सेन्टर, भूतल
ई-2, झन्डेवालान एक्सटेंशन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the issuing authority :

Director of Income Tax (Systems)

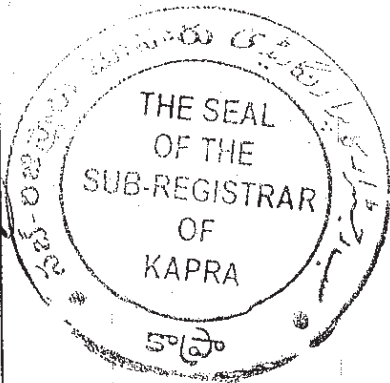
ARA Centre, Ground Floor

E-2, Jhandewalan Extn.

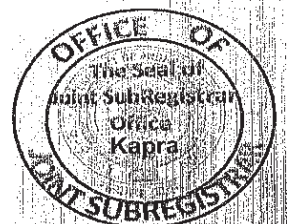
New Delhi - 110 055

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107/1204

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BOMER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

T N DEVI

KOTA AMMANNA SOMAYAZULU

30/12/1950
Permanent Account Number
AVDPD7637G

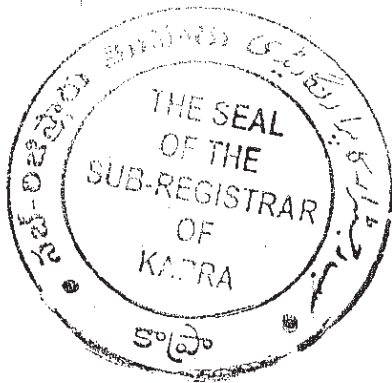
T N DEVI
Signature

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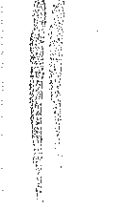
Bk - 1, CS No 1548/2014 & Doct No
1507/2014 Sheet 10 of 12

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Katra



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भारत सरकार

भारत सरकार
आधार

नामांकन क्रमांक/Enrolment No.: 1190/00156/02447

To: Tangirala Venkataramana Kumari
(Tangirala Venkataramana Kumari)

W/O Tangirala Prasada

2-17-39
S B H Colony
Uppal
Hyderabad
Rangareddi
Andhra Pradesh - 500039

Date: 05/08/2011

Ref. No.: 00019755-00053745-00056383



UB 03054514 8 IN

आधार आधार क्रमांक / Your Aadhaar No.:

2625 2305 7696

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Tangirala Venkataramana Kumari
Tangirala Venkataramana Kumari



जन्म वर्ष / Year of Birth : 1959
महिला / Female

2625 2305 7696



आधार — आम आदमी का अधिकार

T. V Ramana Kumar

निर्देश

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- किसी प्रकार की मदद के लिए :-
फोन नं. 1800 180 1947 पर सम्पर्क करें, अथवा
पि.ओ. बॉक्स नं. 1947, बैंगलूरु-560001 पर पत्रा भेजें, अथवा
help@uidai.gov.in पर ईमेल करें।

INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- In case any help is required :-
Call 1800 180 1947 or
Write to P.O. Box No. 1947, Bengaluru - 560 001 or
Email at help@uidai.gov.in



भारतीय विधिगत पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
AADHAAR

पता: W/O Tangirala Prasada, 2-17-39, S B H Colony, Uppal, Hyderabad,
Rangareddi, Andhra Pradesh, 500039

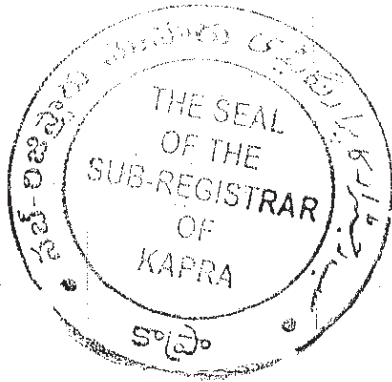
Address: W/O Tangirala Prasada, 2-17-39, S B H Colony, Uppal, Hyderabad,
Rangareddi, Andhra Pradesh, 500039

Aadhaar - Aam Aadmi Ka Adhikaar

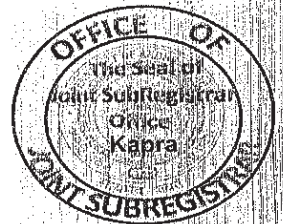


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1507/2014 Sheet 11 of 12

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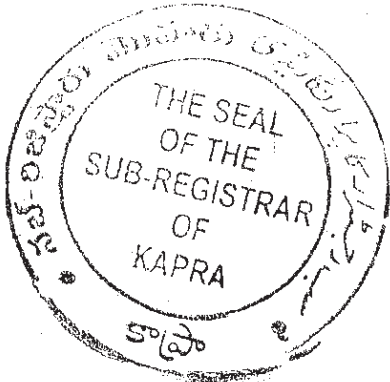


WITNESS:



[Handwritten signature]

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15071 2014 Sheet 12 of 12
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