एक सौ रुपये ₹. 100 NDRED RUPEES भारत INDIA INDIA NON JUDICIAL ಆಂಧ್ರೆವರೆ೯ आन्ध्र प्रदेश ANDHRA PRADESH Name 1. K-Proshakan Redsu S/o. D/o. V K. Padma Redsu V.L. No. 26/98, R.No. 39/2004 City Civil Court. SECUNDERABAD SALE DEED This Sale Deed is made and executed on this the 415 day of January 2007 at Secunderabad by M/S. SUMMIT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, IIIaFloor, M. G. Road, Secunderabad 500 003, represented by its Partner, Mr. Soham Modi, Son. of Sri Satish Modi, aged about 36 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. T. VENU GOPAL, SON OF MR. T. BAPI RAJU, aged about 32 years, 2. MR. T. SRIMARUTHI RAM, SON OF MR. T. BAPI RAJU, aged about 29 years, Both are residing at MIG 189, H. No. 6-94/48, HUDA Colony, Near Electrical Sub-station, Phase-2, Chanda Nagar, Near BHEL, Hyderabad - 500 050, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators,

executors, successor in interest, assignee, etc).

For SUMMIT BUILERS

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(0) 5-4-187 /3 & 4, and floor, Solam mansion

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m. G. Road, sec' Bad, through attested

GRA for Presentation of Documents,

Vide DOC NO. II DEIN OL AT SED, UPPAL.

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WHEREAS:

A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by owners Sri Karipe Narsimha, & Sri Alla Muralikrishna Reddy.

Sale Deed Dated	Schedule and area of land	Document No	Registered with
24/05/2004	1,815 Sq. yds.	6020/2004	Sub Registrar, Uppal, R. R. Dist.
24/05/2004	2,560 Sq. yds.	6022/2004	Sub Registrar, Uppal, R. R. Dist.

The Schedule Land is described more fully and specifically at the foot of this sale deed.

- B. Originally, the Scheduled Land belonged to one Sri Palle Sanjeeva Reddy being the Pattedar, vide Patta No. 20, Passbook No. 10420/177970. The said Sri Palle Sanjeeva Reddy has executed sale deed dated 21st June, 2000 in favour of Sri Kandadi Sudarshan Reddy and the same is registered as document no. 5114/2000 in the office of the Sub-Registrar, Uppal, R.R. November 2003 in favour of Sri Kandadi Sudarshan Reddy executed sale deed dated 5th same is registered as document no. 13370/2003 in the office of the Sub-Registrar, Uppal, R.R. District. The Vendor herein has acquired all rights, title, etc., to the scheduled land from Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy under above referred two registered sale deeds.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing / has constructed at its own cost, block of residential apartments named as 'Silver common amenities, recreation facilities, lighting, etc.
- D. The Vendor has obtained the necessary technical approval from HUDA vide permission No. 7793/P4/HUDA/2004 dated 06/12/2004 and building permit No. BA/G1/1559/2004-2005 dated 10/01/2005 from Kapra Municipality.
- E. The Buyer is desirous of purchasing a standard apartment bearing flat no. 323 on third floor, having a super built-up area of 775 sft together with undivided share in the scheduled land to the extent of 38.75 sq. yds. and a reserved parking space two wheeler, bearing no. 71 has approached the Vendor.
- F. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

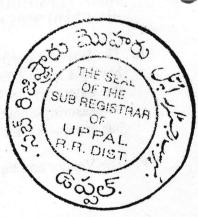
For SUMMIT BUILERS

Partner

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No. 2 7 of 200 Date 4 1 107
stamp duty of Rs 4 5 00 Rupees Late 1
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has been levied in respect of this instrument
from Sri Q 1 Colory
on the basis of the agreed Market Value
consideration of Rs. 64. 1000 being
higher than the consideration agreed Marker
Value.
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Sub Redistriction of the sub-redistriction of
INDIAN STAMP ACT

An amount of Rs. 4.6.710 towards Stamp Duty Including Transfer duty and Rs. 323 Towards Registration Fee was paid by the part. Through Challan Receipt Muniber. 10(730) Pated 3 107 at SMITHabsiguda Branch Second.



6.B.H Habsiguda A/c No. 0100005078€ ■ 6.B.O. Uppal: NOTE: Construction Agreement filed along with this sale deed for Rs 162000 and Stamp duty/

Paid Rs 1620 Dt 4/1/07

SUB RED TRAR

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished standard apartment bearing flat no. 323 on third floor, having a super built-up area of 775 sft in building known as Silver Oak Apartments together with:
 - a. undivided share in scheduled land to the extent of 38.75 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 71 admeasuring about 15 sft. situated at Sy. No. 290, Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer tor a total consideration of Rs. 6,47,000/- (Rupees Six Lakhs Forty Seven Thousand Only). The total consideration is towards:
 - (a) Sale of undivided share of land is Rs. 2,70,250/-.
 - (b) Cost of construction, parking and amenities etc is Rs. 3,76,750/-.

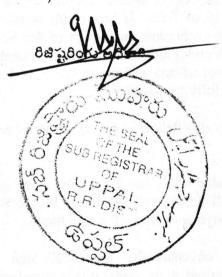
The Vendor hereby admit and acknowledge the receipt of the said consideration.

- 2. The Vendor hereby covenant that Scheduled Land & Scheduled Apartment are 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 Apartment.
- 3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
- 5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
- 6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
- 7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment 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 SUMMIT BUILERS

Partner

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- 8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
- 9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Silver Oak Apartments as follows:
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in SILVER OAK APARTMENTS.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Silver Oak Apartments Owners Association that has been / shall be formed by the Owners of the apartments in SILVER OAK APARTMENTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the SILVER OAK APARTMENTS, shall vest jointly with the owners of the various tenements/apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.

For SUMMIT BUILERS

Partner

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- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called SILVER OAK APARTMENTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
- 10. Stamp duty and Registration amount of Rs. 50,070 is paid by way of challan no. 108730, dated 3.1.07, drawn on SBH, Habsiguda Branch, Hyderabad.

For SUMMIT BUILERS

Partner

SUB REGISTRA OF PAL
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SCHEDULE OF LAND

All that piece of land admeasuring 4,375 sq. yds., forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District are bounded as under:

North By		obunded as under:
South By	Survey No. 290 (Part)	
	Main Road	
East By	Road in Sy. 288	
West By	Sy. No. 289	

SCHEDULE OF APARTMENT

All that semi-finished, standard Apartment No. 323 on the third floor, admeasuring 775 sft. of super built up area together with proportionate undivided share of land to the extent of 38.75 sq. yds., and a reserved parking space for two wheeler, bearing no. 71 admeasuring 15 sft. respectively, in residential apartment named as Silver Oak Apartments, forming part of Survey No. 290, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	0===4 1	said counted as under:
	Open to sky	
South By	6' wide corridor	
East By	Flat No. 324	
West By	6' wide corridor	

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. Verier
2. Den sin

For SUM

ANNEXTURE-1-A

1. Description of the Building : Semi-Finished standard Flat bearing no. 323 on the third

Floor of Silver Oak Apartments, at Block No. 2, Residential Localities, situated at Sy. No. 290, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy

Dist.

(a) Nature of the roof : R. C. C. (G+5)

(b) Type of Structure : Framed Structure

2. Age of the Building : New

3. Total Extent of Site : 38.75 sq. yds., U/S Out of 4,375 sq. yds..

4. Built up area particulars :

(a) Cellar, Parking Area

(b) In the Ground Floor : 15 sft. for two wheeler parking space

(c) In the First Floor :

(d) In the Second Floor

(e) In the Third Floor : 775 sft.

(f) In the Fourth Floor :

(g) In the Fifth Floor :

5. Annual Rental Value :

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building : Rs.6,47,000/-

For SUMMIT BUILERS

Partner

Date: 04. 01. 2007 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 SUMMIT BUILERS

Partner

Signature of the Executants

Signature of the Executan

Date: Page 7

04.01.2007

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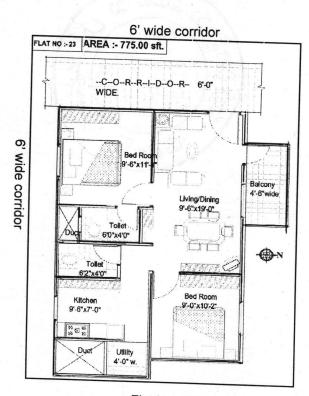
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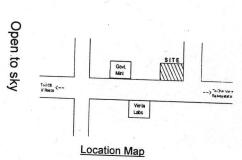
REGISTRATION PLAN SHOWING SEMI-FINISHED FLAT NO. 323 ON THE THIRD FLOOR OF "SILVER OAK APARTMENTS" IN SURVEY NOS. 290 (PART) CHERLAPALLY VILLAGE, Mandal, R.R. Dist. **GHATKESAR** VENDOR: M/S. SUMMIT BUILDERS, REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF MR. SATISH MODI BUYER: 1. MR. T. VENU GOPAL, SON OF MR. T. BAPI RAJU 2. MR. T. SRIMARUTHI RAM, SON OF MR. T. BAPI RAJU REFERENCE: SCALE: INCL: AREA: EXCL: 38.75 SQ. YDS. OR SQ. MTRS.

U/S. OUT OF TOTAL: 4,375 SQ.YDS. PLINTH AREA: 775 SFT.

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Flat No. 324



For SUMMIT BUILERS

Partner

SIG. OF THE VENDOR

WITNESSES:

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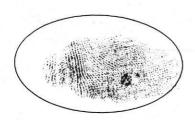
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

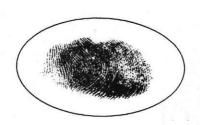
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





VENDOR:

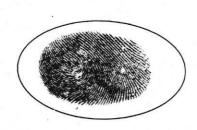
M/S. SUMMIT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI





GPA FOR PRESENTING DOCUMENTS:

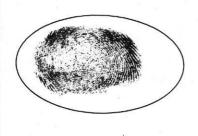
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003.





BUYER:

1. MR. T. VENU GOPAL S/O. MR. T. BAPI RAJU R/O. MIG 189, H. NO. 6-94/48, HUDA COLONY NEAR ELECTRICAL SUB-STATION PHASE-2, CHANDA NAGAR NEAR BHEL HYDERABAD - 500 050.





2. MR. T. SRIMARUTHI RAM S/O. MR. T. BAPI RAJU R/O. MIG 189, H. NO. 6-94/48, HUDA COLONY NEAR ELECTRICAL SUB-STATION PHASE-2, CHANDA NAGAR NEAR BHEL HYDERABAD - 500 050.

SIGNATURE OF WITNESSES:

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For SUMMIT BUILERS

Partner

SIGNATURE OF EXECUTANTS
T. very gotal.

SIGNATURE OF BUYER

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PRABHAKAR HEDDY
K PADAK REDDY
2-3-64/14/24
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HYDERARAD

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Licencing Authorn, BTA-HYDERABAD-EZ

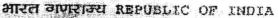
इस बात से मरोकार हो, यह प्रार्थना कि अनेका की आती है कियं बाधक की किया तेक-टीक, काजादी से आने-दाने हैं, और उने हर शढ़ की एसी शतपाता और सुखा कान को रूसके दुवारा, भारत गणनात्र्य के गण्डाति के नाम गर, उन तत्र्य है जिनका क्रिमक्की उस आवश्यकता हो।

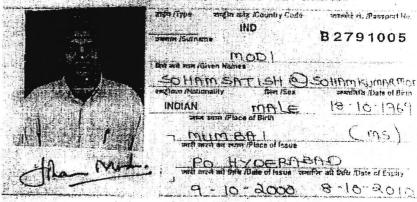
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Pausport Office, Hyderabd







For SUMMIT BUILERS

EXHIBIT ISIGNATURE

Chief Commissioner of Income-tax, Andhraffradesh

THE PERSON THE

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Partner

स्थाहं तेखा राखा

PERMANENT ACCOUNT NUMBER

1

ABMPM6725H

SOHAM SATISH MODI

NAME

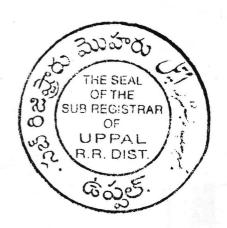
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जन तिथि DATE OF BIRTH 16-10-1969

TOTAL OF THE PER NAME

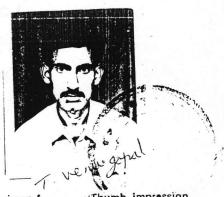
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Date of birth

Blood group with R H factor



_.e/Thumb impression Speciman & of the Holder of the Licence

ADDL LICEN IN A AUTHORITY Signature and Designation of the TA DE Licensing Authority.

: AP 37 / : 30:197 : sri 70dinada venugoral : sri 8/0 Bari Raju **Driving Licence Number** Date of issue Name Son / Wife / Daughter of Temporary address / official Address If (any)

Permanent Address Educational qualifications Dxc: 1 Cx - 888

PentaPadu kism)

The holder of this licence is licenced to driver throught India; vehicles of the following description:

MOTOR CYCLE WITH GEAR Motor cycle without gear Motor cycle with gear.

invalid carriage Light motor vehicles Medium goods vehicles Medium passenger motor vehicle Heavy goods vehicle Heavy passenger motor vehicle

A Motor vehicle of the following description. The Licence to driver a motor vahicle other than transport vehicle is valid from 30.1 11 1.2017

The licence to drive transport vehicle from

Name and designation of the Authority who conducted the driving test.

nauco HIHERITY Bignature and designation thathe SET AD Licensing | Authoritism.

For SUMMIT BUILERS Partner

T. venugetral

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Election Commission Of India

భారత ఎన్నికల సంఘము

IDENTITY CARD గుర్తింపుకార్డు

FZZ3276193



Elector's Name:

T SRI MARUTHI RAM

ఓటరు పేరు

టి శ్రీ మారుతి రామ్

Father's Name:

T BAPIRAJU

తండ్రి పేరు:

టి బాపిరాజు

Sex: M

Age as on 1-1-2006

లింగము : పు

1-1-2006 నాటికి వయస్సు

Address:

చిరునామా

6-94/48

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CHANDANAGAR

చంద్రవగర్ హుడాకాలనీ ఫ్లేసే

HUDACOLONY

26

CHANDA NAGAR

చందా నగర్

SERILINGAMPALL ಕೆರಿರಿಂಗಂಪಲ್ಲಿ

Colored Region Por Otice

ఓటరు రిజి స్ప్రేషన్ అధికారి O KHAIRATABAD Assembly Constituency

ఖైరతాబాదు విధానసభ నియోజకవర్గము

Place: SERILINGAMPALLY

ప్రలము: శేరిలింగంపల్లి

Date / ਰੱਕ : 04-07-2006

This card may be used as an identity card under different Government schemes

inder different Government schemes ఈ కార్డును వివిధ్మప్రభుత్వ పథకాలలో `గుర్తింపు కార్డుగా ఉపయోగించవచ్చును 6193

FZZ3276193

For SUMMIT BUILERS

Partner

J. venugopal

