

Government of Telangana **Registration And Stamps Department**

Payment Details - Office Copy - Generated on 15/04/2023, 01:07 PM

SRO Name: 1507 Uppal

Receipt No: 6726

Receipt Date: 15/04/2023

AGREEMENT

3920000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Challan

E-Challan

19600

1950d

500 39600

Registration Fee

User Charges

Deficit Stamp Duty

In Words: RUPEES THIRTY NINE THOUSAND SIX HUNDRED ONLY

OV. 158. AOC

Prepared By: SRINIVAS

Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 15/04/2023, 01:07 PM

SRO Name: 1507 Uppal

Receipt No: 6726

Receipt Date: 15/04/2023

Name: SOHAM MODI

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Chargeable Value:

Bank Name:

CS No/Doct No: 6439 / 2023

Challan No:

Challan Dt:

E-Challan No: 177MC9130423

E-Challan Dt: 13-APR-23



తెలంగాణ तेलंगाना TELANGANA

S.No. 4220 Date:13-04-2023

Sold to: RAMESH

S/o.Late NARASING RAO

For Whom: MODI HOUSING PVT. LTD.,

BA 733086

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15th day of April' 2023 at SRO, Uppal, Medchal-Malkajgiri District by and between:

- 1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad–500 003, represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years, Occupation: Business hereinafter referred to as the Developer.
- 2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years, Occupation: Business hereinafter referred to as the Contractor.

AND

- Mrs. Boora Chandrakala, Wife of Mr. Boora Saidaiah, aged about 50 years (Pan No.DGOPB4204K, Mobile No. 91542 40976) and
- 2. Mr. Boora Lenin Kumar, Son of Mr. Boora Saidaiah, aged about 28 years, Occupation: Service both are residing at H. No. 10-123, E. C. Nagar, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District, Hyderabad-500 051 (Pan No. DZPPK2109R, Mobile No.93946 00072) hereinafter jointly referred to as the 'Purchaser'

The term Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

FOR MODINOUSING PYT. LTD.

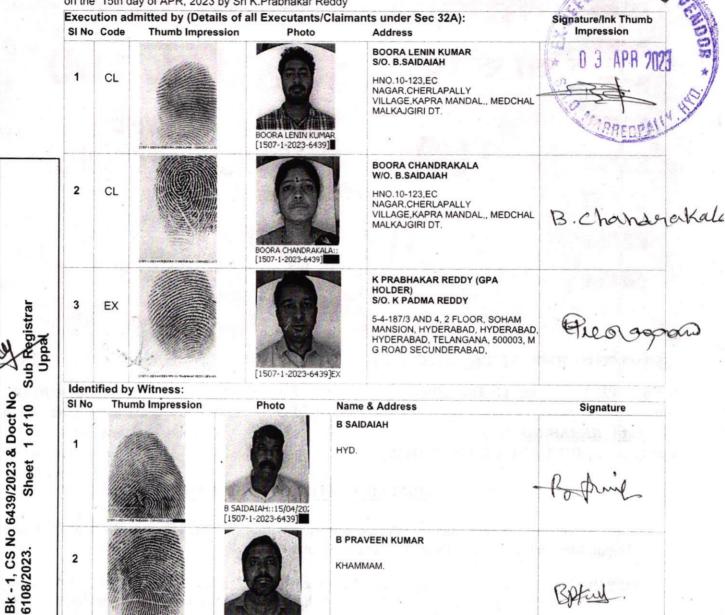
B. Chandrakala

Page 1

p. Soham Modi

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Unde Section 32-A of Registration Act, 1908 and fee of Rs. 19600/- paid between the hours of ______ and _____ and _____ on the 15th day of APR, 2023 by Sri K.Prabhakar Reddy



15th day of April,2023

Signature of Sub Registrar

SI No	Aadhaar Details	E-KYC Details as received from UIDAI: Address:	
1	Aadhaar No: XXXXXXXX9501 Name: Boora Saidaiah	S/O Boora Ramulu, Kapra, Rangareddi, Andhra Pradesh, 500051	Photo
2	Aadhaar No: XXXXXXXX4731 Name: Bitta Praveen Kumar	S/O Yerrababu, Madhira, Khammam, Andhra Pradesh, 507203	9

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8 PRAVEEN KUMAR::1 [1507-1-2023-6439]





Wherever the Developer/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this Agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Developer/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal–Malkajgiri District vide registered sale deed from the Developer and the details of which are given in Annexure–A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer had agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot. The Contractor is the authorised nominee /agency of the Developer to construct the Said Villa.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 2.1. The Contractor, as the agent of the Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure–B attached herein and the specifications shall be as per Annexure–C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Developer/Contractor from time to time.
- 2.3. The Developer/Contractor has provided plans of the said Villa to the Purchaser along with details of carpet area and built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the said Villa. The consideration mentioned herein is the lumsum amount for the Said Villa. The Purchaser confirms that he shall not raise any objections on this count.

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Contractor the consideration detailed in Annexure–A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure–A.
- 3.2. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

FOR MODI HOUSING PVT. LTD. SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

B. Chandrakala.

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
4	Aadhaar No: XXXXXXXX2991 Name: Boora Chandrakala	W/O B Saidaiah, Kapra, Rangareddi, Andhra Pradesh, 500051	
5	Aadhaar No: XXXXXXXX1713 Name: Boora Lenin Kumar	S/O B Saidaiah, Kapra, Rangareddi, Andhra Pradesh, 500051	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description							
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	19500	0	0	0	19600
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	19600	0	0	0	19600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	39600	0	0	0	39700

Rs. 19500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19600/- towards Registration Fees on the chargeable value of Rs. 3920000/- was paid by the party through E-Challan/BC/Pay Order No ,177MC9130423 dated ,13-APR-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 39650/-, DATE: 13-APR-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1953657702525, PAYMENT MODE: CASH-1001138, ATRN: 1953657702525, REMITTER NAME: BOORA LENIN KUMAR, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: BOORA LENIN KUMAR) .

Date:

15th day of April,2023

Signature of Registering Officer

Uppal

Certificate of Registration

Registered as document no. 6108 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 6108 - 2023 for Scanning on 15-APR-23 .

Registering C

(D Sony)





- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Said Villa. Such charges shall not form a part of the consideration mentioned in Annexure–A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Contractor has agreed to construct the Said Villa as per plan and specifications given in Annexure—B and Annexure—C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

4. COMPLETION OF CONSTRUCTION:

- 4.1. The Contractor / Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer / Contractor shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer / Contractor, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure—A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

FOR MODI HOUSING PVT. LTD. SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

B. Chandrakala

Sheet 3 of 10 Sub-registrar Uppa Bk - 1, CS No 6439/2023 & Doct No 6408/2023. Sheet 3 of 10 S

The Seal of Sub Registrar offic UPPAL

- 4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.
- 4.6. The Developer / Contractor at their discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.

5. POSSESSION OF VILLA:

- 5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.
- 5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.
- 5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchaser by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such time all dues are cleared and such a license given by the Developer to enter the Said Villa cannot be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

6. FORCE MAJEURE:

- 6.1. That in event of any delay in the completion of the construction of the Said Villa and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, pandemic, government orders, etc., or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.
- 6.2. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

FOR MODI HOUSING PVT. LTD. SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

B. Chandrakala =

Bk - 1, CS No 6439/2023 & Doct No 6108/2023. Sheet 4 of 10 Sub Registrar Uppal





ANNEXURE- A

1.	Names of Purchaser:	1. Mrs. Boora Chandrakala, W/o. Mr. Boora Saidaiah		
		2. Mr. Boora Lenin Kumar, S/o. Mr. Boora Saidaiah		
2.	Purchaser's permanent residential address:	R/o. H. No. 10-123, E. C. Nagar, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District, Hyderabad–500 051.		
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 6107 of 2023, dated 15-04-2023 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.		
4.	Type of villa	C1-Duplex-Type		
5.	No. of floors	Ground Plus First Floor		
6.	No. of bedrooms	3-Bedrooms		
7.	Details of Said Villa:			
	a. Villa no.:	158		
	b. Plot area:	161 Sq. yds.		
	c. Built-up area:	2040 Sft.		
	d. Carpet area	1721 Sft.		
8.	Total consideration:	Rs. 39,20,000/- (Rupees Thirty Nine Lakhs Twenty Thousand Only)		
9.				
	Rs.39,20,000/-(Rupees Thirty Nine Lakhs Twenty Thousand Only) already paid before entering this agreement which is admitted and acknowledged by the developer.			
10.	Scheduled date of completion:	30-06-2023		
11.	All that land forming plot no.158, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal Medchal–Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) bounded by: North by : Plot No. 159 South by : Plot No. 157 East by : 30' wide road			
	West by : Plot No. 140 & 141			

For MODI HOUSING PVT. LTD. SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

DEVELOPER

(M/s. Modi Housing Pvt. Ltd., & Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

B. Chanderkala

Bk - 1, CS No 6439/2023 & Doct No 6439/2023 & Boct No Sub Registrar 6108/2023. Sheet 5 of 10 Sub Registrar Uppal

OFFICE OF The Seal of Sub Registrar office OLIN REGISTRA



ANNEXURE-B

Plan of the Said Villa:



For MODI HOUSING PVT. LTD.

SILVER OAK VILLAS LUP

Authorised Rep./

Soham Modi

DEVÉLOPER (M/s. Modi Housing Pvt. Ltd., &

Silver Oak Villas LLP rep by Mr. Soham Modi)

B. Chandrakala.

PURCHASER

Bk - 1, CS No 6439/2023 & Doct No 6108/2023. Sheet 6 of 10 Sub Registrar Uppal



ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

Note:

- Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
- 2. Changes to external appearance and color shall not be permitted.
- 3. Fixing of grills to the main door or balconies shall not be permitted.
- 4. Change of doors or door frames shall not be permitted.
- 5. Changes in walls, door positions or other structural changes shall not be permitted.
- 6. Only select alterations shall be permitted at extra cost.
- 7. RCC lofts and shelves shall not be provided.
- Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Developer and subject to change from time to mime without prior notice.
- 9. The additions and alterations that may be permitted within the Said Villa shall be at the sole discretion of the Developer and the Purchaser shall not raise any objections on this count.
- 10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour of walls, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, sanitary fitting, CP fitting, electrical switches, etc., to be installed in place of the material provided by the Developer. The Developer agrees to refund the cost of not providing the said materials to the Purchaser. The Purchaser shall record the additions and alterations that he wishes to make at site and such a record shall be jointly signed by the Purchaser and the Developer's engineer. The additions and alterations shall be carried out strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at its cost by the agreed date. Any delay in completion of the Said Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

For MODI HOUSING PYT. LTD. SILVER OAK VILLAS LLP

Authorised TENIDOR Soham Mod

(M/s. Modi Housing Pvt. Ltd., &

B. Chandrakala PURCHASER

Page 7

Bk - 1, CS No 6439/2023 & Doct No 6439/2023 & Sheet 7 of 10 Sub Registrar Uppal





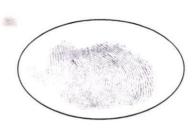
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

















DEVELOPER:

M/S. MODI HOUSING PVT LTD. &

M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD - 500 003, REP BY ITS AUTHORISED SIGNATORY: MR. SOHAM MODI, S/O. LATE SATISH MODI

GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 387/BK-IV/2021, Dt. 08.10.2021, **REGD. AT SRO, UPPAL:**

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD.

PURCHASER:

- 1. MRS. BOORA CHANDRAKALA W/O. MR. BOORA SAIDAIAH R/O. H. NO. 10-123 E. C. NAGAR, CHERLAPALLY VILLAGE KAPRA MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 051.
- 2. MR. BOORA LENIN KUMAR S/O. MR. BOORA SAIDAIAH R/O. H. NO. 10-123 E. C. NAGAR, CHERLAPALLY VILLAGE KAPRA MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 051.

SIGNATURE OF WITNESSES:

1. In finil.

For MODI HOUSING PVT. LTD. SILVER OAK VILLAS-LLP

Authorised Rep.

Soham Modi

SIGNATURE OF THE DEVELOPER

B. Chahdakala.

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 6439/2023 & Doct No 6108/2023. Sheet 8 of 10 Sub Registrar Uppal







भारत सरकार GOVERNMENT OF INDIA



కోహాం సతీప్ మోడి Soham Satish Modi ప్పటిన సం./YoB:1969 పාලාකාය Male



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ವಿರುನಾಮ್ S/O: సత్వ్ మాడ్. పాట్ నో-280, రోడ్ నో-25. పెద్దమ్మ దేవాలయిం దగ్గం జుబిల్ హీల్స్ ఖంతాబాద్, బంజారా హీల్స్, హైదరాబాద్

<u>හංගු බූර්ම්, 500034</u>

Address S/O: Satish Modi. plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad Andhra Pradesh, 500034

4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

FOR MODING PVT. LTP SILVER DAK VILLAS LLP

Authorised Rep.

Soham Modi



భారత ప్రభుత్వం Government of India



కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy

పుట్టిన సంవర్సరం/Year of Birth: 1974 ಪುರುಭುಡು / Male

9204

ఆధార్ – సామాన్యుని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి

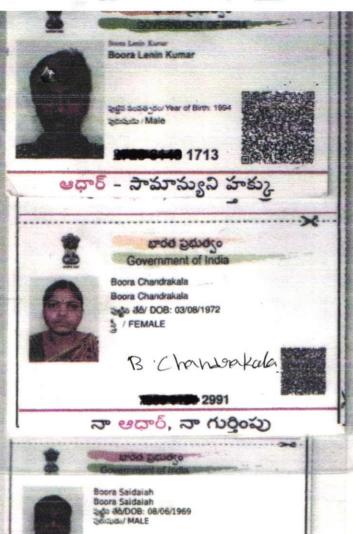
2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet

Amberpet, Hyderabad Andhra Pradesh - 500013

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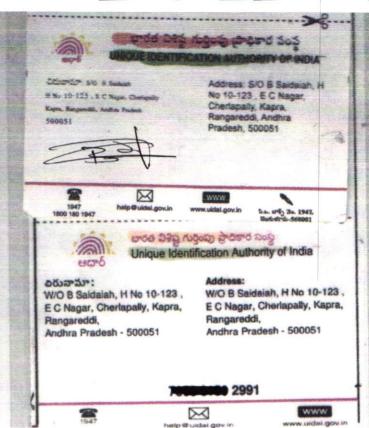
Bk - 1, CS No 6439/2023 & Doct No 6108/2023. Sheet 9 of 10 Sub Registrar Uppal

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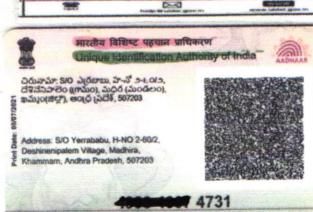














39/2023 & Doct No
Sheet 10 of 10 Sub Registrar
Uppal Bk - 1, CS No 6439/2023 & Doct No 6108/2023. Sheet 10 of 10



