

Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 27/03/2024, 04:16 PM

SRO Name: 1606 Secunderabad

Receipt No: 764

Receipt Date: 27/03/2024

Name: RAJESH J KADAKIA

CS No/Doct No: 674 / 2024

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 513GEN260324

Chargeable Value: 100000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 26-MAR-24

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				10000
Deficit Stamp Duty				900
User Charges				500
Total:				11400
In Words: RUPEES ELEVEN THOUSAND FOUR HUNDRED ONLY				

DOCUMENT
RETURN

DATE

21/4/24

656
2024

Prepared By: MVAMSHI

Signature by SR

SUB-REGISTRAR
SECUNDERABAD01P
460701

SCANNED

658/2024



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240326111929235168
Date: 26 MAR 2024, 11:20 AM
Purchased By:
RAJESH J KADAKIA
S/o LATE JAYANTILAL M KADAKIA
R/o SEC-BAD
For Whom
SELF & OTHERS

550727
K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren.No. 16-05-033/2024
Plot No.227, Near C.C.Court, West
Marredpally,Sec-Bad
Ph 9849355156

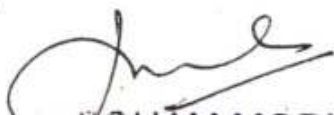
MEMORANDUM OF ENTRY

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

On the date as mentioned in Schedule I Part C,

1. Mr. Rajesh J. Kadakia, S/o. Late Jayantilal M. Kadakia, aged about 69 years, resident of H. No: 5-2-223, "Gokul", 2nd Floor, Distillery Road, Hyderbasti, Secunderabad (represented by its General Power of Attorney Holder Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years vide document no. 96/IV/2022 dated 21-08-2022 registered at SRO Secunderabad).
2. Mr. Sharad J. Kadakia S/o. Late Jayantilal M. Kadakia, aged about 64 years, resident of H. No: 5-2-223, "Gokul", 2nd Floor, Distillery Road, Hyderbasti, Secunderabad (represented by its General Power of Attorney Holder Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years vide document no. 95/IV/2022 dated 21-08-2022 registered at SRO Secunderabad).

hereinafter referred as the "Depositors", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its successors and permitted assigns, successors, members and all persons deriving/claiming title there under, as the case may be of the FIRST PART;;


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia

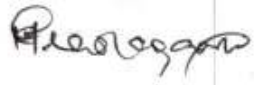
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 03 and 04 on the 27th day of MAR, 2024 by Sri Rajesh

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 SOHAM MODI [R] SHARAD J [1606-1-2024-674]	SOHAM MODI[R]SHARAD J KADAKIA LATE JAYANTILAL M KADAKIA	
2	MR		 SOHAM MODI [R] RAJESH J [1606-1-2024-674]	SOHAM MODI[R]RAJESH J KADAKIA LATE JAYANTILAL M KADAKIA	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 K PRABHAKAR::27/03/2024, [1606-1-2024-674]	K PRABHAKAR R/02-3-64/10/21 HYD	
1		 CH RAMESH::27/03/2024,15 [1606-1-2024-674]	CH RAMESH 1-3-176/D/2 HYD	

27th day of March,2024

Signature of Sub Registrar
SecunderabadBiometrically Authenticated by
SRO MOHD YOUSUF UR RAHMAN
on 27-MAR-2024 16:19:01**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Khairatabad, Hyderabad, Telangana, 500034	

Bk - 1, CS No 674/2024 & Doct No
656/2024. Sheet 1 of 9 Sub Registrar
Secunderabad

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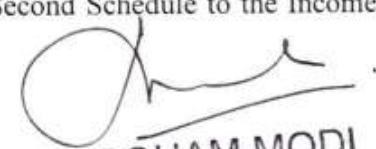
attended the office of ADITYA BIRLA FINANCE LIMITED, a non banking finance company, incorporated and registered under the Companies Act, 1956, having Corporate Identity Number U65990GJ1991PLC064603 and having its registered office at Indian Rayon Compound, Veraval, Gujarat 362 266 and its branch office at 2nd Floor, Bhupal Tower, Raj Bhavan Road, Above Neelkanth Jewellers, Somajiguda, Hyderabad -500082 (hereinafter referred to as "LENDER" which expression shall include its successors and assigns) and handed over and deposited the Title Deeds (hereinafter defined), to Shri Abdulkader Ghadiali of Lender (The name and designation of the officer with whom the title deeds are deposited) the documents of title, evidences, deeds and writings, search reports, together with permissions, approvals, consents and writings more particularly described in the Schedule III hereunder written (hereinafter referred to as "Title Documents") in respect of the Depositor/s immovable property as more particularly described in the Schedule II herein below. (hereunder written together with the buildings and structures constructed/ to be constructed thereon and all the Depositor/s plants and machineries, attached to the earth or permanently fastened to anything attached to the earth (hereinafter referred to as "Immovable Properties")) by way of an Equitable Mortgage by deposit of Title Deeds to secure the due repayment to Lender of the Facility(ies) (defined hereinafter) granted/ to be granted to the Borrowers as more particularly mentioned in the Schedule I Part B . (herein referred as the "Borrower(s)") which expression shall include its/his/her respective heirs, executors, administrators and permitted assigns, successors, members and all persons deriving / claiming title thereunder, as the case may be), in order to secure the facilities as sanctioned by the Lender in the Facility Agreement as mentioned in the Schedule I Part C (hereinafter referred to as "Facility").

- 1) Accordingly Shri Abdulkader Ghadiali of Lender accepted the deposit of the Title Deeds.
- 2) Shri. Soham Satish Modi of the Depositor/s stated, while depositing the Title Deeds, that the Title Deeds are being deposited by the Depositor/s with Shri. Abdulkader Ghadiali of Lender with an intent to create an equitable mortgage by way deposit of Title Deeds over the Depositor/s Immovable Properties more particularly described hereinabove and in the Schedule II in favour of Lender to secure the due repayment, discharge and redemption by the Depositor/s of the Facility granted/agreed to be granted/ continued to be granted by Lender to the Borrower(s) together with interest, additional interests, default interests, principal amounts, costs, charges, commissions and expenses and all the monies whatsoever stipulated hereunder or under any of the Facility/ Transaction documents that may become payable by the Borrower(s) ("**Loan debt**"). Depositor/s has further stated that the Depositor/s shall not create any further charge on the Immovable Properties and that the Immovable Properties shall be a continuing security until the balance under the Loan debt has been paid/ repaid to the satisfaction of Lender.
- 3) Shri Soham Satish Modi of the Depositor/s declared and confirmed to Shri Abdulkader Ghadiali of Lender that the Title Deeds are the only documents of title in respect of the Immovable Properties in possession, custody, power and control of the Depositor/s and that the Depositor/s is/are in possession of the Immovable Properties and has a clear title to the Immovable Properties and that no other permissions, approvals, consents are required and, the Depositor/s has/have not created any mortgage or charge or lien or other encumbrances whatsoever and that the Depositor/s title to the Immovable Property/ies is marketable and free from encumbrances, charge, suit or proceedings, claim and demand of any nature whatsoever. That except as stated aforesaid, there is no mortgage, charge, lien or any other encumbrance or attachment on the Immovable Property or any part thereof by any Government, Governmental Authority, Local Authority or by Income Tax Department or by any person, firm, company, body corporate, society or entity whatsoever and that no notice has been issued and/or served on the Depositor/s under the Rules 2, 16 or 51 or any other Rules of the Second Schedule to the Income Tax Act, 1961, or under any other law.


SOHAM MODI

G.P.A. Holder of

Raiesh J. Kadakia


SOHAM MODI

G.P.A. Holder of

Sharad. J. Kadakia

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	900	0	0	0	1000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	11400	0	0	0	11500

Rs. 900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 100000000/- was paid by the party through E-Challan/BC/Pay Order No ,513GEN260324 dated ,26-MAR-24 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 11450/-, DATE: 26-MAR-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1720617999117,PAYMENT MODE:NB-1001138,ATRN:1720617999117,REMITTER NAME: MR K PRABHAKAR REDDY,EXECUTANT NAME: RAJESH J KADAKIA AND OTHERS,CLAIMANT NAME: ADITYA BIRLA FINANCE LIMITED)

Date:

27th day of March,2024

Signature of Registering Officer
Secunderabad

Certificate of Registration

Registered as document no. 656 of 2024 of Book-1 and assigned the identification number 1 - 1606 - 656 - 2024 for Scanning on 27-MAR-24 .

Registering Officer
Secunderabad
(Mohd Yousof Rahman)

Bk - 1, CS No 674/2024 & Doct No
656/2024. Sheet 2 of 9
Sub Registrar
Secunderabad

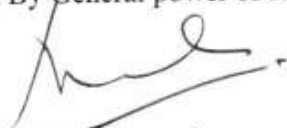


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- 4) Shri Soham Satish Modi of the Depositor/s stated that the Depositor/s has not entered into any agreement for sale, transfer or alienation in relation to the Immovable Properties or any part or parts thereof and that no mortgage, charge or lien or other encumbrance whatsoever will be created by the Depositor/s or attachment allowed to be levied on the Immovable Properties except with the express prior permission in writing of Lender.
- 5) Shri. Soham Satish Modi of the Depositor/s further declared and confirmed that he is duly authorised to deposit the Title Deeds for and on behalf of and by the Depositor/s in respect of the Immovable Properties as aforesaid pursuant to the resolutions passed by the directors on the board of the Depositor at their meeting held as mentioned in the **Schedule I Part C** power of attorney /or authority letter issued by the other partners /or pursuant to the provisions of the trust deed / bye laws of the society and the Depositor/s furnished the certified true copy of the said resolution/power of attorney/letter of authority to Shri. Abdulkader Ghadiali of Lender and further stated that the said the resolution/power of attorney/letter of authority is in full force and effect, valid and binding on the Depositor/s(as applicable).
- 6) Shri Soham Satish Modi of the Depositor/s stated that deposit of the Title Deeds was made with the intent to create the equitable mortgage by way of deposit of title deeds over Immovable Properties as mentioned hereinabove in favour of Lender to secure the liability that may arise out of the Loan debt. Depositor/s has/have further stated that as long as any amount is outstanding under the Loan debt, the Depositor/s shall not create any further charge on the Immovable Properties without prior written permission of Lender.
- 7) Shri Soham Satish Modi of the Depositor/s further declared that he/her is not aware of any act, deed, matter or circumstance, which prevents the Depositor/s from charging or creating mortgage by way of deposit of title deeds over the Immovable Properties in favour of Lender.
- 8) Shri Soham Satish Modi of the Depositor/s, at the time of the deposit of Title Deeds, further declared and represented to Lender, inter alia, that the Immovable Properties would remain as security till the Mortgage Debt is repaid to Lender in full by the Borrower(s) to the complete satisfaction of the Lender. The Depositor/s also declared that the Depositor/s is/are aware that Lender shall be entitled to recover the debt of ABFL as per the terms of facility agreement / initiating relevant provisions of law or any part thereof at its sole discretion in the event the Borrower(s) fails to pay/repay the Loan debt.

Represented By General power of Attorney Holder


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia
Signature
Soham Satish Modi


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia



Bk - 1, CS No 674/2024 & Doct No
656/2024.

Sheet 3 of 9 Sub Registrar
Secunderabad

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**SCHEDULE I PART A
DETAILS OF THE DEPOSITORS**

OR

Mr. Sharad Jayantilal Kadakia, aged 64 years, son of Late Jayantilal Kadakia at present residing at 5-2-223, Gokul, 2nd Floor, Opp: Andhra Bank, Distillery Road, Hyderbasti, Secunderabad-500003 & 15 Gaviota, Irvine, CA 92604 In USA.

(Hereinafter referred to as the "**Depositor**" 1)

AND

Mr. Rajesh Jayantilal Kadakia, aged 69 years, son of Late Jayantilal Kadakia at present residing at 5-2-223, Gokul, 2nd Floor, Opp: Andhra Bank, Distillery Road, Hyderbasti, Secunderabad-500003 & 910 S. El Camino Real, San Clemente CA 92673 In USA.

(Hereinafter referred to as the "**Depositor**" 2)



SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia



SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia

Bk - 1, CS No 674/2024 & Doct No
656/2024. Sheet 4 of 9 Sub Registrar
Secunderabad



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**SCHEDULE I PART B
DETAILS OF THE BORROWER**

MODI PROPERTIES PRIVATE LIMITED a Company incorporated under the Companies Act 1956, having Corporate Identity Number U65993TG1994PTC017795 and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2nd Floor, M. G. Road, Secunderabad – 500 003 Telangana.

**SCHEDULE I PART C
General Terms**

Sr. No.	Particulars	Description
01	Date of Facility Agreement	28-12-2023
02	Facility Amount	INR: 10,00,00,000/-
03	Date of Board Resolution/ Letter of Authority / Power of Attorney	21-08-2022
04	Place of Execution	Hyderabad
05	Date of Execution	26-03-2024


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia

Bk - 1, CS No 674/2024 & Doct No
656/2024.

Sheet 5 of 9
Sub Registrar
Secunderabad



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SCHEDULE II
Description of the Immovable Properties

SCHEDULE OF PROPERTY

All that the portion of the building known as "GREEN TOWERS" consisting of two basements admeasuring 40,250 sft., (20,250 Sft., on lower basement and 20,000 Sft., on the upper basement) with five upper floors admeasuring 78,000 Sft., (13,320 Sft., on the ground floor, 13,500 Sft., on the first floor, 16,980 Sft., on the second floor, 16,980 Sft., on the third floor and 17,220 Sft., on the fourth floor) along with land admeasuring 3310 Sq. yds., bearing Municipal No. 1-10-176, situated at Begumpet, Secunderabad and bounded by :

North : Neighbour's Property.

South : Common Passage and Neighbour's Property.

East : Property belongs to Donor and Donees.

West : Begumpet Main Road.

together with easements attached thereto and together with all other buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

SCHEDULE-III
List of Title Documents

1. ORIGINAL Gift Settlement Deed bearing Document No. 1716/2009 dated 18.11.2009, Registered before the SRO, Secunderabad.
2. ORIGINAL Sale Deed bearing Document No. 287/1963 dated 27.02.1963, Registered before the SRO, Secunderabad.
3. ORIGINAL Sanctioned Plan issued by Municipal Corporation of Hyderabad
4. ORIGINAL Property Tax Receipt issued by GHMC.


SOHAM MODI
G.P.A. Holder of
Rajesh. J. Kadakia


SOHAM MODI
G.P.A. Holder of
Sharad. J. Kadakia

Bk - 1, CS No 674/2024 & Doct No 656/2024.
Sheet 6 of 9 Sub Registrar Secunderabad



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TYPE OF ENTERPRISE	Small	SERVICES																				
UDYAM REGISTRATION NUMBER	UDYAM-TS-02-0024387																					
NAME OF ENTERPRISE	M/S MODI PROPERTIES PRIVATE LIMITED																					
SOCIAL CATEGORY OF ENTREPRENEUR	General																					
NAME OF UNITS	<table border="1"> <thead> <tr> <th>S.No.</th> <th colspan="3">Units Name</th> </tr> </thead> <tbody> <tr> <td>1</td> <td colspan="3">MAYFLOWER PLATINUM</td> </tr> </tbody> </table>		S.No.	Units Name			1	MAYFLOWER PLATINUM														
S.No.	Units Name																					
1	MAYFLOWER PLATINUM																					
OFFICIAL ADDRESS OF ENTERPRISE	<table border="1"> <tbody> <tr> <td>Flat/Door Block No.</td> <td>5-4-187/3&4</td> <td>Name of Premises/ Building</td> <td>SOHAM MANSION,</td> </tr> <tr> <td>Village/Town</td> <td>RANIGUNJ</td> <td>Block</td> <td>2ND FLOOR</td> </tr> <tr> <td>Road/Street Lane</td> <td>M.G. ROAD</td> <td>City</td> <td>SECUNDERABAD</td> </tr> <tr> <td>State</td> <td>TELANGANA</td> <td>District</td> <td>HYDERABAD, Pin 500003</td> </tr> <tr> <td>Mobile</td> <td>9502288200</td> <td>Email:</td> <td>jayaprakash@modiproperties.com</td> </tr> </tbody> </table>		Flat/Door Block No.	5-4-187/3&4	Name of Premises/ Building	SOHAM MANSION,	Village/Town	RANIGUNJ	Block	2ND FLOOR	Road/Street Lane	M.G. ROAD	City	SECUNDERABAD	State	TELANGANA	District	HYDERABAD, Pin 500003	Mobile	9502288200	Email:	jayaprakash@modiproperties.com
Flat/Door Block No.	5-4-187/3&4	Name of Premises/ Building	SOHAM MANSION,																			
Village/Town	RANIGUNJ	Block	2ND FLOOR																			
Road/Street Lane	M.G. ROAD	City	SECUNDERABAD																			
State	TELANGANA	District	HYDERABAD, Pin 500003																			
Mobile	9502288200	Email:	jayaprakash@modiproperties.com																			
DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE	28/06/1994																					
DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS	28/06/1994																					
NATIONAL INDUSTRY CLASSIFICATION CODE(S)	<table border="1"> <thead> <tr> <th>S.No.</th> <th>NIC 2 Digit</th> <th>NIC 4 Digit</th> <th>NIC 5 Digit</th> <th>Activity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>68 - Real estate activities</td> <td>6820 - Real estate activities on a fee or contract basis</td> <td>68200 - Real estate activities on a fee or contract basis</td> <td>Services</td> </tr> </tbody> </table>		S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity	1	68 - Real estate activities	6820 - Real estate activities on a fee or contract basis	68200 - Real estate activities on a fee or contract basis	Services										
S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity																		
1	68 - Real estate activities	6820 - Real estate activities on a fee or contract basis	68200 - Real estate activities on a fee or contract basis	Services																		
DATE OF UDYAM REGISTRATION	27/04/2021																					

Disclaimer: This is computer generated statement, no signature required.
Printed from <https://udyamregistration.gov.in>

For any assistance, you may contact:

1. DIC HYDERABAD
2. MSME-DI HYDERABAD

BE A
CHAMPION
with the
Ministry of
MSME

Visit www.msmeregistration.gov.in ; www.udyamregistration.gov.in ; www.championindia.gov.in

<https://udyamregistration.gov.in/PrintApplication.aspx?fudm=IN/1pZrwLj+xtVW/z2IVZg==>

Bk - 1, CS No 674/2024 & Doct No
656/2024.

Sheet 7 of 9 Sub Registrar
Secunderabad



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Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Date: 24/01/2024

To
The sub-Registrar
Kuvadiguda
Hyderabad

Subject: Sanctioned of Term Loan Facilities to following companies represented by Mr Soham Satish Modi

1. **JMK GEC Realtors Pvt Ltd- Rs 20,00,00,000- (Rs Twenty Crores Only)**
2. **SDNMKJ Realty Pvt Ltd- Rs 20,00,00,000- (Rs Twenty Crores Only)**
3. **Modi Properties Pvt Ltd- Rs 10,00,00,000- (Rs Ten Crores Only)**

Dear Sir/ Madam,

We have sanctioned term loan facilities to following 3 companies vide sanctioned letter dated 28th December 2023

1. JMK GEC Realtors Pvt Ltd- Rs 20,00,00,000- (Rs Twenty Crores Only)
2. SDNMKJ Realty Pvt Ltd- Rs 20,00,00,000- (Rs Twenty Crores Only)
3. Modi Properties Pvt Ltd- Rs 10,00,00,000- (Rs Ten Crores Only)

Above companies are registered under MSME as under. This is as per Udyam certificate produced before us.

Name of company	Registration No
JMK GEC Realtors Pvt Ltd	UDYAM-TS-02-0036082
SDNMKJ Realty Pvt Ltd	UDYAM-TS-02-0036077
Modi Properties Pvt Ltd	UDYAM-TS-02-0024387

This letter is issued on specific request of the borrowers without any risk & responsibility on the part of Aditya Birla Finance Ltd or any of its employees

Yours Faithfully

For Aditya Birla Finance

Authorized Signatories
Aditya Birla Finance Limited



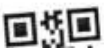
2nd Floor, Bhupal Tower, Raj Bhavan Road, Above Neelkanth Jewellers,
Somajiguda, Hyderabad - 500082.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:
Indian Rayon Compound, Veraval,
Gujarat -362 266



Bk - 1, CS No 674/2024 & Doct No
656/2024. Sheet 8 of 9 Sub Registrar
Secunderabad

Generated on: 27/03/2024 04:28:19 PM



भारत सरकार
GOVERNMENT OF INDIA

సోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YOB: 1969
పురుషుడు Male

4389

ఆధార్ - ఆధార్ - సామాన్యమైన వుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పిరుసామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
తెంపెల జుబిలీ హిల్స్ హిల్స్,
ఖైరాతాబాద్, బంజారా హిల్స్,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500034

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

అంధ్ర ప్రదేశ్, 500034

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
Government of India

కాండ్ ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy
పుట్టిన తేదీ/DOB: 15/01/1974
పురుషుడు/ MALE

9204

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

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Chandragiri Ramesh

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Date: 09/04/2011

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