

SCANNED

Doc No: 2792/2019



తెలంగాణ తెలంగాణ TELANGANA

S.No. 17448 Date: 20-09-2018

Sold to: MAHENDAR

S/o. MALLESH

For Whom: SERENE CONSTRUCTIONS LLP

T 776792

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11th day of March 2019 at S.R.O, Shankarpally, Ranga Reddy District by and between:

M/s. Serene Constructions LLP an incorporated Limited Liability Partnership Firm, having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad – 500 003, duly represented by its Partner M/s. Modi Housing Pvt Ltd., rep by its Director Mr. Soham Modi, S/o. Late Satish Modi, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}, hereinafter referred to as Developer.

AND

1. Mrs. Sandhya Rani Guddete, Wife of Mr. K. Praveen Kumar Reddy, aged about 34 years {Pan No. BLKPS6142P, Adhaar No. 9637 5253 7798} and
2. Mr. Kachana Praveen Kumar Reddy, Son of Mr. K. Chandra Sekhar Reddy, aged about 35 years, both residing at # 410, LA Gardenia Apts, Pragati enclave, Miyapur, Hyderabad - 500 049 {Pan No. AKDPR2928K, Adhaar No. 2798 1925 0165}, hereinafter referred to as the 'Buyer'

The term Developer and Buyer shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For SERENE CONSTRUCTIONS LLP.

Partner

Sandhya
K. Praveen Kumar

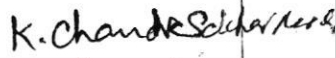
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shankarpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid between the hours of 1 and 2 on the 11th day of MAR, 2019 by Sri M/S Modi Farm House

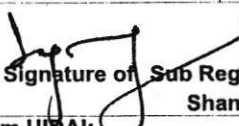
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KACHANA PRAVEEN [1524-1-2019-2880]	KACHANA PRAVEEN KUMAR REDDY S/O. K.CHANDRA SEKHAR REDDY R/O. MIYAPUR, HYDERABAD	 31 AUG 2019 K. Praveen Kumar HYDERABAD
2	CL		 SANDHYA RANI GU [1524-1-2019-288]	SANDHYA RANI GUDDETI W/O. K.PRAVEEN KUMAR REDDY R/O. MIYAPUR, HYDERABAD	
3	EX		 BY: K PRABHAKAR [1524-1-2019-288]	REP-BY: K PRABHAKAR REDDY (SPA HOLDER) S/O. K.PADMA REDDY R/O. 5-4-187/3 & 4, SOHAM MANSION2ND FLOOR, MG ROAD, SEUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K CHANDRA SHEK [1524-1-2019-288]	K CHANDRA SHEKAR REDDY HYDERABAD	
2		 G LAKSHMI NARAY [1524-1-2019-288]	G LAKSHMI NARAYANA REDDY PRODDATUR VILLAGE	

11th day of March, 2019


Signature of Sub Registrar
Shankarpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX7798 Name: Sandhya Rani Guddete	W/O Praveen Kumar Reddy Kachana, Proddatur, Cuddapah, Andhra Pradesh, 516360	

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SYED SIRAJ ANWAR
SUB - REGISTRAR
Shankarpally, R.R.D.

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2880/2019. Sheet 1 of 9
Sub Registrar
Shankarpally

WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 21 admeasuring 2420 sq. yds, (½ acre) by way of a Sale Deed dated 11.03.2019 registered as document no. 2791 of 2019 in the Office of the Sub-Registrar, Shankarpally, R. R. Dist, hereinafter referred to as the Scheduled Property.
- B) The Buyer is desirous of constructing a villa/cottage on the said farmland and has approached the Developer to construct/develop the villa/cottage. The Developer has agreed to construct the same for the Buyer.
- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the villa/cottage and are desirous of recording the same into writing.

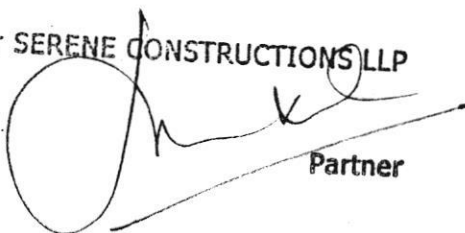
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

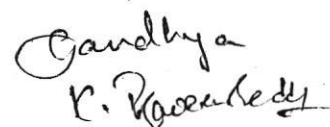
1. The Developer shall construct for the Buyer a villa / cottage admeasuring 1000 sq. ft. of built-up area on the Scheduled Property as per the agreed plan, details of which are given in Annexure A herein and as per specifications given in Annexure B herein.
2. The Buyer shall pay the Developer a sum of Rs.10,00,000/-(Rupees Ten Lakhs Only) for the said construction.
3. The Buyer shall pay the balance amount of Rs. 10,00,000/-(Rupees Ten Lakhs Only) in the following manner:

Installment	Due date for payment	Amount
I	On completion of brick work and plastering payable to the Developer	7,25,000/-
II	On completion payable to the Vendor/Serene Club	2,75,000/-

4. The Buyer has handed over the vacant and peaceful possession of the Scheduled Property to the Developer for the purpose of construction of the villa / cottage.
5. The Developer shall construct the villa / cottage in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.

For SERENE CONSTRUCTIONS LLP


Partner


Gandhya
R. Ramesh

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX0165 Name: Kachana Praveen Kumar Reddy	S/O Kachana Chandra Sekhar Reddy, Proddatur, Cuddapah, Andhra Pradesh, 516360	

Endorsement: Stamp Duty, Tranfer 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	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	100	0	0	0	100
Total	100	0	10000	0	0	0	10100

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. 1000000/- was paid by the party through E-Challan/BC/Pay Order No ,112SX1160219 dated ,16-FEB-19 of ,SBIN/

Online Payment Details Received from SBI e-P
 (1). AMOUNT PAID: Rs. 10000/-, DATE: 16-FEB-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1405097563321,PAYMENT MODE:NB-1000200,ATRN:1405097563321,REMITTER NAME: MRS. SANDHYA RANI GUDDETE,EXECUTANT NAME: SERENE CONSTRUCTIONS LLP,CLAIMANT NAME: MRS. SANDHYA RANI GUDDETE).

Date: 11th day of March,2019

Signature of Registering Officer
Shankarpally

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2882/2019. Sheet 2 of 9
Sub Registrar
Shankarpally

1వ పునకము 2019 నం.శా.శ1940
సం.పు.2882/2019 నెంబరుగా రిజిస్టరు చేయబడి
స్థానింగు నిమిత్తము గుర్తింపు నెం 1524
1వ.2882/2019 జమ్మల మైదానది
2019 సం. మార్చి నెం. 11 చేది...

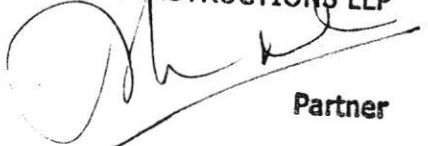
సబ్ రిజిస్ట్రార్.
SYED SIRAJ ANWAR
SUB - REGISTRAR
Shankarpally, R.R.Dist.

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6. The Developer agrees to deliver the villa/cottage on the Scheduled Property completed in all respects on or before 31.05.2019 with a further grace period of 3 months. However, the Developer shall not be liable and responsible if they are unable to construct and deliver the possession of the said villa / cottage within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies or account of any other reasons which are beyond the control of the Developer like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
7. The Developer upon completion of construction on the Scheduled Property, shall intimate the Buyer about the same at his/her last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he/she has fulfilled all his/her 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 Buyer shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The deemed date of payment of monthly maintenance charges shall be considered from the said date and waiver of payment of monthly maintenance charges for a period of 3 years shall be calculated from the said date of intimation.
8. The Buyer upon taking possession of the villa / cottage shall own and possess the same absolutely and to the exclusion of the Developer and shall have no claims against the Developer on any account including any defect in the construction.
9. The Developer shall deliver the possession of the completed villa / cottage together with the redelivery of the Scheduled Property to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Developer.
10. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Serene Farms project.
11. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall seek or cause the stoppage or stay of construction or related activity in the Serene Farms project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Developer shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Developer. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
12. It is hereby agreed and understood explicitly between the parties hereto the Buyer 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 on construction of the villa/cottage or payment of consideration under this agreement.

For SERENE CONSTRUCTIONS LLP



Partner

Gandhya
K. Ramesh Reddy

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Shankarpally



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13. The Buyer hereby covenants and agrees with the Developer that if he fails to abide with the terms and conditions of this agreement the Developer shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Developer upon such cancellation shall be entitled to forfeit a sum equivalent to 20% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Developer. The Developer shall further be entitled to allot, convey, transfer and assign the said villa / cottage to any other person of their choice and only thereafter, the Developer will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. 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.

SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.21, admeasuring about s 2420 sq. yds, (½ acre) along with a cottage / villa constructed thereon having built up area 1000 sft, forming part of Sy. Nos. 33, 43, 44 & 46, Yenkapally Village, Chevella Mandal, R. R. District, marked in red in the plan annexed hereto, bounded on:

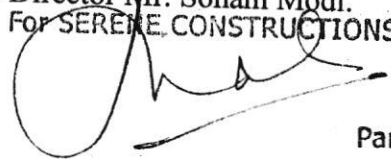
North	Farm No. 23
South	Farm No. 19
East	30' wide road
West	Farm No. 20

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. K. Chandrasekhar Reddy
2. 

For M/s. Serene Constructions LLP rep by
Its Partner M/s. Modi Housing Pvt. Ltd.,
rep. by its Director Mr. Soham Modi.
For SERENE CONSTRUCTIONS LLP



Partner
DEVELOPER

Gandhy
K. Ramesh Reddy
BUYER.

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2792/2019. Sheet 4 of 9 Sub Registrar
Shankarpally

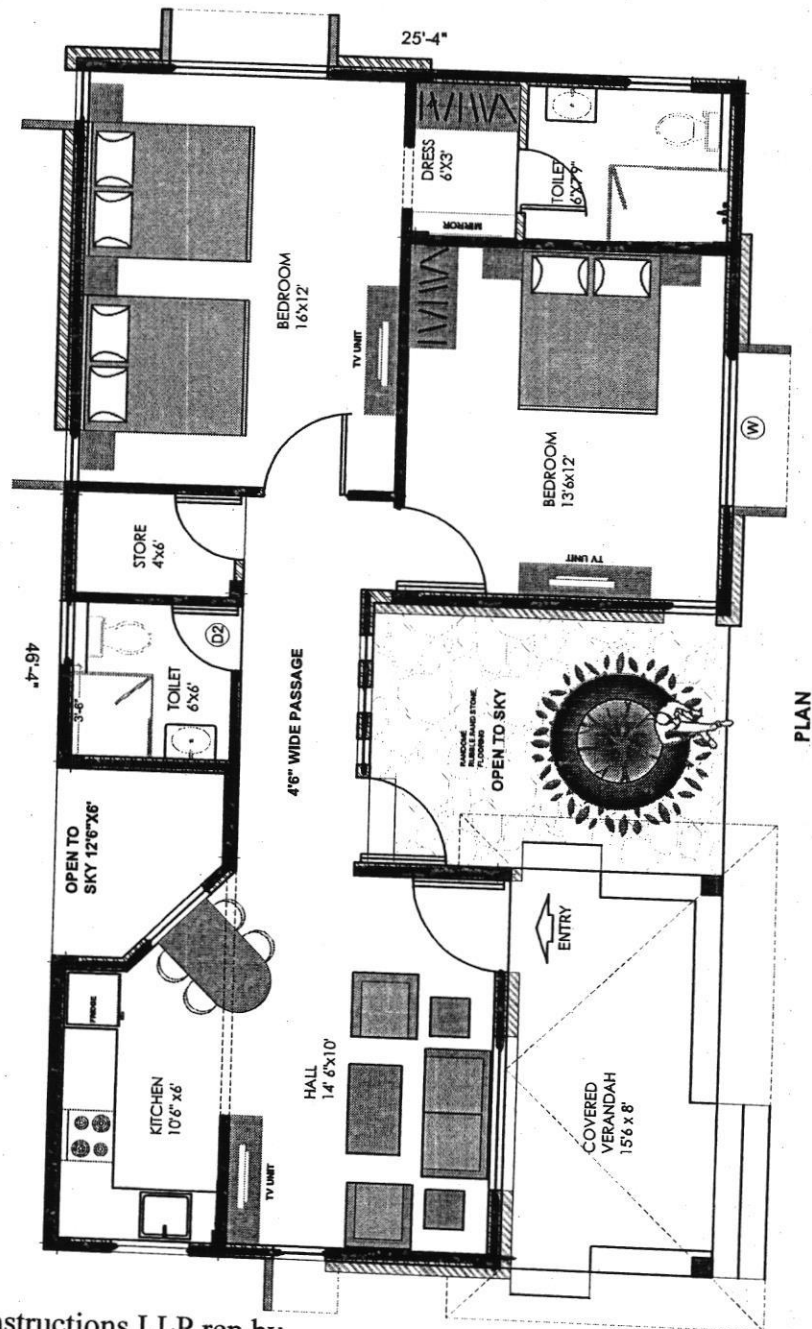


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 21 ADMEASURING 1000 SFT. OF BUILT-UP AREA.



For M/s. Serene Constructions LLP rep by
Its Partner M/s. Modi Housing Pvt. Ltd.
rep. by its Director Mr. Soham Modi.

DEVELOPER

Partner

Gandhya
K. Ramesh
BUYER



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292-12019. Sheet 5 of 9 Sub Registrar
Shankarpally

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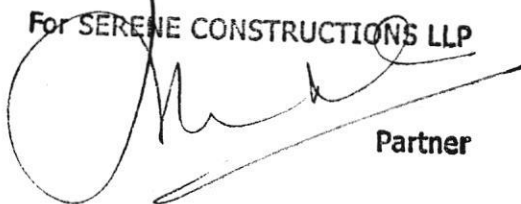
ANNEXURE – B

SPECIFICATIONS:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Rustic Ceramic / vitrified Tiles
Main door frame	Wood with polished panel door
Internal door frames	Wood with painted panel door
Windows.	Aluminium sliding windows with grills & mosquito mesh
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn .
Bathrooms	Branded designer tiles upto 7 ft .
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC / PVC pipes.

For M/s. Serene Constructions LLP rep by
Its Partner M/s. Modi Housing Pvt. Ltd.,
rep. by its Director Mr. Soham Modi

For SERENE CONSTRUCTIONS LLP


Partner
DEVELOPER


BUYER

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भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వియనామా:

S/O: సతీష్ మోడి, ప్లాట్ నెం-

280, రోడ్ నెం-25, పెద్దమ్మ

దేవాలయం దగ్గర జుబిలీ హిల్స్,

ఖైరతాబాద్, 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

Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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

To

Kandi Prabhakar Reddy

కండి ప్రభాకర్ రెడ్డి

2-3-64/10/24 1FLOOR KAMALA NILAYAM

JAISWAL COLONY

Amberpet

Amberpet, Hyderabad

Andhra Pradesh - 500013

10/07/2013

[Handwritten signature]

FOR SERENE CONSTRUCTIONS LLP

Partner

BK - 1, CS Nq 2880/2019 & Doct No
292/2019. Sheet 7 of 9 Sub Registrar
Shankarpally



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భారత ప్రభుత్వం
Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No. : 1177/00591/01675

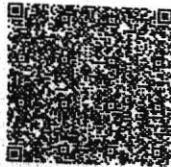
To
Kachana Praveen Kumar Reddy
కాచన ప్రవీణ్ కుమార్ రెడ్డి
S/O: Kachana Chandra Sekhar Reddy
H No 2-572
balaji nagar
Shastri nagar
proddatur Mandal
Proddatur
Proddatur, Cuddapah
Andhra Pradesh - 516360
9160226622

22/02/2013

K. Praveen Kumar



KL220222792DF
22022279



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2798 1925 0165

ఆధార్ - సామాన్యుని హక్కు

కాచన ప్రవీణ్ కుమార్ రెడ్డి
Kachana Praveen Kumar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1984
పురుషుడు / Male

2798 1925 0165

ఆధార్ - సామాన్యుని హక్కు

కాచన చంద్ర సేఖర్ రెడ్డి
Kachana Chandra Sekhar Reddy
పుట్టిన తేదీ / DOB: 25/04/1957
పురుషుడు / MALE

K. Chandra Sekhar Reddy

8379 7082 9143

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No.: 1118/60711/16091

To
సంధ్య రాణి గుడ్డే
Sandhya Rani Guddete
W/O: Praveen Kumar Reddy Kachana
2-365 T B Road
Proddatur
Proddatur
Proddatur Cuddapah
Andhra Pradesh 516360
9160226633

13/12/2013

89015537



MN890155376FT

Sandhya



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9637 5253 7798

ఆధార్ - సామాన్యుని హక్కు

సంధ్య రాణి గుడ్డే
Sandhya Rani Guddete
పుట్టిన తేదీ / DOB: 10/07/1985
స్త్రీ / Female

9637 5253 7798

ఆధార్ - సామాన్యుని హక్కు

గోపి రెడ్డి లక్ష్మి నారాయణ రెడ్డి
Gopi Reddy Lakshmi Narayana Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1978
పురుషుడు / Male

G. Lakshmi Narayana Reddy

7524 2206 3786

ఆధార్ - సామాన్యుని హక్కు

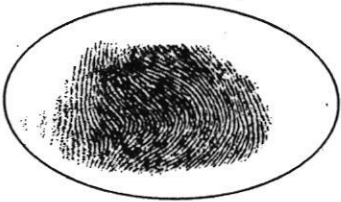
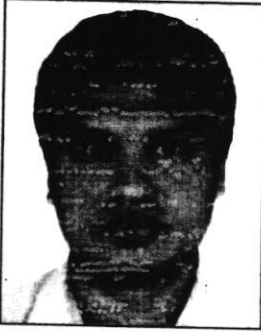
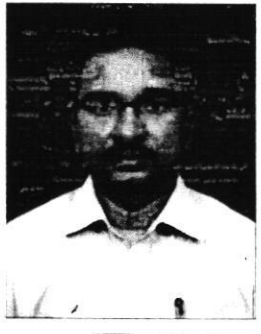
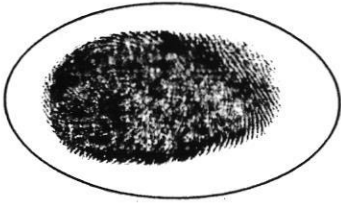
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2880/2019. Sheet 8 of 9
Sub Registrar
Shankarpally



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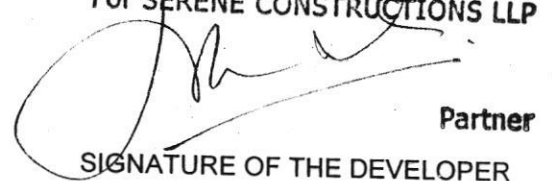
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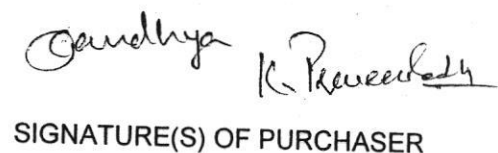
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DEVELOPER: M/S. SERENE CONSTRUCTIONS LLP HAVING ITS OFFICE AT 5-4-187/3&4 SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD - 500 003 DULY REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. LATE SATISH MODI.
			SPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 71 /BK-IV/2018, DT:13.07.2018 AT SRO, SECUNDERABAD: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			PURCHASER: 1. MRS. SANDHYA RANI GUDDETE W/O. MR. K. PRAVEEN KUMAR REDDY R/O., # 410, LA GARDENIA APTS PRAGATI ENCLAVE MIYAPUR HYDERABAD - 500 049.
			2. MR. KACHANA PRAVEEN KUMAR REDDY S/O. MR. K. CHANDRA SEKHAR REDDY # 410, LA GARDENIA APTS PRAGATI ENCLAVE MIYAPUR HYDERABAD - 500 049.

SIGNATURE OF WITNESSES:

1. K. Chandrasekhar Reddy
2. K. Praveen Reddy

For SERENE CONSTRUCTIONS LLP


Partner
SIGNATURE OF THE DEVELOPER


SIGNATURE(S) OF PURCHASER

Bk-1, CS No 2880/2019 & Doct No
2882/2019. Sheet 9 of 9 Sub Registrar
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నమోదు సంఖ్య / Enrollment No.: 1118/60711/16091

To

సంధ్య రాణి గుడ్డేటి

Sandhya Rani Guddete

W/O: Praveen Kumar Reddy Kachana

2-365 T B Road

Proddatur

Proddatur

Proddatur Cuddapah

Andhra Pradesh 516360

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సంధ్య రాణి గుడ్డేటి

Sandhya Rani Guddete

పుట్టిన తేదీ / DOB : 10/07/1985

స్త్రీ / Female



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రిజిస్ట్రేషన్/Enrolment No.: 1177/00591/01675

Date: 21/09/2013

Kachana Praveen Kumar Reddy (కాచన ప్రవీణ్ కుమార్ రెడ్డి)
S/O: Kachana Chandra Sekhar Reddy, H No 2-572,
balaji nagar, Shastri nagar proddatur Mandal, Proddatur,
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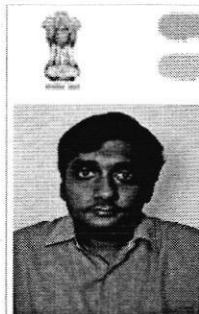
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పురుషుడు Male



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