

నెం.

దస్తావేజులు మరియు రుసుములు రశీదు

-683

క్రమం ౪ క్రి

M/s. Serene Constructions LLP, Rep.

ఈ దిగువ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది. /s. P. Reddy

దస్తావేజు స్వభావము	Agreement for	Constructions	ASPA
దస్తావేజు విలువ రూ.	1000000/-		
స్టాంపు విలువ రూ.	100/-		
దస్తావేజు నెంబరు	8708/2018.		
రిజిస్ట్రేషన్ రుసుము	5000		
లోటు స్టాంపు	4900		
యూజర్ చార్జీలు	-		
అధనపు షీట్లు	100		
5 x.....	1		
మొత్తము	10000/-		

Return
Date:.....
SRO-Shankarpally.Online 956 EZU 120818
Dt 12/11/18

అక్షరాల

రూపాయలు మాత్రమే

తేది 05/09/2018

వాచసు తేది నా. 4-00 గంటలకు

సబ్ రిజిస్ట్రారు

NOTE : Document will be returned at 3-30 p.m. to 5-00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof in excess of 10 days subject to a maximum of Rs. 500/- will be levied.

SCANNED

Doc No: 8708/2018

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

S.No. 13286 Date: 12-07-2018

Sold to: MAHENDAR

S/o. MALLESH.

For Whom: M/s. MODI FARM HOUSE (HYDERABAD) LLP.

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 18th day of August 2018 at SRO, 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. Vara Lakshmi Manikonda, Wife of Mr. M. Laxmoji Rao, aged about 59 years {Pan No. CGWPM0505J, Adhaar No. 3811 7742 1415} and
2. Mr. Manikonda Srinivas, Son of Mr. M. Laxmoji Rao, aged about 38 years both residing at Plot No. 773, Street No. 27, HMT Swarnapuri Colony, Miyapur, Hyderabad - 500 049 {Pan No. AJKPM7324C, Adhaar No. 2915 5636 1499}, 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

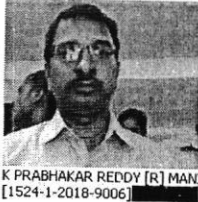
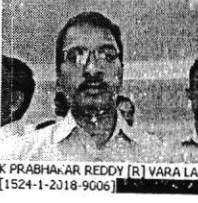
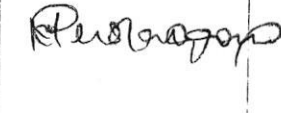
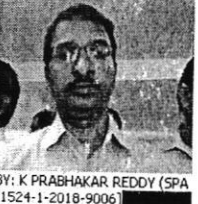
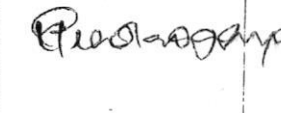
Partner

Page 1

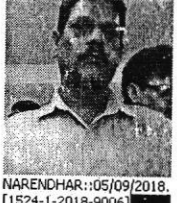
Presentation Endorsement:

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 2 and 3 on the 05th day of SEP, 2018 by Sri M/S Serene Constructions Llp

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL			K PRABHAKAR REDDY(R)MANIKONDA SRINIVAS . M.LAXMOJI RAO	
2	CL			K PRABHAKAR REDDY(R)VARA LAKSHMI MANIKONDA . M.LAXMOJI RAO	
3	EX			REP-BY: K PRABHAKAR REDDY (SPA) HOLDER S/O. K.PADMA REDDY R/O. 5-4-187/3 & 4, SOHAM MANSION, 2ND FLOOR, MG ROAD, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			NARENDHAR MALLAPUR	
2			GOPAL CHEVELLA	

05th day of September, 2018

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	

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



Bk - 1, CS No 9006/2018 & Doct No 8706/12018. Sheet 1 of 10 Sub Registrar Shankarpally



తెలంగాణ తెలంగాణ TELANGANA

S.No. 13283 Date:12-07-2018

Sold to: MAHENIDAR

S/o. MALLESH.

For Whom: M/s.MODI FARM HOUSE (HYDERABAD) LLP.

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

WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 26, admeasuring 2420 sq. yds, (½ acre) by way of a Sale Deed dated 18.08.2018 registered as document no. 87107 of 2018 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.

For SERENE CONSTRUCTIONS LLP

Partner

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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/BAR (STAMP) 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 ,956EZU130818 dated ,13-AUG-18 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 13-AUG-18, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 6604503969504, PAYMENT MODE: NB-1000200, ATRN: 6604503969504, REMITTER NAME: SRINIVAS MANIKONDA, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: SRINIVAS MANIKONDA).

Date:
05th day of September, 2018

Signature of Registering Officer
Shankarpally

Bk - 1, CS No 9006/2018 & Doct No 8708/2018. Sheet 2 of 10 Sub Registrar Shankarpally

1వ పునకము 2018 నంబర్. 41940
నంబర్ 8708... నెంబర్ గా రిజిస్టరు చేయబడి
స్థానింగు నిమిత్తము గుర్తిపు నెం 1524
1వ... 8708... 2018 ఇవ్వడ మైనది
2018 నంబర్ 8708... చేతి... తది...

సబ్ రిజిస్ట్రార్

శంకర్ శర్మ
SYED SIRAJ ANWAR
SUB - REGISTRAR
Shankarpally, R.R.Dist.



3. The Buyer already paid the above said amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) before entering this agreement which is admitted and acknowledged by Developer.
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.
6. The Developer agrees to deliver the villa/cottage on the Scheduled Property completed in all respects on or before 06.09.2018 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.

For **SERENE CONSTRUCTIONS LLP**

Partner

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Shankarpally



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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.
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. 26, admeasuring about 2420 sq. yds, (½ acre) along with a cottage / villa constructed thereon having built up area 1000 sq. ft., 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. 28
South	Farm No. 24
East	Farm No. 27
West	30' wide road

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. *R/R*

2. *Buy*

For M/s. Serene Constructions LLP
rep. by its Managing Partner Mr. Soham Modi

For SERENE CONSTRUCTIONS LLP

**Partner
DEVELOPER**

m a b c d e
BUYER.

M. Soham Modi

Bk -1, CS No 9006/2018 & Doct No
8708/2018. Sheet 4 of 10 Sub Registrar
Shankarpally

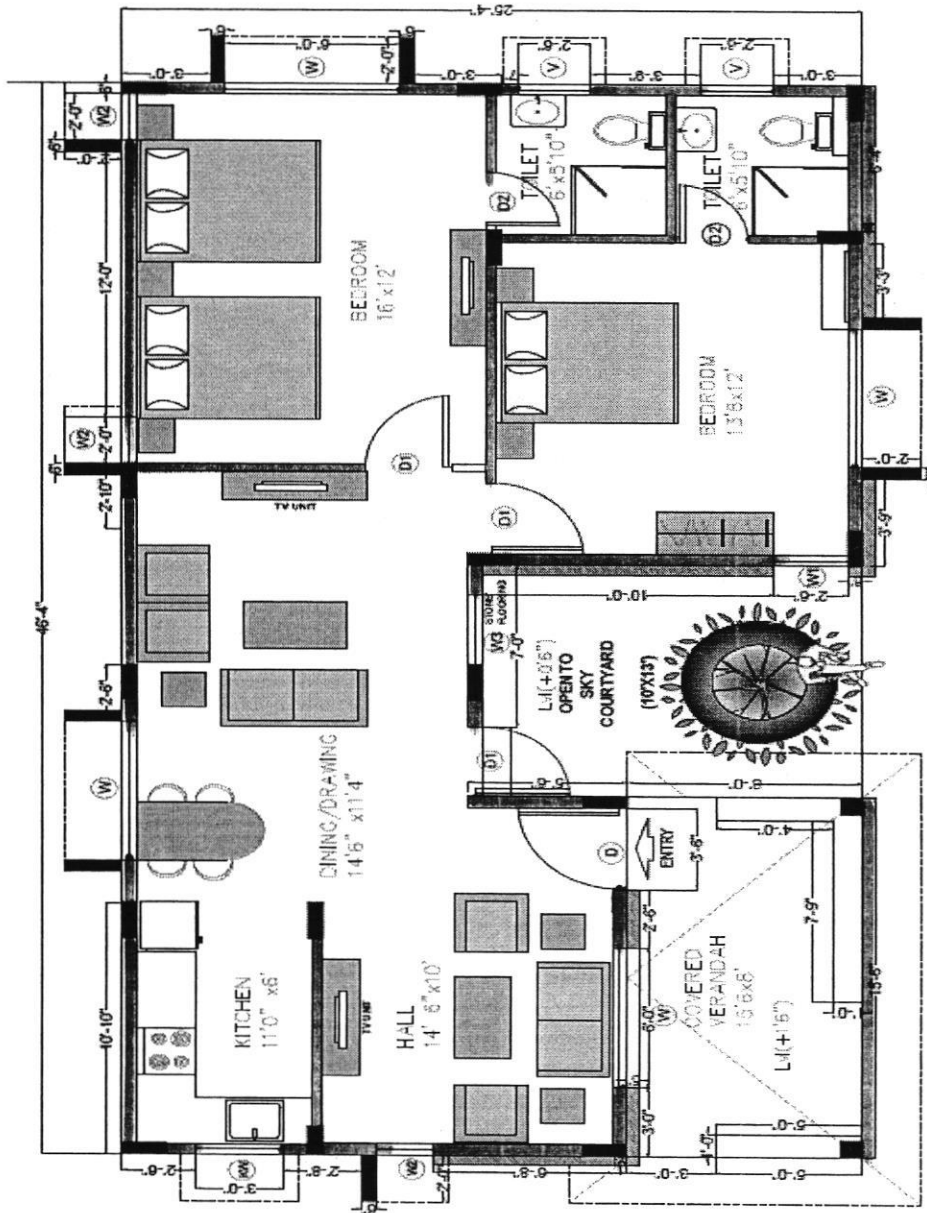


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 26 ADMEASURING 1000 SFT. OF BUILT-UP AREA.



For M/s. Serene Constructions LLP
Rep. by its Managing Partner Mr. Soham Modi

For SERENE CONSTRUCTIONS LLP

DEVELOPER

Partner

BUYER

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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 Managing Partner Mr. Soham Modi

For SERENE CONSTRUCTIONS LLP

DEVELOPER

Partner

M. S. Modi

M. S. Modi

BUYER

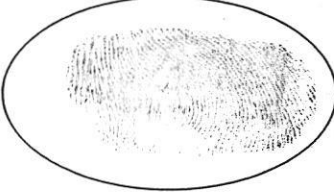
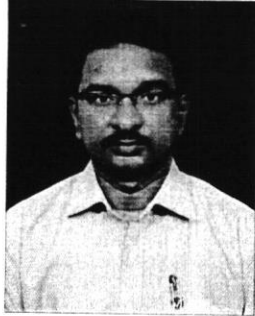
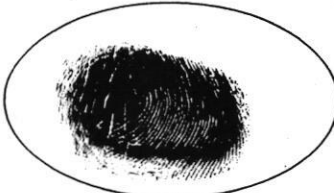
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Shankarpally



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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	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. VARA LAKSHMI MANIKONDA W/O. MR. M. LAXMOJI RAO R/O. PLOT NO. 773, STREET NO. 27 HMT SWARNAPURI COLONY MIYAPUR HYDERABAD - 500 049.
			2. MR. MANIKONDA SRINIVAS S/O. MR. M. LAXMOJI RAO R/O. PLOT NO. 773, STREET NO. 27 HMT SWARNAPURI COLONY MIYAPUR HYDERABAD - 500 049.

SIGNATURE OF WITNESSES:

1. 
2. 

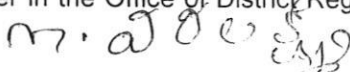
We send here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of District Registrar, Shankarpally, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

For SERENE CONSTRUCTIONS LLP

Partner
SIGNATURE OF THE VENDOR



SIGNATURE(S) OF PURCHASER



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Shankarpally

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మానికొండ వరలక్ష్మి
Manikonda Vara Lakshmi
పుట్టిన సంవత్సరం / Year of Birth : 1959
స్త్రీ / Female

3811 7742 1415



ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మానికొండ శ్రీనివాస్
Manikonda Srinivas
పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

2915 5636 1499



ఆధార్ - సామాన్యుని హక్కు

m. వరలక్ష్మి

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O మానికొండ లక్ష్మజీ రావు, హె నె 9-21-150/11, బాలాజీ నగర్, బెంగళూరు
పాక్షి 57 నెంబె, కుకట్ పల్లి, కుకట్ పల్లి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500072

Address: W/O Manikonda Laxmoji Rao, H NO 9-21-150/11, BALAJI NAGAR,
RESIDE SAI BABA TEMPLE, KUKAT PALLY, Kukat Pally, Hyderabad, Andhra
Pradesh, 500072

1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మానికొండ లక్ష్మజీ రావు, హె నె 9-21-150/11, బాలాజీ నగర్, బెంగళూరు
పాక్షి 57 నెంబె, కుకట్ పల్లి, కుకట్ పల్లి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500072

Address: S/O Manikonda Laxmoji Rao, H NO 9-21-150/11, BALAJI NAGAR,
RESIDE SAI BABA TEMPLE, KUKAT PALLY, Kukat Pally, Hyderabad, Andhra
Pradesh, 500072

1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

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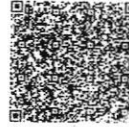
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భారత ప్రభుత్వం
Government of India



మద్దెల గోపాల్
Maddela Gopal
పుట్టిన తేదీ/DOB: 15/08/1996
పురుషుడు/ MALE



3462 1378 0253

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: పంపయ్య, 3-13-
95/1వ, మల్లికార్జున నగరం.

మల్లాపూర్, ఉప్పల్, కె.వి.రంగారెడ్డి
జిల్లా ప్రదేశ - 500076

Address:

S/O: P.Ramiah, 3-13-95/10,
mallikarjuna nagar, mallapur, Uppal,
K.v. Rangareddy,
Andhra Pradesh - 500076

9394 8912 8423

भारत सरकार
GOVERNMENT OF INDIA



పంపిని నరేంద్ర
Pampani Narendra
పుట్టిన తేదీ/ DOB: 17/04/1971
పురుషుడు / MALE

P/12



9394 8912 8423

DEVELOPER:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H
नाम /NAME
SOHAM SATISH MODI
पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI
जन्म तिथि /DATE OF BIRTH
18-10-1969
हस्ताक्षर /SIGNATURE
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT
प्रभु सरकार
GOVT. OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
Signature
Aadhaar No 3287 6953 9204

Prabha Reddy K

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Shankarpally

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Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :05-09-2018 13:54:11

App No :114381

Statement No :33965593

Sri/Smt.:Name not mentioned having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: YENKEPALLY OR YENKEPALLY , Plot No:,26, SURVEY NO: ,33,43,44,46,

Search has been made in Book 1 and in the indexes relating thereto S.R.O. SHANKARPALLY for 11 years from 01-10-2007 to 04-09-2018 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
NIL EC The property mentioned not found in the records of Registered documents. Approach SRO concern.					

Disclaimer:

1.This Report is for Information only.

2.Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

3.The encumbrances shown in the eEC are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.

4.All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.

5.In case system responds by "Data Not Found", for confirmation approach SRO concern.

6.Result : '0 out of 0 are included in the statement.'

You can preview/download certified copies of registered document as above from [https://registration.telangana.gov.in-->Certified Copies of Registered Documents\(On Payment\)](https://registration.telangana.gov.in-->Certified Copies of Registered Documents(On Payment).), by entering the document number.

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