



## Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 19/12/2019, 12:07 PM

SRO Name: 1524 Shankarpally

Receipt No: 14404

Receipt Date: 19/12/2019

### AGREEMENT

1000000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: SBIN

### Account Description

### Amount Paid By

| Cash | Challan | DD | E-Challan |
|------|---------|----|-----------|
|      |         |    | 5000      |
|      |         |    | 4900      |
|      |         |    | 100       |
|      |         |    | 10000     |

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES TEN THOUSAND ONLY

Return  
Shankarpally

Prepared By: SAIKUMAR

Signature by SR



## Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 19/12/2019, 12:07 PM

SRO Name: 1524 Shankarpally

Receipt No: 14404

Receipt Date: 19/12/2019

Name: M/S SARENE CONSTRUCTION

CS No/Doct No: 13793 / 2019

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 513A4V161219

Chargeable Value:

Challan Dt:

E-Challan Dt: 16-DEC-19

Bank Name:



13793



తెలంగాణ తెలంగాణ TELANGANA

S.No. 14397 Date: 06-08-2019

Sold to: RAMESH

S/o. Late NARSINGH RAO

For: M/s. SERENE CONSTRUCTIONS LLP

U 738692

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 19<sup>th</sup> day of December 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, aged about 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as Developer.

**AND**

1. Mrs. Asha Lathkar, Wife of Late Prakash Lathkar, aged about 58 years and
2. Mr. Girish Lathkar, Son of Late Prakash Lathkar, aged about 38 years both are residing at H. No: 1-2-142/100, Domalguda, Hyderabad - 500 029, 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

**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 \_\_\_\_\_ and \_\_\_\_\_ on the 19th day of DEC, 2019 by Sri K Prabhakar Reddy

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

| Sl No | Code | Thumb Impression                                                                  | Photo                                                                                                                            | Address                                                                                                                                   | Signature/Ink Thumb Impression                                                     |
|-------|------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>GIRISH LATHKAR::19/1<br>[1524-1-2019-13793] | GIRISH LATHKAR<br>S/O. LATE PRAKASH LATHKAR<br>R/O. 1-2-142/100 DOMALGUDA,<br>HYDERABAD                                                   |  |
| 2     | CL   |  | <br>ASHA LATHKAR::19/12<br>[1524-1-2019-13793]  | ASHA LATHKAR<br>W/O. LATE PRAKASH LATHKAR<br>R/O. 1-2-142/100 DOMALGUDA,<br>HYDERABAD                                                     | <i>Mrs Asha Lathkar</i>                                                            |
| 3     | EX   |  | <br>[1524-1-2019-13793]                         | REP-BY: K PRABHAKAR REDDY (SPA<br>HOLDER)<br>S/O. K.PADMA REDDY<br>R/O. 5-4-187/3 & 4, SOHAM<br>MANSION2ND FLOOR, MG ROAD,<br>SEUNDERABAD | <i>K Prabhakar Reddy</i>                                                           |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                              | Name & Address                     | Signature        |
|-------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------|
| 1     |   | <br>SANDEEP KUMAR JAJODIA<br>[1524-1-2019-13793] | SANDEEP KUMAR JAJODIA<br>HYDERABAD | <i>Sandeep</i>   |
| 2     |  | <br>MADHULIKA JAJODIA:<br>[1524-1-2019-13793]   | MADHULIKA JAJODIA<br>HYDERABAD     | <i>Madhulika</i> |

19th day of December, 2019

Signature of Sub Registrar'  
Shankarpally**E-KYC Details as received from UIDAI:**

| Sl No | Aadhaar Details                                         | Address:                                                            | Photo                                                                                 |
|-------|---------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                              |  |
| 2     | Aadhaar No: XXXXXXXX7610<br>Name: Girish Lathkar        | S/O Prakash Lathkar,<br>Himayathnagar, Hyderabad, Telangana, 500029 |  |

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*Sub Registrar*  
శంకర్ పల్లి, రంగారెడ్డి జిల్లా

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13428/2019. Sheet 1 of 9  
Sub Registrar  
Shankarpally

**WHEREAS:**

- A) The Buyer has purchased agricultural land/farmland bearing farm no.40, admeasuring 2420 Sq. yds, (1/2 acre) by way of a Sale Deed dated 19.12.2019 registered as document no. 13427 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. The Buyer shall pay the Developer a sum of Rs.10,00,000/-(Rupees Ten Lakhs Only) for the said construction.
2. The Buyer already paid an amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) before entering this agreement which is admitted and acknowledged by the developer.
3. 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.
4. 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.
5. The Developer agrees to deliver the villa/cottage on the Scheduled Property completed in all respects on or before 30.03.2020 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.

For SERENE CONSTRUCTIONS LLP

Partner

Mrs. Asha Lakshmi



## E-KYC Details as received from UIDAI:

| SI No | Aadhaar Details                                | Address:                                                                 | Photo                                                                               |
|-------|------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3     | Aadhaar No: XXXXXXXX3712<br>Name: Asha Lathkar | W/O Late Prakash Lathkar,<br>Himayathnagar, Hyderabad, Telangana, 500029 |  |

**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          |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>10000</b> | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>10100</b> |

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 ,513A4V161219 dated ,16-DEC-19 of ,SBIN/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 10000/-, DATE: 16-DEC-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0757135690330, PAYMENT MODE: CASH-1000200, ATRN: 0757135690330, REMITTER NAME: ASHA LATHKAR, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: ASHA LATHKAR AND OTHERS).

**Date:**

19th day of December, 2019

Signature of Registering Officer  
Shankarpally

**Certificate of Registration**

Registered as document no. 13428 of 2019 of Book-1 and assigned the identification number 1 - 1524 - 13428 - 2019 for Scanning on 19-DEC-19.

Registering Officer  
Shankarpally  
(Syed Siraj Anwar)



6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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 SERENE CONSTRUCTIONS LLP

Partner

*Mrs. Asha Kulkarni*

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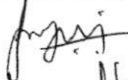
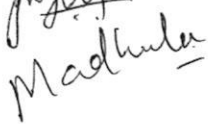
### SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.40, admeasuring about 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 | Tot-Lot area                        |
| South | Farm No. 39                         |
| East  | 30' wide road & Farm Nos.41,42 & 43 |
| West  | Tot-Lot area                        |

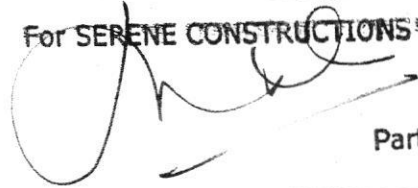
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

#### WITNESS:

1. 
2. 

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

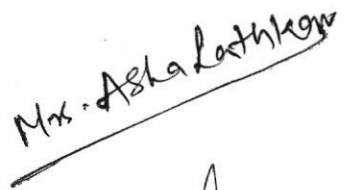
For SERENE CONSTRUCTIONS LLP



Partner

DEVELOPER

BUYER.

  
Mrs. Asha Lathigam





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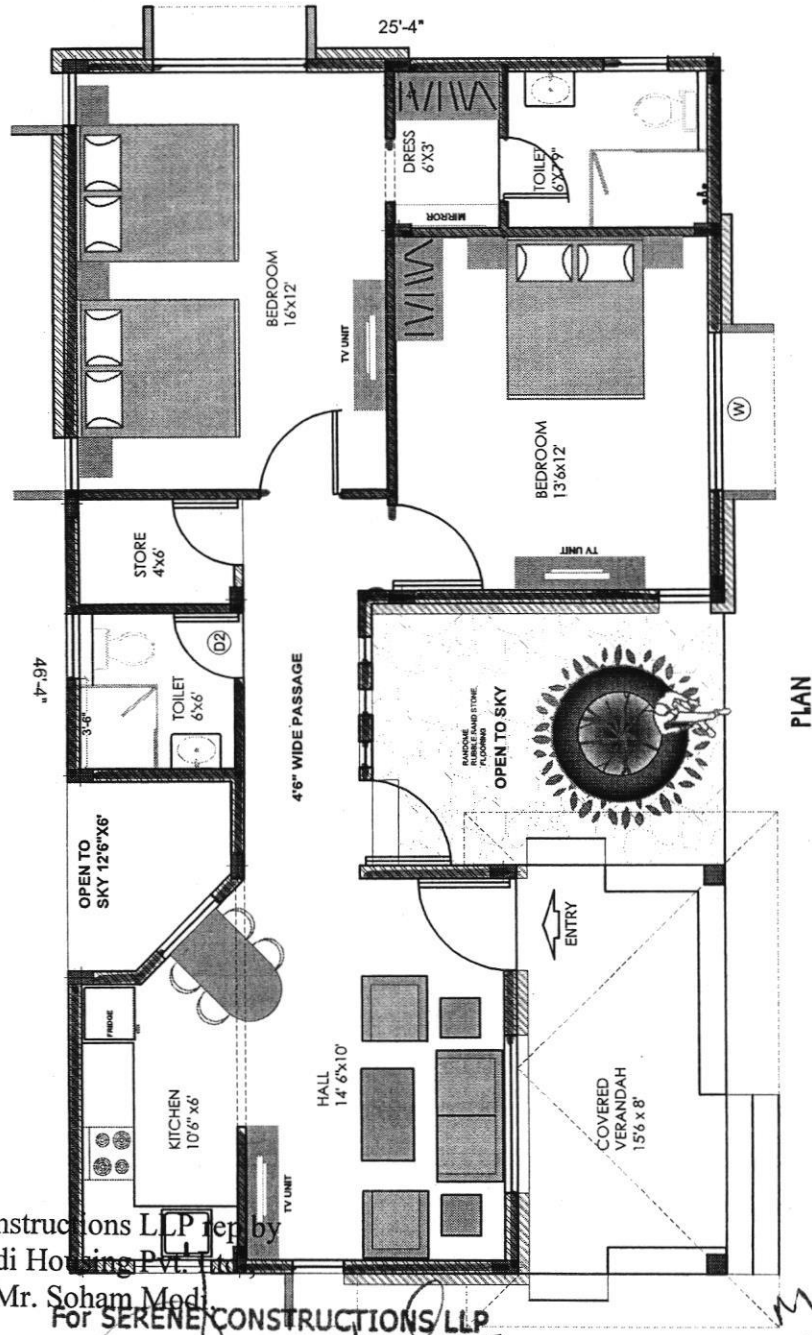


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## ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 40, 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

FOR SERENE CONSTRUCTIONS LLP

DEVELOPER

Partner

BUYER

*Mrs. Asha Lathkar*  
*[Signature]*



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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

Mrs Asha Lathkar

BUYER



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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

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.

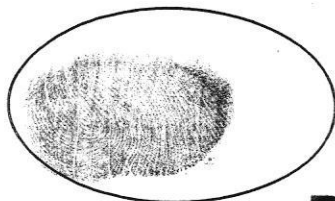
SPA / GPA FOR PRESENTING DOCUMENTS  
VIDE SPA / GPA NO. 71 /BK-IV/2018,  
DT:13.07.2018, AT SRO, SECUNDERABAD:

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

## PURCHASER:

1. MRS. ASHA LATHKAR  
W/O: LATE PRAKASH LATHKAR  
R/O: H.NO: 1-2-142/100  
DOMALGUDA,  
HYDERABAD - 500 029.

2. MR. GIRISH LATHKAR  
S/O: LATE PRAKASH LATHKAR  
R/O: H. NO: 1-2-142/100  
DOMALGUDA,  
HYDERABAD - 500 029.



## SIGNATURE OF WITNESSES:

- 1.
- 2.

For SERENE CONSTRUCTIONS LLP

Partner  
SIGNATURE OF THE VENDOR

Mrs. Asha Lathkar

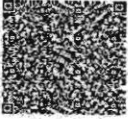
SIGNATURE(S) OF PURCHASER

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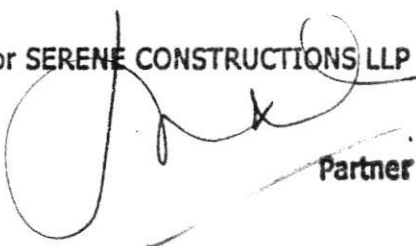
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|                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>भारत सरकार</b><br/>GOVERNMENT OF INDIA</p>  <p>శోహం సతీష్ మోడి<br/>Soham Satish Modi<br/>పుట్టిన సం./YoB: 1969<br/>పురుషుడు Male</p>  <p>3146 8727 4389</p> |  <p><b>भारतीय विशिष्ट पहचान प्राधिकरण</b><br/>UNIQUE IDENTIFICATION AUTHORITY OF INDIA</p> <p>చిరునామా:<br/>S/O: సతీష్ మోడి, ప్లాట్ నో-<br/>280, రోడ్ నో-25, పెద్దమ్మ<br/>దేవాలయం దగ్గర జబిల్ హిల్స్,<br/>ఖైరతాబాద్, లంజారా హిల్స్,<br/>హైదరాబాద్<br/>ఆంధ్ర ప్రదేశ్, 500034</p> <p>Address:<br/>S/O: Satish Modi, plot no-280,<br/>road no-25, near peddamma<br/>temple jubilee hills,<br/>Khairatabad, Banjara Hills,<br/>Hyderabad<br/>Andhra Pradesh, 500034</p> |
| <p><b>ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు</b></p>                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Aadhaar - Aam Aadmi ka Adhikar</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>భారత ప్రభుత్వం</b><br/>Government of India</p>  <p>కండి ప్రభాకర్ రెడ్డి<br/>Kandi Prabhakar Reddy</p> <p>పుట్టిన సంవత్సరం/Year of Birth: 1974<br/>పురుషుడు / Male</p>  <p>3287 6953 9204</p> | <p>నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049</p> <p>To<br/>Kandi Prabhakar Reddy<br/>కండి ప్రభాకర్ రెడ్డి<br/>2-3-64/10/24 1FLOOR KAMALA NILAYAM<br/>JAISWAL COLONY<br/>Amberpet<br/>Amberpet, Hyderabad<br/>Andhra Pradesh - 500013</p> <p>10/07/2013</p> |
| <p><b>ఆధార్ - సామాన్యని హక్కు</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                  |

For SERENE CONSTRUCTIONS LLP



Partner



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సామాన్యని హక్కు

భారత ప్రభుత్వం  
Government of India

అక్షా లతకర్  
Asha Lathkar



జన్మ సంవత్సరం / Year of Birth: 1960  
Female

9214 9285 3712



*Ms Asha Lathkar*

విరునామా: W/O: లేట్ ప్రకాష్  
లతకర్, 1-2-142/10, దేవుల్లుదా  
ఈ సెవా దగ్గర, దేవుల్లుదా, హిమాయత్ నగర్  
హిమాయత్ నగర్, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500029

Address: W/O: Late Prakash  
Lathkar, 1-2-142/10  
Domaiguda, Near E. Sava  
Domaiguda, Himayathnagar  
Hyderabad, Himayathnagar  
Andhra Pradesh, 500029

9214 9285 3712

1847  
1800 300 1947

and Non-Government Services

help@uidai.gov.in

సామాన్యని హక్కు

, నా గుర్తింపు

భారత ప్రభుత్వం  
Government of India

ప్రకాష్ లతకర్  
Prakash Lathkar  
జన్మ తేదీ / DOB: 01/09/1981  
పురుషుడు / Male



6402 7280 7610



*Prakash*

ఆధార్  
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విరునామా:  
తండ్రి పేరు / తల్లి పేరు: ప్రకాష్ లతకర్,  
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Year of Birth: 1966  
Female



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*Madhulika*

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*Sandeep*

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