

shop no. 23

S/14/11/06

P-276/06



C. No. 21265... Date: 11/10/06... Rs. 15000/-

Purchaser: Colonel H. Sehgal, S/o. H.R. Sehgal, 9-4-86/250, Salarpur Colony, Hyderabad.

For whom: Karan Sehgal, S/o. H.R. Sehgal, 8-2-579/3, Road No. 8, Banjara Hills, Hyderabad.

00BB 630689

C. ANJANDAS

SUB-REGISTRAR SUPDT.

EX OFFICIO STAMP VENDOR
STAMP COUNTER R.O. HYD. BAD.LEASE DEED

This Deed of Lease is made on this the 28th day of March 2006 by and between :-

1. Sri Satish Modi son of Sri Manilal Modi, aged 51 years, occupation business-partner representing MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its Office at 5-1-32, R.P. Road, Secunderabad - 500 003.

2. Sri Suresh Bajaj son of Sri Parmanand Bajaj aged 41 years, occupation business, partner representing MODI ENTERPRISES (Owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 5-1-32, R.P. Road, Secunderabad - 500 003.

(HEREINAFTER referred to as LESSOR, which term shall mean and include all their heirs, successors, legal representatives, administrators, assigns, etc.)

AND

Shri Karan Sehgal, S/o. Shri T.R. Sehgal, aged 44 years, 8-2-579/3, Road No. 8, Banjara Hills, Hyderabad - 500 001

(HEREINAFTER referred to as the LESSEE, which term shall mean and include all his heirs, successors, legal representatives, administrators, assigns, etc.).

WHEREAS M/s The Methodist Church in India are the owner of premises bearing No. 5-7-189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, A.P.

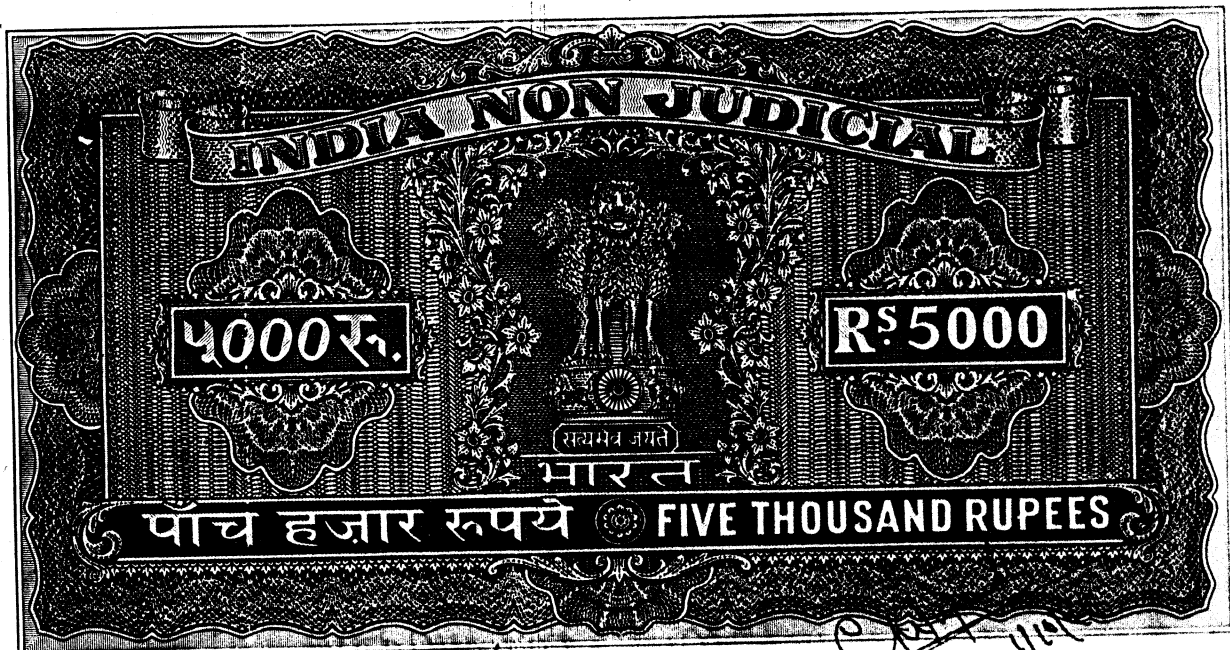
AND WHEREAS in pursuance of a registered deed of lease dated 19.4.1988 registered Document No. 686/90 of 1990 before District

2

Karan Sehgal

Satish Modi

LHF
SHOP 23SUBA
-246



S. No. 21266... Date. 11/2/76... Rs. 5000-00-00 69286

Purchaser *Colonel H. Sehgal & TR Sehgal, 1-188/50, EX OFFICIO STAMP VENDOR, Stamp Counter B.O. HYD BAD,*

For whom *Colonel H. Sehgal & TR Sehgal, 1-188/50, EX OFFICIO STAMP VENDOR, Stamp Counter B.O. HYD BAD,*

C. ANJANDAS
SUB-REGISTRAR SUPDT.
EX OFFICIO STAMP VENDOR
STAMP COUNTER B.O. HYD BAD,

:: 2 ::

Registrar office, Nampally, Hyderabad. The said M/s The Methodist Church in India have granted a long lease in favour of the LESSOR herein on the terms and conditions mentioned therein in relation to 2,760 sq. mts. of land out of the premises bearing No.5-9-189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad.

AND WHEREAS duly authenticated copy of the said registered lease deed dated 19.04.1988 is hereby furnished by the LESSOR herein to the LESSEE herein:

AND WHEREAS M/s The Methodist Church in India had also executed a development agreement in favour of the LESSOR herein dated 09.01.1981 in pursuance of which the LESSOR herein had a right to take up construction on the leasehold site;

AND WHEREAS in pursuance of the said development agreement dated 9.1.1981, the LESSOR herein has taken up and completed the construction by raising suitable structures thereon after obtaining sanction therefor from the Municipal Corporation of Hyderabad.

AND WHEREAS the LESSOR herein has represented that as per the development agreement dated 9.1.1982 and the lease deed dated 19.4.1988 which is registered on 9.9.90 executed by and between M/s. The Methodist Church in India and the LESSOR herein is authorised to create valid and subsisting sub-leases for longer periods and any such sub-lease created by the LESSOR herein with respect to the aforesaid leasehold (which is covered by the registered lease deed dated 19.4.1988) or any part thereof shall be valid, subsisting and binding on the M/s. Methodist Church in India;

J. B. Singh

Amr Singh

Satish mal 3



S. No. 47 Date 1/6/16 Rs. 1000

Purchaser Colonel H. Sehgal & Mr. Sehgal, 9-1-26/20
 For whom... Bangalore Hills, Hyd, Sehgal, 8-2-57/3, R-8,

C. ANJANDAS
 SUB-REGISTRAR SUPDT.
 EX OFFICIO STAMP VENDOR
 STAMP COUNTER R.O. HYD. BAD.

:: 3 ::

AND WHEREAS clause 5 (h) of the said registered lease deed dated 19.4.1988 reads as follows:-

"The Tenant shall be entitled to assign, transfer, sublet and/or give on leave and license, the tenanted premises or any portions thereof, for such consideration as the Tenant may consider proper and for which no further consent of the Landlord shall be required. It is hereby declared that in the event of cancellation of the said Development Agreement or this Tenancy Deed entered into with the said M/s. Modi Builders/ M/s. Modi Enterprises, the sub-tenant(s) performing his/her/their obligations as per the Agreement entered into with Modi Builder/Modi Enterprises, such subtenancy shall continue to be in force and the subtenant(s) shall have the right to enjoy the premises they have contracted and in such an event, his/her/their obligation will be towards the Church, the Landlord/Owner."

AND WHEREAS the LESSEE herein has been desirous of taking a portion of the aforesaid premises covered by the registered lease deed dated 19.4.1988 relating to an extent of 246 Sq. ft. of super built up area from the lower ground floor which is in the nature of a Mulgi/Shop;

NOW THEREFORE THIS DEED OF LEASE/SUB-LEASE WITNESSETH AS FOLLOWS:

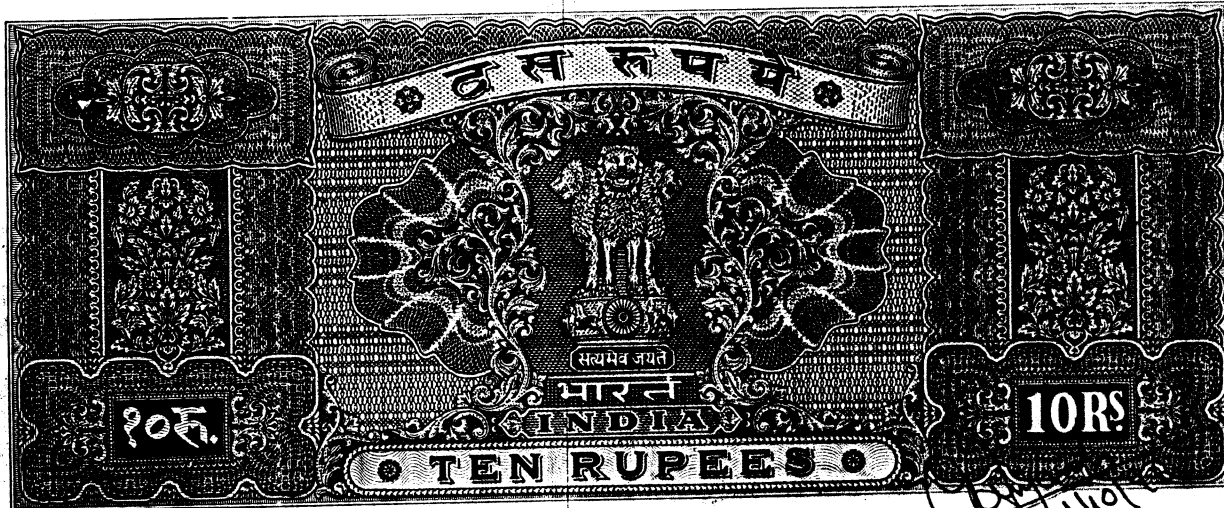
1. The LESSOR herein does hereby transfer by way of lease/sub/lease to the LESSEE herein a portion of 246 Sq. Ft. of super built up area which is on the lower ground floor of the premises which is part of premises bearing No. 5.9.189/190 situated at Chirag Ali Lane, Abid Road, Hyderabad, and which

to be signed

Satish Mal

.... 4

10Rs.



8. No. 4975 Date 11/10/86 Rs. 10/-

Purchaser Colonel H. Sehgal & Co. H.R. Sehgal, 9-4-86/250, Salar Jung Road, Hyderabad.

for whom...

Colonel H. Sehgal & Co. H.R. Sehgal, Bangalore Hills

100 - REGISTRAR / SUPD.
EX-OFFICIO STAMP VENDOR
STAMP COUNTER, R. G. HYD/86

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proportion is the nature of a Mulgi/Shop and described in the plan annexed to this deed and more particularly described in the Schedule annexed to this deed and hereinafter referred to as the "MULGI/SHOP".

2. The LESSOR herein confirms that the LESSEE herein is put in possession as a tenant/subtenant of the aforesaid "MULGI/SHOP" and the LESSEE herein shall continue to remain in possession thereof under and in pursuance of this deed and in accordance with the terms and conditions herein contained.

3. It is agreed that the duration of the lease shall be till the structure of the said "MULGI/SHOP" remains in existence, and/or is capable of being used by the LESSEE herein effectively, and/or till the lease between the LESSOR herein and M/s. The Methodist Church in India subsists, whichever is later. It is agreed that at no time and for no cause the lease shall be terminated, except at the option of the LESSEE herein, during the subsistence of the aforesaid period.

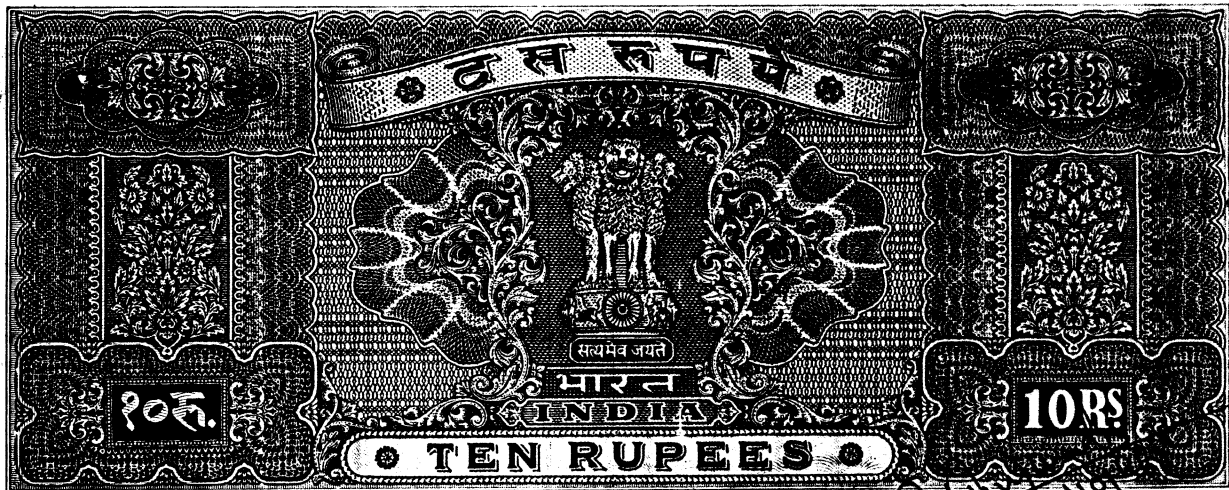
4. The LESSEE herein had paid a sum of Rs.3,65,000/- (Rupees Three Lakhs Sixty Five Thousand only) a refundable deposit to the LESSOR herein which shall carry no interest whatsoever. The said amount has been received by the LESSOR herein from the LESSEE herein vide cheque No. 848439 dated 3.10.96 drawn on State Bank of India, Narayanguda, Hyderabad.

The Lessor herein admits the receipt of the said sum of Rs.3,65,000/- (Rupees Three Lakhs Sixty Five Thousand only).

5. During the subsistence of this lease, the LESSEE herein shall be liable to pay a sum of Rs.75/- (Rupees Seventy five only)

for Sehgal *Satish Malhotra*

10 Rs.



S. No. 24 Date: 11/10/2010

Purchaser: Colonel H. Sengul, 80 HR Sengul, 9-4-86/25 Salarjung
 For whom: Sengul, 80 HR Sengul, Bangalore Hills

100 REGISTRAR / SUPD
 10 OFFICIO STAMP VENDOR
 STAMP COUNTER, B. G. MVD/25

:: 5 ::

per month as rent. The said rent shall be revised every five years by increasing the same by 20% of the then existing rent payable by the LESSEE herein to the LESSOR herein.

6. The LESSEE herein shall be liable to pay proportionate share of maintenance charges towards the common facilities as paid by the other tenants of the complex, amenities, accesses, water facility etc., insofar as the "MULGI/SHOP" is part of the whole complex.

7. The LESSEE herein shall pay electricity charges as per separate meter provided for the lessee herein as per consumption shown therein

8. The LESSEE herein shall be entitled to assign, transfer or sub-let or give on lease and licence the "MULGI/SHOP" or any part thereof for such consideration as the LESSEE herein may consider proper and for such assignment or transfer etc., shall be in accordance with the terms and conditions of this lease deed and the registered lease deed dated 19.4.1988, which is registered on 9.2.1990. It is further agreed that in the event of such an assignment, transfer etc., the refundable deposit of Rs.3,65,000/- (Rupees Three Lakhs Sixty Five Thousand only) automatically stand transferred to such assignee or transferee etc.,

9. It is agreed that the LESSEE herein shall not use the "MULGI/SHOP" for any purpose which is illegal or prohibited by law or for such purpose which has been specifically prohibited under the lease deed dated 19.4.1988, which was registered on 9.2.1990 nor the LESSEE herein shall be entitled to cause any

S. Sengul

S. Sengul

10Rs.



S. No. 15279 Date 30/11/91
 Sold to K. Srinivasulu Reddy
 For Whom Subh

No. 8492 T. R. Sengal
 Plotter

Sub-Registrar/Superintendent
 Ex-Officio Stamp Vendor
 Stamp Sales Depot.
 High Court of Andhra Pradesh.
 Hyderabad

:: 6 ::

structural changes or damage to the said "MULGI/SHOP".

10. The LESSEE herein shall also pay the municipal and other taxes payable for the "MULLGI/SHOP" and other charges, if any, payable to any local authorities including the Municipal Corporation of Hyderabad. At present the MCH tax is Rs. 1750/- per annum.

11. It is agreed that in the event of non payment of rent, the arrears shall carry interest at 24% but no amount of default shall be considered as giving any right to the LESSOR herein to terminate the LEASE.

12. The LESSOR herein does hereby agree that during the subsistence of this lease, the LESSEE herein shall be entitled to occupy the "MULGI/SHOP" peacefully without any let or hindrance from any person whatsoever and that the LESSOR herein shall perform whatever obligations he has to M/s. The Methodist Church in India so that the right and interest of the LESSEE herein is in no way affected.

13. It is hereby agreed that the LESSEE herein shall be entitled to make use of the staircase, landing, common entrances to the building for engrees/engress and all other amenities and conveniences available in the said complex.

14. It is agreed between both the LESSOR and the LESSEE as the LESSEE and other family members have taken the adjacent portions so as to enable the LESSEE and other family members to use the said blocks as the compact block if necessary as per the need and requirement of the lessee and in view of the various blocks have

J. B. Sengal

Srinivasulu Reddy

Satish Mal

SHOP NO. 23

10RS.



S. No. 15280 Date 30/11/91 K. 101.

Sold to Laxman Nishu Sijgal

For Whom S. S. S.

Sub-Registrar T. R. Sijgal

Received

Sub-Registrar/Superintendent
Ex Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh.
Hyderabad

:: 7 ::

been taken by the LESSEE and the LESSOR hereby authorise and it has been specifically agreed the LESSEE and other family members their successors in interest shall be entitled to put up sign boards/Neon sign board above the shops and possible boards at the following places.

The lessee herein has paid a sum of Rs.50,000/- (Rupees Fifty Thousand only) a refundable deposit to the Lessor herein which shall carry no interest whatsoever towards the board space mentioned below. The said amount has been received by the Lessor herein from the Lessee herein vide cheque No. 32680 dated 11.4.97 drawn on State Bank of India, Narayanguda, Hyderabad for Rupees Fifty Thousand only.

The Lessor herein admits the receipt of the said sum of Rs.50,000/- (Rupees Fifty Thousand only).

The board at the main entrance on the railing inside the building - Space for board above the staircase between the lower ground floor and the upper ground floor equal to the width of the slab measuring 16" (Sixteen inches) in width / height and 94" (Ninety four inches) in length situated near the main entrance of the complex from Abid Road side leading to the lower ground floor.

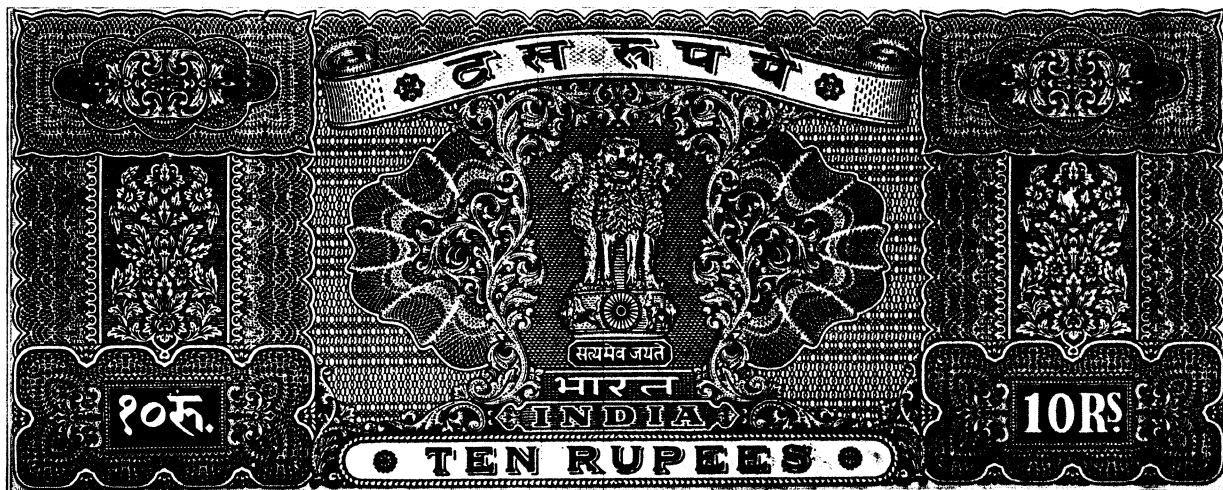
S. S. S.

S. S. S.

S. S. S.

8

10Rs.



s. No. 15281 Date 30/11/91 Rs. 10/-

Sold to Lagan Singh Sahgal.

For Whom S. K.

No. 8490 T. R. Sahgal.

Plotted

Sub-Registrar/Superintendent
Ex-Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh
Hyderabad

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No extra rent or charges shall be payable for the above sign boards as they are part of the tenancy and the LESSOR shall not have any objection and the LESSOR shall sign all the applications, no objections which may be necessary to obtain permission, sanction from the Municipal Corporation or any other authority. All the terms and conditions of this tenancy will be applicable to the above mentioned Signboards.

It is hereby agreed between the LESSOR and the LESSEE that if the LESSOR so desires to use the premises which is hereby let out under this lease deed along with the other portions in the same building by joining by removal of partition walls and also to put up staircase joining the lower ground floor and the upper ground floor as may be required by the LESSEE and the LESSOR shall not have any objection for putting staircase joining the lower ground floor portion and the upper ground floor portion without causing damage structurally by taking appropriate precautions in consultation with the Structural Engineer.

15. It is hereby agreed that the LESSOR herein shall have right to carry on further construction in the said complex as may be permissible in accordance with the Municipal Act. rules and by-laws, and the LESSEE herein shall not be entitled to object to

S. Sahgal

S. Sahgal

Sahgal

.... 9

10Rs.



S. No. 15282 Date 30/11/91 Rs 10/-

Sold to Laxman Singh Sahasrabudhe. 80. Shri T.R. Sahasrabudhe.

For Whom Self

Sub-Registrar/Superintendent
Ex Officio Stamp Vendor
Stamp Sales Depot.
High Court of Andhra Pradesh.
Hyderabad

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the same provided, however that any such construction or construction activity does not cause the LESSEE herein any hindrances whatsoever.

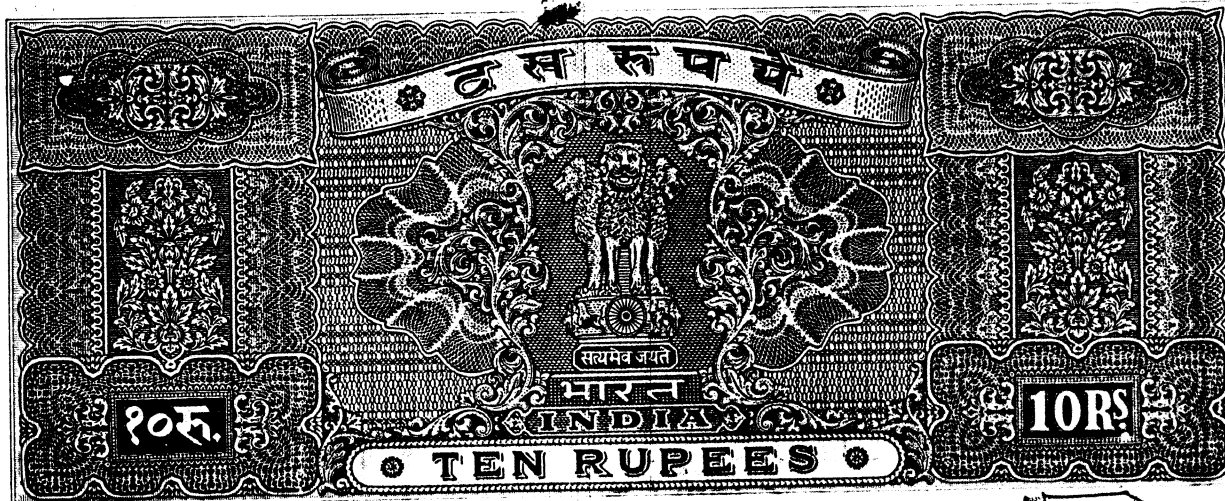
16. In the event of the LESSEE herein desiring to terminate this lease, at his own option, the LESSOR would be bound to refund back the refundable deposit of Rs.4,15,000/- (Rupees Four lakhs and Fifteen Thousand only) simultaneously with the LESSEE herein delivering vacant possession of the said "MULGI/SHOP".

17. Since this sub-lease contemplated by this lease deed is to be long term arrangement and for the purpose of stamp duty and registration this deed may be deemed for a period of (30) years and shall be renewed on the same terms and conditions including this clause for renewal and any non-execution of the renewed lease deed will not entitle the LESSOR herein to terminate the lease and it shall be deemed to be continuing tenancy on the terms and conditions mentioned in this lease deed.

Jai Bhagat

Satish Malhotra 10

10 Rs.



J.No. 17386 Date 1-10-96 Rs. 10/-

Sold to... Mohd. Abid... Sd/- MA. Hafeez Rb Hyd

For Whom... Karam... V. Sehgal... Sd/- T. R. Sehgal Rb Hyd

E. VENKATESH
 STAMP VENDOR
 LICENCE No. 66/96,
 AMBERPET, HYDERABAD-A.P

:: 10 ::

SCHEDULE OF PROPERTY

All that portion being 246 Sq.ft. ^{Along with 6.15 s.yd of undivided share of land} of super built up area on the lower ground floor bearing MULGI/SHOP No.23 in the premises bearing No.5.9.189/190, situated at Chirag Ali Lane, Abid Road, Hyderabad, which is popularly known as METHODIST COMPLEX, Chirag Ali Lane, Abid Road, Hyderabad, and which is shown within red boundaries in the plan annexed to this lease deed, and bounded on:

EAST & WEST: Shop No.24 & Passage

NORTH : Shop No.12

SOUTH : Shop No.22

The value of the leased premises is Rs.4,15,000/- (Rupees four lakhs Fifteen thousand only).

IN WITNESS whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

WITNESSES

1. *C. P. Prasad*
- 2.

LESSOR

LESSEE

Sd/- Mohd
Sd/- T. R. Sehgal
Sd/- V. Sehgal

Uf
Shop 23

LEASE DEED PLAN OF SHOP NO. 23 LOWER GROUND FLOOR - BEARING

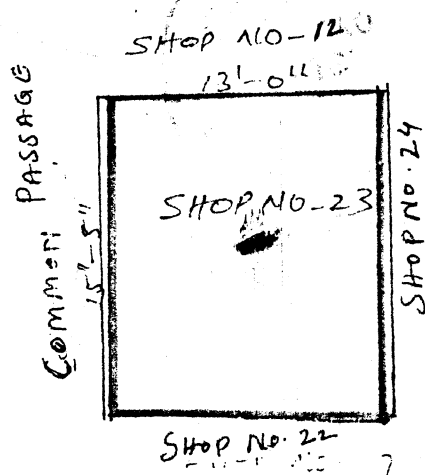
PREMISES NO. 5-9-189/190 SITUATED AT CHIRAG ALI LANE, ABIDS
ROAD, HYDERABAD, A.P.

LESSOR

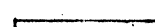
- 1) SHRISATISH MODI S/O SHRI MANILAL MODI
- 2) SHRI SURESH BAJAJ S/O SHRI PARAMANAND BAJAJ

LESSEE

: SMT RASHMI SEAGAL



REFERENCE

 INCLUDED
 EXCLUDED

BUILT UP AREA - 200.45 sq ft

SUPER BUILT UP AREA - 240.05 sq ft

SCALE 1" = 8' 0"

1. Satish mod.

2. Suresh Bajaj

SIG. OF LESSOR

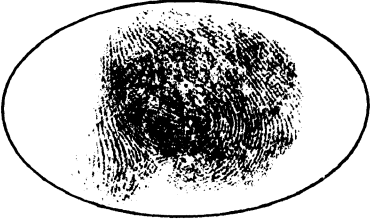
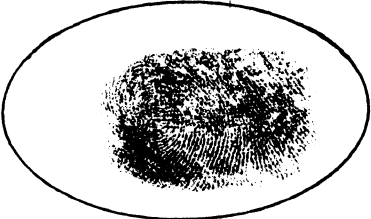
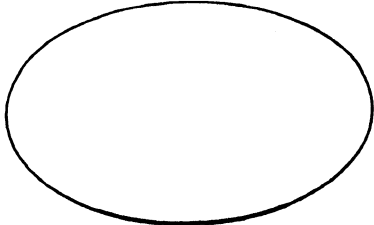
WITNESSES

1. C.L. Prasad

2. Rajeev

SIG. OF LESSEE

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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			LESSOR:- M/s. MODI ENTERPRISES REP. BY ITS PARTNERS (01) MR. SATISH MODI S/O. MR. LATE MANILAL MODI R/O. 5-1-32, R.P. ROAD SECUNDERABAD - 500 003
			(02) MR. SURESH BAJAJ S/O. MR. PARMANAND BAJAJ R/O. 5-1-32, R.P. ROAD SECUND RABAD - 500 003
			LESSEE:- MR. KARAN SEHGAL S/O. T R SEHGAL R/O. 8-2-579/3, ROAD NO.8 BANJARA HILLS HYDERABAD - 500 001
		PASSPORT SIZE PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES:

1. C. L. Prasad

2. Y. J. Rao

SIGNATURE OF THE EXECUTANT'S

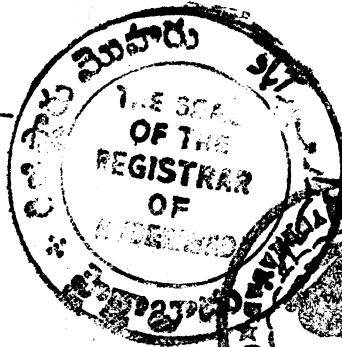
Satish Modi
Suresh Bajaj
Karan Sehgal

1వ పుస్తకము 1411 సం 2006

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

12 ఈ కాగితముల నమోద సంఖ్య

[Signature]
 టెంపులములకు సాక్షి



2006 సం. మార్చి నెల 28 వ తేదీ

1927 వ కా. సం. ఫిబ్రవరి మాసము 02 వ తేదీ

పగలు 3 కుంఠము 4 గంటల మధ్య

స్వాధికారుల సాక్షిగా

శ్రీ Satish Modi రిజిస్ట్రేషన్

చట్టము 1905 లోని సెక్షన్ 32 ఎ ను అనుసరించి

సంబంధించిన ఫిర్యాదులు మరియు వేలిముద్ర

అంటి సహా దాఖలు చేసి రుసుము రూ. 25/- మే.

దాఖలు చేసిన

శ్రీ Satish Modi ఒప్పాక్షాత్తు

అడమి ప్రాబున వ్రేలు

[Fingerprint]

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అడమి ప్రాబున వ్రేలు

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అడమి ప్రాబున వ్రేలు

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అడమి ప్రాబున వ్రేలు

అడమి ప్రాబున వ్రేలు

Sri Satish modi s/o sri manital modi,
 Occupation - Business,
 H.No: 5-1-32, R.R. Road, Sec 16ad - 3

Suresh Bajaj s/o. Pravinanand Bajaj
 occ. Business. R/o. 5-1-32, R.R. Road
 Sec 16ad - 30003

Karan Sehgal s/o T.R. Sehgal
 occ. Business. R/o. 8-2-59/3
 Road no. 8, Banjara Hills, Hyd-500

C. Lakshmi prasad s/o C. Krishniah,
 H.No. 8-1-86, Shivaji Nagar
 Secunderabad - 3

Y.S.V. SAKAL, 21/516, Huda Colony
 Chaudhary, Hyd - 500030

మొదటి సం. మార్చి 2006

1927 వ కా. సం. ఫిబ్రవరి మాసము 02 వ తేదీ

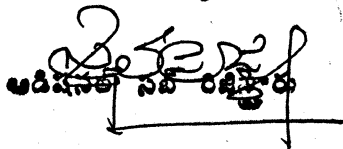
పగలు 02 కుంఠము 02 గంటల మధ్య

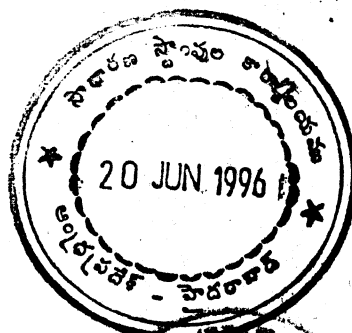
[Signature]
 టెంపులములకు సాక్షి

1వ పుస్తకము...1411... సం॥ 2006

దస్తావేజుల మొత్తము కొలితముల సంఖ్య

...ఈ కొలితముల వలన సంఖ్య...2...

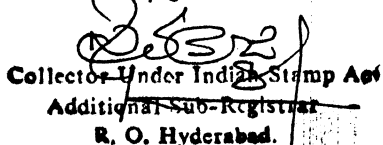

అధికారి నవ రిజిస్ట్రారు



Amendment Under Section 42 of Act II of 1893

No. of 2006

I hereby certify that the proper/definite
stamp duty of Rs 530 (Rupees Five hundred
and thirty only)
has been levied in respect of the instrument
from Sri Satis h. R. D.
on the basis of the agreed Market Value
consideration of Rs being higher
than the consideration/agreed Market Value


Collector Under Indian Stamp Act
Additional Sub-Registrar
R. O. Hyderabad.

CERTIFICATE

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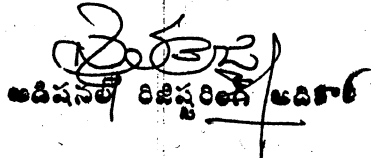
1వ పుస్తకము 2006 సం॥ (క. శ.1922కి.)

పు1411..... నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగు నిమిత్తం గుర్తింపు నెంబరు...1607...

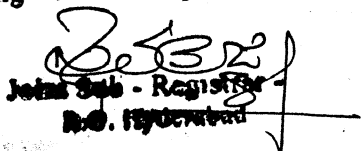
.....1411..... 2006 ఇవ్వడమైనది.

2006 సం॥ పేదర్ నెంబరు...1411... చేసి


అధికారి నవ రిజిస్ట్రారు



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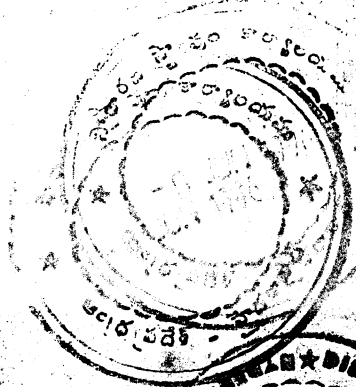

Joint Sub-Registrar
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1వ పుస్తకము14.11 నా 2005

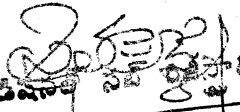
కస్తావేదాల మొత్తము కొగితముల సంఖ్య

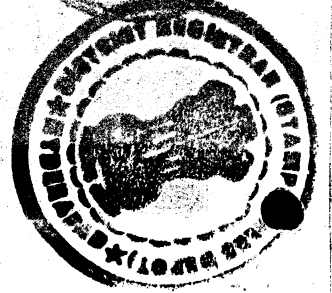
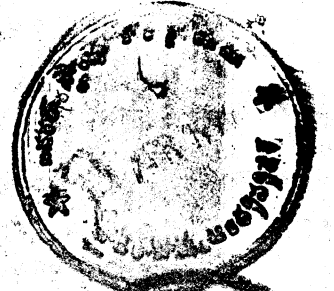
...12... ఈ కొగితముల వరుస సంఖ్య 3....

[Handwritten signature]
అధికారి నా కొగితము



13 వ తరగతి 14/11/2008
వసతి-పాఠశాల మొత్తం కాగితముల సంఖ్య
..... 128 కాగితముల పంపిన సంఖ్య 9


అధికారి నామ రికార్డు

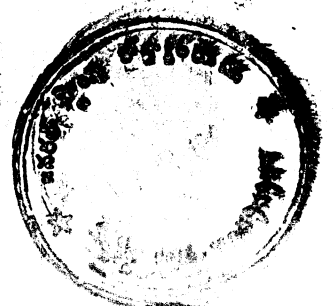


1వ తరగతి ... 1411 ... సం॥ 2008

దస్తావేజుల మొత్తము కాగితముల సంఖ్య

... 2వ తరగతి కాగితముల పుస్తక సంఖ్య ...


అధికారి నామం



శుభ్రము 1411 నిం 2008
నానా మొత్తము కారముల సంఖ్య
125 కారముల పనుల సంఖ్య 6...

అడివిసల సర్ రిజిస్ట్రార్



1వ పుస్తకము 14/11 2005

దస్తావేజుల మొత్తం వివరములు వంశ

...12... ఈ కారితముల ద్వారా వంశ...



అధికారి
అధికారి సహాయక





15. పునరము .14.1.1.... సం॥ 2005

దస్తావేజుల మొత్తము పరిశీలించుటకు
...కి. ఈ కారితముల ద్వారా నిర్ణయించబడినది.



1వ పునరుద్ధరణ 14/1/1901 నాం

దస్తావేజుల మొత్తము కొరికముల న

...12/1/1901 కొరికముల కమిషన్ నుండి



15 వృత్తము...64.11... నం. 2006

దస్తావేజుల మొత్తము కార్గిముల సంఖ్య

..12.. వ. కార్గిముల పరిమాణ సంఖ్య /0.....

అధికారము నవ తిస్తారు



1వ పునకము ... (4/1) ... నం 2005

దస్తావేజుల మొత్తము కొరతముల నుండి

12... ఈ కారితముల పరుస నుండి 12...


ఆడిషన్ నం రిజిస్ట్రార్

