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MADDERLA RAJA MOULIS 393765

LICENSED STAMP VENDOR
Lic No. 16-02 027 of 2014/
Renewal Lic No. 18-02-024/2017
2-2-70, Flat No. 308 Prajay Avenus-II
Amberpet, Hyderabad Cell: 7731 958 488

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AGREEMENT FOR CONSTRUCTION

This Agreement of Construction is made and executed on this the 13th day of September 2019 at S.R.O, Miryalaguda, Nalgonda District by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad — 500 003, represented by its Managing Partner Shri Soham Modi, Son of Late Satish Modi aged about 48 years, Occupation: Business Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

IN FAVOUR OF

Mr. Yedulla Durga Rani, Wife of Mr. Arabandi Srinivas, aged about 54 years, Occupation: Service residing at H. No. 18-1159, Ashok Nagar, Miryalaguda, Nalgonda District - 508 207, hereinafter referred to as the 'Purchaser'

The term Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For MODI REALTY (MIRYALAGUDA) LLP
Partner

Identified by Witness:

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required, Under Section 32-A of Registration Act, 1908 and fee of Rs. 9790/- paid between the hours of

on the 13th day of SEP, 2019 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Photo Address Impression SI No Code Thumb Impression ARABANDI SRINIVAS[R]YEDULLA DURGA RANI . SRINIVAS ARABANDI 1 CL H.NO-1,8-1159 MIRYAL DIST/NALAGONDA K.PRABHAKAR REDDY[R]MS.MODI REALTY (MIRYALGUDA) LLP RED BY SOHAM MODI 2 EX LATE SATISH MODI H.NO-5-4-187/3 & 4 SOHAM MANSION M.G ROAD, SECUNDRABAD

Miryalaguda

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Photo P AMRUTHAIAH



[2305-1-2019-9555]

Name & Address

MIRYALAGUDA

K VINAY MIRYALAGUDA

Signature

13th day of September, 2019

Signature of Sub F Miryalaguda

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4201 Name: Kattula Vinay	S/O Vasantha Rao, Miryalaguda, Nalgonda, Telangana, 508207	
2	Aadhaar No: XXXXXXXXX3774 Name: Perumalla Amruthaiah	S/O Rayappa, Miryalaguda, Nalgonda, Telangana, 508207	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	, Amberpet, Hyderabad, Telangana, 500013	

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Wherever the Developer/Purchaser is a female or groups of persons, the expressions 'He, Him Elirnself, His' occurring in this agreement in relation to the Purchaser shall be read and construed as 'The, Herself or They, It'. These expressions shall also be modified and read suitably wherever the Developer/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known AVR Gulmohr Homes forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, vide registered sale deed from the Developer and the details of which are given in Annexure A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement for Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details giwnherein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to so Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure B attached her ein and the specifications shall be as per Annexure C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Developer from time to time
- 2.3. The Developer has provided plans of the Said Villa to the Purchaser along with details rearret and built-up area. The Purchaser has understood these terms and has verified the rethod adopted for calculating these areas in respect to the Said Villa. The consideration mentioned herein is the lumsum amount for the Said Villa. The Purchaser confirms that he shall not not any objections on this count.

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure A for construction of the Said Villa and the payment shall be made in installments as detailed in a exure -A.
- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and not stated onto form part of the agreed consideration mentioned in Annexure -A. The Purchaser pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Develop hall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as the form the Purchaser.

For MODI REALTY (MIRYALAGUDA) LLP
Partner

E-KYC Details as received from UIDAI:

Address:

Aadhaar No: XXXXXXXX8463

Miryalaguda, Nalgonda, Telangana, 508207

Photo

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

Description		a second of the	In the Form of				
Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	pta (
Stamp Duty	100	0	9690	0	0	0	1790
Transfer Duty	NA	0	0	0	0	0	C
Reg. Fee	NA	0	9790	0	0	0	1790
User Charges	NA	0	100	0	0	0	100
Total	100	0	19580	0	0	0	#680

Rs. 9690/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9790/- towards Registration Fees on the chargeable value of Rs. 1958000/- was paid by the party through E-Challan/BC/Pay Order No ,115YD9110919 dated ,11-SEP-19 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 19580/-, DATE: 11-SEP-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1922666444225, PAYMENT MODE:NB-1000200, ATRN:1922666444225, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MRS. YEDULGA RANI).

lata.

SINO

Aadhaar Details

Name: Arabandi Srinivas

13th day of September, 2019

Signature of Registering Officer

Miryalaguda

CERTIFICATE OF REGISTRATIONS

Registered as Document No 9504 of 2014

Book-I and Assigned the Identification

Number 1-2305 9504 2019 for Sea-1-4

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- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shallbe of ely responsible for payment of any sales tax, VAT, GST, service tax or any other similar lend hat is leviable or may become leviable with respect to the construction of the Scheduled Pot. Such charges shall not form a part of the consideration mentioned in Annexure A. In case the furthaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on whalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure B and Annexure C. The cost of any additions and alterations made over and bore the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid ver and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

4. COMPLETION OF CONSTRUCTION:

- 4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the late mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the late of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the aveage expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possesson thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, he Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and he like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such due if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of 111 taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the sid Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any from the Purchaser.

For MODI REALTY (MIRYALAGUDA) LLP
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- 4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.
- 4.6. The Developer at his discretion may withhold the final finishing works like last coat of pain, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his saliness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.
- 5. POSSESSION OF VILLA:
- 5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he hasmade full payment of consideration along with other charges such as electricity, water, munth ly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.
- 5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letr of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are aid.
- 5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter thevilla being purchaser by him for the purposes of installation of furniture and fixtures or for purposalike housewarming, before the Purchaser has paid the entire consideration and other charges it he Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such the all dues are cleared and such a license given by the Developer to enter the Said Villa carm be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

FORCE MAJEURE:

- 6.1. That in event of any delay in the completion of the construction of the Said Villa and blive of possession of the said villa by reason of non-availability of essential inputs like cement, seel or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty are from any Government ordinances, legislation or notification by the Government or local and the etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer sail the held responsible. The Purchaser shall not have right to claim any compensation, interest, learninge, etc. or shall not insist for the refund of any amount till the final work is complete.
- 6.2. In the event of any changes in the terms and conditions contained herein, the same strate enduced to writing and shall be signed by all the parties.

For MODI REALTY (MIRYALAGUDA) LLP
Partner

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ANNEXURE- A

1.	Names of Pu	of Purchaser: Mr. Yeduila Durga Rani				
2.	Purchaser's paddress:	Purchaser's permanent residential R/o. H. No. 18-1159, Ashok Nagar, Miryalaguda, Nalgonda District - 508 207.				
3.	Sale deed executed by Developer in		Document no. 9503 of 2019, dated 13.09.2019regd. at			
	favour of Pu		S.R.O, Miryalaguda, Nalgo	onda District.		
4.	Type of villa		A1-Single			
5.	No. of floors		Ground Floor Only			
6.	No. of bedrooms		2 a bedrooms			
7.	Details of Said Villa:					
	a. Villa no.:		64			
	b. Plot area:		206 Sq. yds.			
	c. Built-up area:		1250 Sft.			
	d. Carpet a	irea	798 Sft.			
8.			neteen Lakhs Fifty Eight			
		A STATE OF THE STA	Thousand Only)			
9.	Details of advance paid:					
10.	Balance Payment terms: Installment Due date for payment Amount					
	I			Amount		
3		tiles, doors, windows, f	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.			
	Ш	On completion				
11.	Scheduled date of completion: 30.12.2019					
12.	Surcumen man		30.12.2019	2,00,000/-		
			30.12.2019	2,00,000/-		
	Description of All that piece villa construct	e of completion: f the Scheduled Plot: and parcel of land bearing ted thereon having built	ng plot no. 64, admeasuring a up area 1250 sft. in the ho Sy. No. 786, Miryalaguda	about 206 sq. yds, along wit a using project named as "ATR Village, Miryalagud Mana 1,		
	Description of All that piece villa construct Gulmohar Ho Nalgonda Dist	e of completion: f the Scheduled Plot: and parcel of land bearing ted thereon having built mes" forming a part of	ng plot no. 64, admeasuring a up area 1250 sft. in the ho Sy. No. 786, Miryalaguda	about 206 sq. yds, along wih a using project namedas "ATR		
	Description of All that piece villa construct Gulmohar Ho Nalgonda Dist	and parcel of land bearing ted thereon having built mes" forming a part of trict, Telangana and bound	ng plot no. 64, admeasuring a up area 1250 sft. in the ho Sy. No. 786, Miryalaguda	about 206 sq. yds, along wih a using project namedas "ATR		
	Description of All that piece villa construct Gulmohar Ho Nalgonda Dist	and parcel of land bearing the thereon having built mes" forming a part of the trict, Telangana and bound by: Plot No. 63	ng plot no. 64, admeasuring a up area 1250 sft. in the ho Sy. No. 786, Miryalaguda	about 206 sq. yds, along wil a using project namedas "ATR		
	Description of All that piece villa construct Gulmohar Ho Nalgonda Dist North South East by	e of completion: If the Scheduled Plot: and parcel of land bearing ted thereon having built mes" forming a part of trict, Telangana and bound by: Plot No. 63	ng plot no. 64, admeasuring a up area 1250 sft. in the ho Sy. No. 786, Miryalaguda	about 206 sq. yds, along wil a using project namedas "ATR		

For MODI-REALTY (MIRYALAGUDA) LLP

Partner

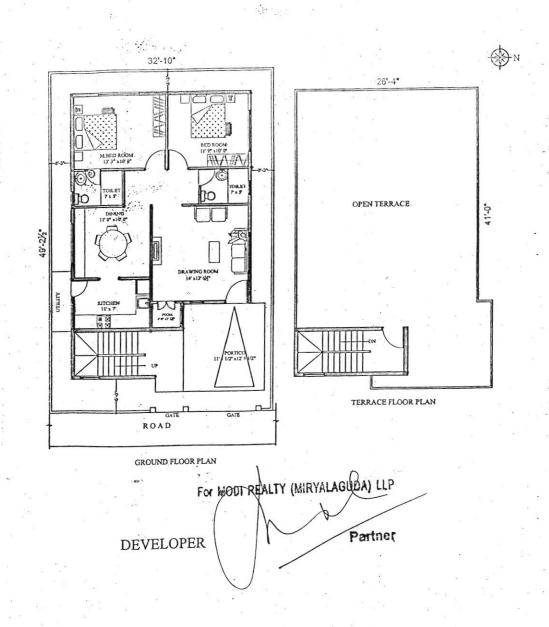
DEVELOPER

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ANNEXURE- B

Plan of the Said Villa:



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ANNSEXURE - C

Specifications of Said Villa:

Item	Specifications		
Structure	RCC		
Walls	4"/6" solid cement blocks		
External painting	Exterior emulsion		
Interior painting	Smooth finish with OBD		
Flooring	Branded 2 x2 ft. vitrified Tiles		
Doorframes	Wood (non-teak)		
Maindoor	Laminated / polished panel door		
Otherdoors	Painted panel doors		
Electrical	Copper wiring with modular switches		
Windows	Powder coated Aluminum sliding windows with grills		
Bathnoms	Branded ceramic tiles – 4/7ft height		
Plumling	CPVC/PVC pipes.		
Sanitry	Branded sanitary ware		
CP fitings	Branded quarter turn ceramic disc type		
Kitchn platform	Granite slab with 2 ft dado and SS sink		

Note:

- Choice of 2 colours for interior painting. Western / Anglo-Indian W C and 2 or 3 combinations of the control of the shall be provided.
- 2. Changes to external appearance and color shall not be permitted.
- 3. Fixing of grills to the main door or balconies shall not be permitted.
- 4. Change of doors or door frames shall not be permitted.
- 5. Changes in walls, door positions or other structural changes shall not be permitted.
- 6. Only select alterations shall be permitted at extra cost.
- 7. RCC lofts and shelves shall not be provided.
- 8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Deseloper and subject to change from time to mime without prior notice.
- 9. The additions and alterations that may be permitted within the Scheduled Villa shall be at the sole discretion of the Developer and the Purchaser shall not raise any objections on this count.
- 10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour that Is, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, etc., to be installed in place of the material provided by the Developer. The Developer agrees to refund the cost of not providing the said materials to the Purchaser shall record the additions and alterations that he wishes to make at site and such a record be jointly signed by the Purchaser and the Developer's engineer. The additions and alterations shall be strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at it by the agreed date. Any delay in completion of the Scheduled Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

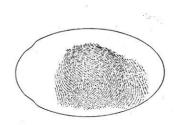
FOR MODI REALTY (MIRYALAGUDA) LLP
DEVELOPER Partner

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

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PRESENTANT / SELLER / BUYER





DEVELOPER:

M/S. MODI REALTY (MIRYALAGU DA) 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 R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD.





GPA / SPA FOR PRESEING DOCUMENTS VIDE DOC NO.53/BK-IV/2018, DATED 25.05.2018 REGD. AT SRO, SECUNDERABAD:

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

SIGNATURE OF WITNESSES:

1.

2.,

FOR CODI REALTY (MIRYAL AGUDAL E.P.

Paher

SIGNATURE OF THE DEVELOPER

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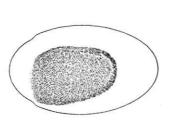
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A 0F REGISTRATION ACT, 1908.

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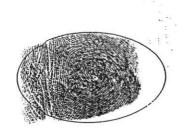
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VENDEE:

MR. YEDULEA DURGA RANI W/O. MR. ARABANDI SRINIVAS, H. No. 18-1159, ASHOK NAGAR, MIRYALAGUDA - 508207, NALGONDA DISTRICT - 508207





REPRESENTATIVE:

MR. ARABANDI SRINIVAS, S/O. SRI LATE SEETHAIAH H. NO. 18-1159, ASHOK NAGAR, MIRYALAGUDA - 508207, NALGONDA DISTRICT - 508207 Andray No. 5612 5597 8463

SIGNATURE OF WITNESSES:

1. Lorove

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FOR MODEREALTY (MIRYALAGUDI) LLP

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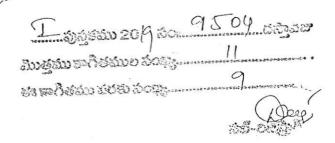
SIGNATURE OF THE VENDOR

I send here with my photograph(s) and finger prints in the form prescribed, through my representative $Mr \sim r$ abandi Srinivas as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Miryalaguda, Nalgonda District.

SIGNATURE OF THE REPRESENTATIVE

X . N. Wans

SIGNATURE OF THE PRUCHSER

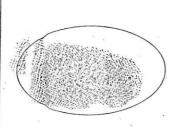




PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 324 OF REGISTRATION ACT, 1908.

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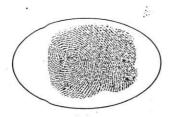
MR. P. AMTRUTHATAH

S/O. MR. P. RAYAPPA

R/O. 18-1173

ASHOK MAGAR

MRYALAGUDA, NALGONDA.





MR. K. VINAY

S/O. MR. VASANTH RATO

R/O. 18-1048

ASHOK NAGAR

MIRYALAGUDA

NALGONDA DIST.

SIGNATURE OF WITNESSES:

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Our

FOR MODI REALTY (MIRYACAGUDA) LLP

Partner

SIGNATURE OF THE VENDOR

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भारत सरकार COVERNMENT OF INDIA

Soham Salish Modi ಖಳ್ಳಿನ ನಂ.Yo6:1969



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ंभारतीय विशिष्ट पहचान प्राधिकरण UNIQUE DENTIFICATION AUTHORITY OF INDIA

Address:

Dagrar: S/O: సత్తిప్ మాడ్, స్ట్రాబ్ నే-280, ಕ್ರಕ್ಷೆ ಚ-25, ಇಲ್ಲಪ್ಮ వివాలయం దగ్గర జుబిల్ హిల్స్, 20డాలాడి. లంజారా హేల్స్,

Address: SiO: Salish Modil, plot no-280, road ro-25, near peddamma temple jubilea hills, Khairetabad, Banjara Hills, Hyderabad Anothra Printesh, 560014

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Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం -------Government of India కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy

చ్చేవే సంవర్స్తరం/Year of Birth: 1974 තුස්තුය / Male

5204

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

Kandi Prabhakar Reddy కండే ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY -Amberpet Amberpet Hyderabad Andhra Pradesh - 500013



ಎದುಳ್ಳ ದುರ್ಧ್ಗಡೆ YEDULLA DURGARANI పుట్టన రేది/ DOB: 14/11/1964 / FEMALE



18-1159, లళోక్ నగర్, ಎರ್ಯಾಲಗಿಂಡ, ಎರ್ಯಾಲಗುಡ,

నల్గాండ.

පංයු වුක්§ - 508207

చిరునామా:

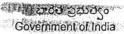
Address: 8-1159, ASHOK NAGAR, MIRYALAGUDA, Miryalaguda Nalgonda, Andhra Pradesh - 508207

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అరబండి శ్రీనివాస్ Arabandi Srinivas వుట్టిన తేదీ/ DOB: 02/10/1959 పురుముడు / MALE



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