

Doc No: 3292/2019



తెలంగాణ తేలంగానా TELANGANA

S.No. 17449 Date: 20-09-2018

Sold to: MAHENDAR

S/o. MAILESH

For Whom: SERENE CONSTRUCTIONS 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

T 776793

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 20<sup>th</sup> day of March 2019 at S.R.O, Shankarpally, Ranga Reddy District by and between:

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

**AND**

Ms. Moturu Sree Laxmi, Daughter of Mr. M. Srinivas Rao, aged about 27 years, residing at H. No: 8-1-293/A/1, Flat No. C-503, JMR White Lotus Apartments, Near H. S. Dargah, Shaikpet, Hyderabad - 500 008 {Pan No. CMOPM1928D, Adhaar No. 5042 0214 0054}, 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

M. S. Laxmi

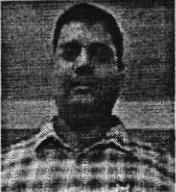
**Presentation Endorsement:**

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 20th day of MAR, 2019 by Sri Moturu Sree Laxmi

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

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                        | Address                                                                                                                                                    | Signature/Ink Thumb Impression                  |
|-------|------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| 1     | CL   |  | <br>MOTURU SREE LAXMI<br>[1524-1-2019-3390] | MOTURU SREE LAXMI<br>D/O. M.SRINIVAS RAO<br>R/O. 8-1-293/A/1, FLAT NO.C-503, JMB<br>WHITE LOTUS APARTMENTS,<br>SHAIKPET, HYDERABAD<br><i>M. Srilakshmi</i> | <i>M. Srilakshmi</i><br>1 AUG 2019<br>HYDERABAD |
| 2     | EX   |  | <br>[1524-1-2019-3390]E                     | REP-BY: K PRABHAKAR REDDY (SPA<br>HOLDER)<br>S/O. K.PADMA REDDY<br>R/O. 5-4-187/3 & 4, SOHAM<br>MANSION 2ND FLOOR, MG ROAD,<br>SEUNDERABAD                 | <i>K. Prabhakar Reddy</i>                       |

**Identified by Witness:**

| SI No | Thumb Impression                                                                   | Photo                                                                                                    | Name & Address                        | Signature              |
|-------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------|
| 1     |   | <br>[1524-1-2019-3390]  | M MAHESH DATTA<br>SHAIKPET, HYDERABAD | <i>M. Mahesh Datta</i> |
| 2     |  | <br>[1524-1-2019-3390] | K VENKATESH<br>HYDERABAD              | <i>K. Venkatesh</i>    |

20th day of March, 2019

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

| SI No | Aadhaar Details                                         | Address:                                                       | Photo                                                                                 |
|-------|---------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                         |  |
| 2     | Aadhaar No: XXXXXXXX0054<br>Name: Moturu Sreelaxmi      | D/O M Srinivasa Rao,<br>Golconda, Hyderabad, Telangana, 500008 |  |

*Syed Siraj Anwar*  
**SYED SIRAJ ANWAR**  
 SUB - REGISTRAR  
 Shankarpally, R.R.Dist.

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Bk - 1, CS No 3390/2019 & Doct No  
 32921 2019 Sheet 1 of 11 Sub Registrar  
 Shankarpally

**WHEREAS:**

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 11 admeasuring 2420 sq. yds, (½ acre) by way of a Sale Deed dated 20.03.2019 registered as document no. 3291 of 2019 in the Office of the Sub-Registrar, Shankarpally, R. R. Dist, hereinafter referred to as the Scheduled Property.
- B) The Buyer is desirous of constructing a villa/cottage on the said farmland and has approached the Developer to construct/develop the villa/cottage. The Developer has agreed to construct the same for the Buyer.
- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the villa/cottage and are desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

- 1. The Developer shall construct for the Buyer a villa / cottage admeasuring 1000 sq. ft. of built-up area on the Scheduled Property as per the agreed plan, details of which are given in Annexure A herein and as per specifications given in Annexure B herein.
- 2. The Buyer shall pay the Developer a sum of Rs.10,00,000/-(Rupees Ten Lakhs Only) for the said construction.
- 3. The Buyer already paid the above said amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) to the developer which is admitted and acknowledged by the developer by way of Cheques.
- 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 10.07.2019 with a further grace period of 3 months. However, the Developer shall not be liable and responsible if they are unable to construct and deliver the possession of the said villa / cottage within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies or account of any other reasons which are beyond the control of the Developer like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For SERENE CONSTRUCTIONS LLP

Partner

M. Srilakshmi

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 ,7544IS110319 dated ,11-MAR-19 of ,ICICIRB/

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

(1). AMOUNT PAID: Rs. 10000/-, DATE: 11-MAR-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 5985966803306,PAYMENT MODE:NB-1000200,ATRN:5985966803306,REMITTER NAME: SREE LAXMI,EXECUTANT NAME: SERENE CONSTRUCTIONS LLP,CLAIMANT NAME: SREE LAXMI).

Date:

20th day of March,2019

Signature of Registering Officer  
Shankarpally

Bk -1, CS No 3390/2019 & Doct No  
32921 2019 Sheet 2 of 11 Sub Registrar  
Shankarpally

1వ పుస్తకము 2019 నంబర్. 3194  
సంఖ్య. 32921 నెంబర్ గా రిజిస్టరు చేయబడి  
స్వామింగు నిమిత్తము గుర్తింపు నెం 1524  
1వ...32921...2019 ఇవ్వడ మైనది  
2019 సంఖ్య...నెం. 20...తేది...

సబ్ రిజిస్ట్రార్

శంకర్ పల్లి

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

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7. The Developer upon completion of construction on the Scheduled Property, shall intimate the Buyer about the same at his/her last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he/she has fulfilled all his/her obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Buyer shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The deemed date of payment of monthly maintenance charges shall be considered from the said date and waiver of payment of monthly maintenance charges for a period of 3 years shall be calculated from the said date of intimation.
8. The Buyer upon taking possession of the villa / cottage shall own and possess the same absolutely and to the exclusion of the Developer and shall have no claims against the Developer on any account including any defect in the construction.
9. The Developer shall deliver the possession of the completed villa / cottage together with the redelivery of the Scheduled Property to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Developer.
10. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Serene Farms project.
11. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall seek or cause the stoppage or stay of construction or related activity in the Serene Farms project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Developer shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Developer. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
12. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable on construction of the villa/cottage or payment of consideration under this agreement.
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.

For SERENE CONSTRUCTIONS LLP

Partner

M. P. S. S. S.

Bk - 1, CS No 3390/2019 & Doct No  
32921 20/3 Sub Registrar  
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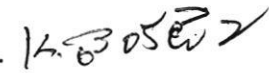
### SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.11, admeasuring about s 2420 sq. yds, (½ acre) along with a cottage / villa constructed thereon having built up area 1000 sft, forming part of Sy. Nos. 33, 43, 44 & 46, Yenkapally Village, Chevella Mandal, R. R. District, marked in red in the plan annexed hereto, bounded on:

|       |               |
|-------|---------------|
| North | 30' wide road |
| South | 60' wide road |
| East  | Farm No.12    |
| West  | Farm No.10    |

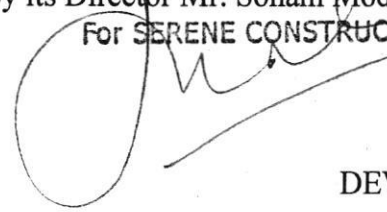
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

#### WITNESS:

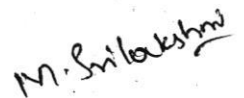
1. 
2. 

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.

Bk - 1, CS No 3390/2019 & Doct No  
32921 2019 Sheet 4 of 11 Sub Registrar  
Shankarpally

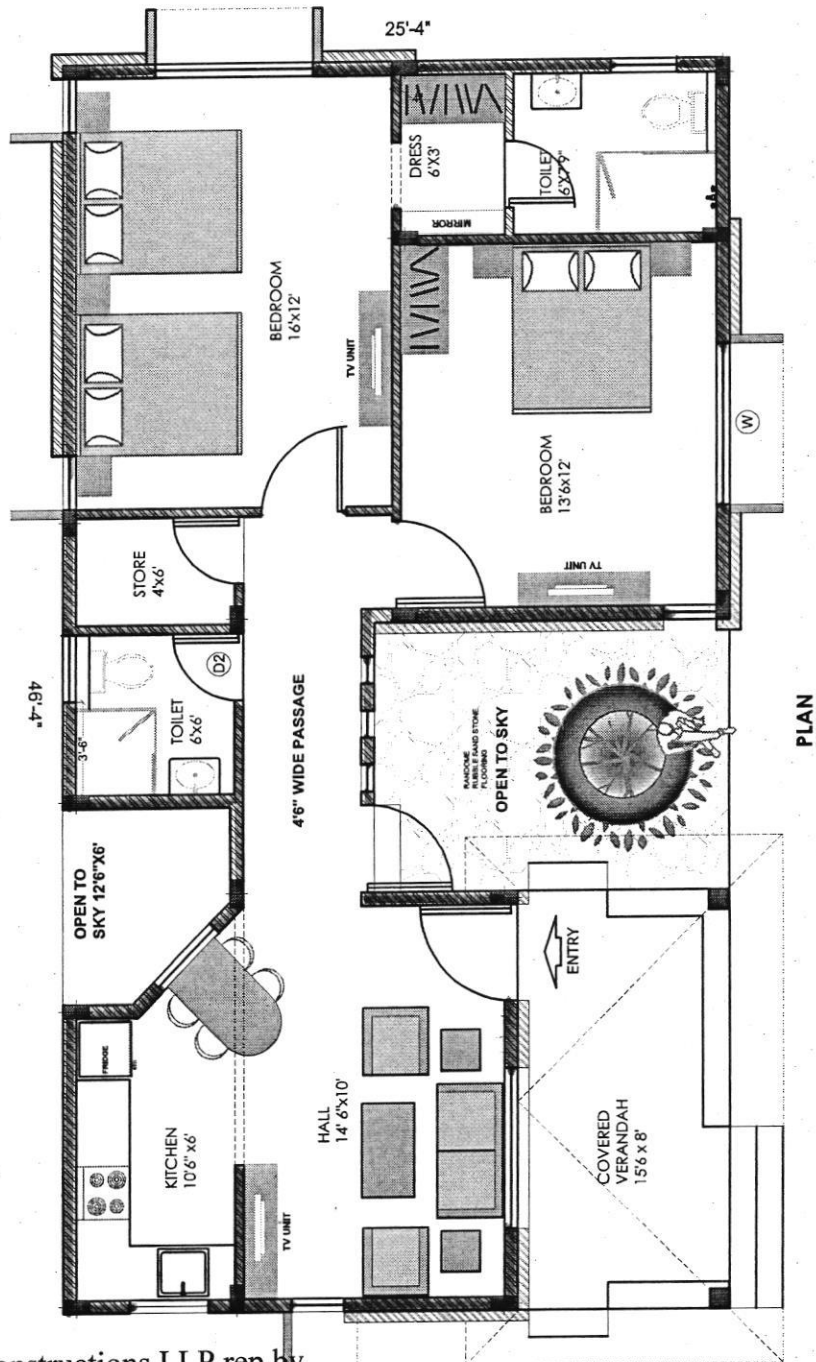


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## ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 11 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. Sohani Modi

DEVELOPER

Partner

*M. S. Lakshmi*

BUYER



Bk - 1, CS No 3390/2019 & Doct No  
32921 2019 Sheet 5 of 11 Sub Registrar  
Shankarpally

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**ANNEXURE – B.**

**SPECIFICATIONS:**

| Item                 | Specifications                                        |
|----------------------|-------------------------------------------------------|
| Structure            | RCC                                                   |
| Walls                | Cement blocks                                         |
| External painting    | exterior emulsion                                     |
| Interior painting    | Smooth finish with OBD                                |
| Flooring             | Rustic Ceremic / 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

DEVELOPER

Partner

*M. Brikeshwar*

BUYER

Bk - 1, CS No 3390/2019 & Doct No  
3292/2019 Sheet 6 of 11 Sub Registrar  
Shankarpally



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

| SL.NO. | <u>FINGER PRINT</u><br><u>IN BLACK</u><br><u>(LEFT THUMB)</u> | <u>PASSPORT SIZE</u><br><u>PHOTOGRAPH</u><br><u>BLACK &amp; WHITE</u> | <u>NAME &amp; PERMANENT</u><br><u>POSTAL ADDRESS OF</u><br><u>PRESENTANT / SELLER / BUYER</u> |
|--------|---------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|--------|---------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|



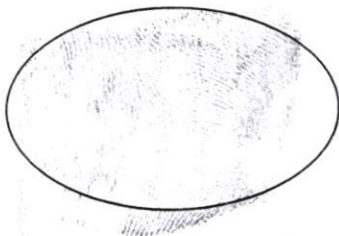
## DEVELOPER:

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<sup>ND</sup> FLOOR, M. G. ROAD  
SECUNDERABAD.



## PURCHASER:

MS. MOTURU SREE LAXMI  
D/O. MR. M. SRINIVAS RAO  
R/O. H. NO: 8-1-293/A/1  
FLAT NO. C-503  
JMR WHITE LOTUS APARTMENTS  
NEAR H. S. DARGAH  
SHAIKPET, HYDERABAD - 500 008.

## SIGNATURE OF WITNESSES:

- 1.
- 2.

For SERENE CONSTRUCTIONS LLP

Partner  
SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER



Bk - 1, CS No 3390/2019 & Doct No   
329212019. Sheet 7 of 11 Sub Registrar  
Shankarpally

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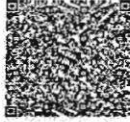




भारत सरकार  
GOVERNMENT OF INDIA



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



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వియనామా:  
S/O: సతీష్ మోడి, ప్లాట్ నెం-  
280, రోడ్ నెం-25, పెద్దమ్మ  
దేవాలయం దగ్గర జబిల్ హిల్స్,  
ఖైరాతాబాద్, బంజారా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
S/O: Satish Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం  
Government of India



కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974  
పురుషుడు / Male



3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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

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

10/07/2013

For Modi Farm House Hyderabad LLP

Designated Partner

*(Signature)*



Bk - 1, CS No 3390/2019 & Doct No  
32921-2019 Sheet 8 of 11 Sub Registrar  
Shankarpally

Generated on: 20/03/2019 12:17:38 PM



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SREE LAXMI MOTURU  
SREENIVASA RAO MOTURU

25/11/1991  
Permanent Account Number  
CMOPM1928D

M. SreeLaxmi  
Signature



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య / Enrollment No.: 0000/00252/48381

To  
మోటూరు శ్రీలక్ష్మి  
Moturu Sreelaxmi  
S/O, M Sreenivasa Rao  
8-1-293/a/1,503-c J M R White Lotus Apartments Near  
H.s Darga, shaikpet  
Beside Heritage Super Mart Shaikpet  
Golconda  
Dargah Hussain Shahwali  
Hyderabad  
Telangana 500008  
7799196666

24/07/2011  
344172173



MA441721737FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5042 0214 0054**

నా ఆధార్, నా గుర్తింపు

M. Sreelaxmi



భారత ప్రభుత్వం

Government of India



మోటూరు శ్రీలక్ష్మి  
Moturu Sreelaxmi  
పుట్టిన తేదీ / DOB : 25/11/1991  
స్త్రీ / Female



**5042 0214 0054**

నా ఆధార్, నా గుర్తింపు



Bk - 1, CS No 3390/2019 & Doct No   
32921 20/9 Sheet 9 of 11 Sub Registrar  
Shankarpally

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**భారత ప్రభుత్వం**  
Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య / Enrollment No.: 2017/60828/04108

To  
మోటూరు మహేష్ దత్త  
Moturu Mahesh Datta  
S/O M Srinivasa Rao  
8-1-293/A/1, Flat No 503-C JMR Apartments Near H S  
Darga  
Beside Heritage Super ,Market Shaikpet  
Golconda  
Golconda  
Golconda Hyderabad  
Telangana 500008  
7799196666

24/07/2011

376623613



MA766236139FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5331 3771 4213**

నా ఆధార్, నా గుర్తింపు



**భారత ప్రభుత్వం**  
Government of India

మోటూరు మహేష్ దత్త  
Moturu Mahesh Datta  
పుట్టిన తేదీ / DOB : 25/01/1990  
పురుషుడు / Male



**5331 3771 4213**



సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్ లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు.

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది .
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయ పడుతుంది .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



**భారత ప్రభుత్వం ప్రాధికార సంస్థ**  
Unique Identification Authority of India

చిరునామా:  
S/O ఎమ్ శ్రీనివాస రావు,  
8-1-293/ఎ/1, ఫ్లాట్ నెం 503-సి  
జేఎమ్ఆర్ అపార్ట్మెంట్స్, నెయర్ హెచ్ ఎస్  
దర్గా, హరితేజ్ సూపర్ ప్రక్కన, మార్కెట్,  
షేక్ పేట్, గోల్కొండ, హైదరాబాద్,  
గోల్కొండ, తెలంగాణ, 500008

Address:  
S/O M Srinivasa Rao,  
8-1-293/A/1, Flat No 503-C JMR  
Apartments, Near H S Darga,  
Beside Heritage Super , Market,  
Shaikpet, Golconda, Hyderabad,  
Golconda, Telangana, 500008

**5331 3771 4213**

Bk - 1, CS No 3390/2019 & Doct No  
32924 20.7 Sheet 10 of 11 Sub Registrar  
Shankarpally



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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

కాళ్య వెంకటేశ్  
Kalla Venkatesh

పుట్టిన సంవత్సరం / Year of Birth : 1975  
పురుషుడు / Male

8832 2374 1693

అధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O లేట్ కాళ్య అదినారాయణ  
8-9-680/8, యెల్లారెడ్డి గూడా  
నవోదయ కాలనీ  
నవోదయ కాలనీ, యెల్లారెడ్డి గూడా  
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500073

Address :  
S/O Late Kalla Adinarayana  
8-9-680/8, Yellareddy guda  
near navodaya college  
Navodaya colony, Yellareddy Guda  
Hyderabad, Andhra Pradesh, 500073

Aadhaar - Saamanyuni Hakku

14-05-22

Bk - 1, CS No 3390/2019 & Doct No 32924 2019,  
Sheet 11 of 11 Sub Registrar  
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