

5256/12

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

L 158517

3040 27/3/17
S/o Byrraraju Srinivasa Raju s/o Surpa Raju
Prudvi Solar Power Projects Pvt Ltd
P/o Secunderabad

Name: ...
Address: ...
Phone: ...

SALE DEED

Market Value Rs. 25,90,000/-

This Deed of Sale is made and executed on the 28th Day of MARCH, 2017 between:

M/S PASSION HOMES, Rep. by its Managing Partner SRI VIJAY KUMAR GADIRAJU S/O LATE G.V.R.SHARMA, aged about: 60 years, Occ: Business, R/o Plot No. 110(VAYU), MYHOME NAVADEEPA, MADHAPUR, Hyderabad TELANGANA State.

(Hereinafter called the "VENDOR" of the First Part, which term shall mean and include all his/her/their heirs, executors, administrators, legal representatives, Nominees and assignees etc.,)

IN FAVOUR OF

PRUDVI SOLAR POWER PROJECTS PRIVATE LIMITED Rep by its Managing Director BYRRARAJU SRINIVASA RAJU S/O SURPA RAJU, aged about: 45 years, Occ: Business R/o Flat No. 5, Mythri Enclave, Yapral, Secunderabad, TELANGANA State.

(Hereinafter called the "VENDEE" which term shall mean and include all his/her/their heirs, executors, administrators, legal representatives, nominees and assignees etc.,)

Contd...2..

Sig. of:- M/S PASSION HOMES, Rep. by its Managing Partner SRI VIJAY KUMAR GADIRAJU

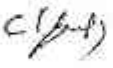
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Farooq Nagar of Hyderabad on the 28th day of March, 2017 by the Sub Registrar & Trustee of the Trust. The Sub Registrar has received the request Under Section 32-A of Registration Act, 1955 and a fee of Rs. 12000/- paid between the hours of 1 and 2 on the 28th day of MAR, 2017 by Sri M/S. Passion Homes.

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 PRUDVI SOLAR POWER [1415-1-2017-3394]	PRUDVI SOLAR POWER PROJECTS PVT LTD. REP BY SRINIVASA RAJU S/O. SURPA RAJU VAPRAL, SECUNDERABAD	
2	EX		 M/S. PASSION HOMES [1415-1-2017-3394]	M/S. PASSION HOMES. REP BY VIJAY KUMAR GADIRAJU S/O. LATE G.V.R. SHARMA MY HOME NAVADEEPA, MADHAPUR, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 N VENKATA RAMANA RAJU [1415-1-2017-3394]	N VENKATA RAMANA RAJU SHADNAGAR	
2		 C YELLAIAH [1415-1-2017-3394]	C YELLAIAH BURGULA	

28th day of March, 2017

Signature of Sub Registrar
Farooq Nagar

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3296/2017. Sheet 1 of 4 Sub Registrar
Farooq Nagar

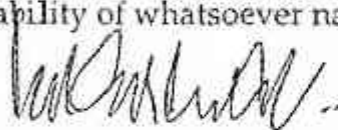
Whereas the VENDOR herein is the absolute owner(s), peaceful possessor(s) of agriculture land in Sy. No. 99/A an extent Ac. 6 - 19 Gts., Situated at BURGULA Village & Gram Panchayat, FAROOQNAGAR Mandal in MAHABOONNAGAR District (now in Ranga Reddy District), and who acquired through Document Bearing No. 2961/2007 Registered at SRO, Jadcherla, confirmation with Title deed/Pass Book No. 991452 & Patta/Katha No. 1992, issued by M.R.O./Tahsildar, Farooqnagar, Mahaboobnagar District,, which is/are more fully described in the Schedule and the same shall be hereinafter referred to as "SCHEDULE PROPERTY" As such right from the very day of acquired the said schedule Property is under the exclusive possession and enjoyment of the VENDOR herein.

THUS, the VENDOR herein specifically affirms sincerely states and assures the VENDEE herein that he/her/they is/are having absolute authority, subsisting, unimpeacheable marketable title and full and perfect alienable rights, in the above referred lands and they been in continuous, un-interrupted and peaceful physical of the same since its purchase.

Whereas the VENDOR above offered to sell the agriculture land in Sy. No. 99/A an extent Ac. 6 - 19 Gts., Situated at BURGULA Village & Gram Panchayat, FAROOQNAGAR Mandal in RANGA REDDY District.

AND WHEREAS, the VENDOR herein being in need of money for family necessity have severally approached and offered the VENDEE herein for the sale of the above said lands for a Total sale consideration of Rs. 25,90,000/- (Rupees Twenty Lakhs Ninty Thousand Only) @ Rs. 4,00,000/- (Rupees Four Lakhs Only) per Acre, to which the VENDEE herein have agreed to purchased the same as offered above.

IN PURSUANCE of the said offer, acceptance and consideration the VENDEE herein have this day paid Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) by way of Cheque bearing Nos. 045868, 045682, 045862 SBI, Secunderabad Banch and Rs. 90,000/- (Rupees Ninty Thousand only) by way of cash to the VENDOR, hereby severally admit, confirm, and acknowledge to have received the same and absolves the VENDEE herein from any kind of further liability of whatsoever nature.



Contd...3..

Sig. of:- M/S PASSION HOMES, Rep. by its Managing Partner SRI VIJAY KUMAR GADIRAJU

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	Total
			E-Challan	Cash					
Stamp Duty	100	0	103500	0			0	0	103500
Transfer Duty	NA	0	38650	0			0	0	38650
Reg. Fee	NA	0	12950	0			0	0	12950
User Charges	NA	0	100	0			0	0	100
Total	100	0	155400	0			0	0	155500

Rs. 142350/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12950/- towards Registration Fee on the chargeable value of Rs. 2590000/- was paid by the party through E-Challan/BC/Pay Order No. 782RDL280317 dated 28-MAR-17 of SBH/SHADNAGAR

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 155400/-, DATE: 28-MAR-17, BANK NAME: SBH, BRANCH NAME: SHADNAGAR, BANK REFERENCE NO: 004230590, REMITTER NAME: PRUDVI SOLAR POWER PROJECTS PVT LTD, EXECUTANT NAME: PASSION HOMES, CLAIMANT NAME: PRUDVI SOLAR POWER PROJECTS PVT LTD).

Date:

28th day of March, 2017

Signature of Registering Officer

Farooq Nagar

Certificate of Registration

Registered as document no. 3296 of 2017 of Book-1 and assigned the identification number 1 - 1415 - 3296 - 2017 for Scanning on 28-MAR-17.

Registering Officer

Farooq Nagar

(Devanand)

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THUS, the VENDOR hereby grant, convey and transfer upto and to the use of the VENDEE herein forever by way of absolute sale ALL

THAT PIECE & PARCELS of said lands along with all rights, title, interest, easementary rights, appurtenances etc., in the said lands free from all encumbrances, charges, illegal enoroachments, gifts, court litigations and demands etc., of whatsoever nature and delivered the complete vacant and peaceful physical possession of the same to the VENDEE.

AND TO HAVE & HOLD the said lands unto and to the use of the VENDEE herein forever, the VENDEE on the following terms of sale.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That the VENDOR hereby covenant and declare that they are the absolute owner and Possessor of the land hereby sold and have every right, authority and competency to sell, transfer, alienate and dispose off the said lands absolutely in favour of the VENDEE herein.
2. The VENDOR hereby further covenant, declare and agree that the lands hereby sold is free from all encumbrances, such as mortgages, charges, lien, demands, interest, security, surety, prior sales, court litigations, government or private attachments and or any other charges etc., of any nature whatsoever and that the VENDOR has delivered the Physical possession of the said land along with the existing crop to the VENDEE today.
3. The VENDOR hereby further covenant and declare that they have not done any act whereby the lands hereby sold is either encumbered of the VENDOR herein is prevented from transferring the same absolutely in favour of the VENDEE herein.
4. The VENDOR state that his/her/their is neither any legal embargo nor any legal impediment in the sale of the said lands.

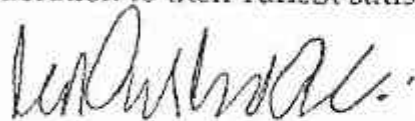


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Sig. of: M/S PASSION HOMES, Rep. by its Managing Partner SRI VIJAY KUMAR GADIRAJU

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Farookh Nagar

5. The VENDOR hereby further convent, declare and assure that they have put the VENDEE herein actual vacant and complete peaceful physical possession of the said lands hereby sold and that the VENDEE herein shall be entitled to enjoy the possession so delivered and to receive all rents, outcomes, profits, there from without any interruption or disturbances either by the VENDOR herein or any other person claming through or under the VENDOR.
6. The VENDOR further hereby covenant, declare and agree that if any defect is found or discovered in the title of the VENDOR with regard to the lands hereby sold or due to such defect in title if the VENDEE herein deprived of the whole or any part of the lands hereby sold the VENDOR herein shall duly reimburse and compensate the VENDEE to the extent of the loss expenses caused to the VENDEE.
7. The VENDOR hereby further covenant, agree and declare that they have paid all the taxes and charges payable in respect of the lands hereby sold, upto the date of execution and registration of sale deed, if any such amount remains unpaid or the same is recovered from the VENDEE herein are compelled to pay the same the VENDOR herein shall duly reimburse to the VENDEE to the extent of the same.
8. The VENDOR hereby covenant, agree and declare that they shall support every lawful application also for charges & mutation before the concerned panchayat, Mandal and other offices.
9. The VENDOR hereby further covenant and assure that they have delivered all the relevant original link documents to the VENDEE whatsoever in their possession and further undertake that at all times hereinafter and upon request and cost of the acts for further more perfectly conveying and assuring the said lands to the VENDEE.
10. The VENDOR herein covenant, declare and assure that this day they have transferred all their rights and interest in the schedule lands which are possessed by them absolutely in favour of the VENDEE herein and have not retained any part of their interest or rights in the schedule lands as they have received the complete promised valuable sale consideration to their fullest satisfaction.



Contd...5..

Sig. of:- M/S PASSION HOMES, Rep. by its Managing Partner SRI VIJAY KUMAR GADIRAJU

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Farooq Nagar

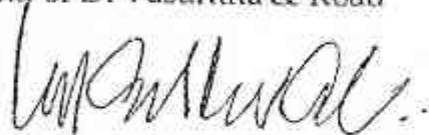
11. The VENDOR further hereby declare and covenant that they shall always indemnify the keep indemnified the VENDEE against all claims, by person whatsoever in derogation of the full, absolute and unencumbered title of the VENDEE.
12. That under the Revenue Records and village Surveyed plan there is no other lands expect the same converted under this document, with similar Survey Numbers, areas and boundaries.
13. The VENDOR herein declare that the said lands is free from protected tenancy.
14. The VENDOR further covenant and declare that the said lands are free from the provisions of A.P. Land Reforms (Ceiling on Agriculture Holding) Act, 1973.
15. The VENDOR further declare and state that said lands are not assigned lands as defined under A.P. Assigned Lands (Prohibition of Transfers) Act, 1977.
16. The VENDOR further state and declares that there are no proceedings or proposals pending in any departments for acquiring the said lands by Government or quasi Government.

That in any suppression of facts is noticed at a future date will be liable for prosecution as per law beside payment of deficit duty.

:: SCHEDULE OF THE PROPERTY ::

All agriculture land bearing in Sy. No. 99/A an extent Ac. 6 - 19 Gts., Situated at BURGULA Village & Gram Panchayat, FAROOQNAGAR Mandal in RANGA REDDY District, Bounded by:

EAST	:	Sy.No. 99/A(part)
WEST	:	Narayana Land
NORTH	:	Land of K. Chennaiah
SOUTH	:	Land of D. Vasantha & Road



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Sig. of:- M/S PASSION HOMES, Rep. by its Managing Partner SRI VIJAY KUMAR GADIRAJU

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3296/2017.

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Sub Registrar
Faridkot Nagar

Market Value Rule III Statement

Village	SY. No.	Extent in Ac. - Gts.	Market Value Per Acre Rs.	Total Market Value Rs.
BURGULA	99/A	06 - 19	Rs. 4,00,000/-	Rs. 25,90,000/-

IN WITNESSES WHEREOF this Sale Deed is made, executed and signed by the VENDOR in favour of VENDEE on this the day, month and year first aforementioned with his/her/their own free will, consent and good conscience, without any coercion, fraud, undue, misrepresentation and duress etc., after having full understood the contents and implications of the same in these respective language, in presence of the below mentioned Witnesses.

WITNESSES: -

01- N.V. Ramu Raj

SIGN. OF VENDOR



M/S PASSION HOMES, Rep. by its
Managing Partner SRI VIJAY
KUMARGADIRAJU
S/o SRI RAMULU,

02- C. Y. G.



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3296/2017. Sheet 6 of 3 Sub Registrar
Farooq Nagar



Government of Telangana
Registration And Stamps Department

Prohibited Property - Rural
Dist Name: RANGAREDDY

SRD Name: 1415 Farooq Nagar

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Survey No	Sub Survey No	Plot No	Extent	Unit	Prohibited		Notified Gazette		Manual Volume No	Page No	Other Reference
					Code	Description	No.	Date			
24				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
27				A	1	Govt Land	TAHSIL DAR FAROOQNAGAR	25/05/2012			
27				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
28				A	1	Govt Land	TAHSIL DAR FAROOQNAGAR	25/05/2012			
28				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
42				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
42				A	1	Govt Land	TAHSIL DAR FAROOQNAGAR	25/05/2012			
43				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
45				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
45				A	1	Govt Land	TAHSIL DAR FAROOQNAGAR	25/05/2012			
54				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
54				A	1	Govt Land	TAHSIL DAR FAROOQNAGAR	25/05/2012			
56	A		70	G	9	Covered By Court Sta	LA NO 3027018, O.P.NO.3702014	15/05/2015			OFFOR THE COOPERATIVE TRINIGAL AT HYD
56	C		70	G	9	Covered By Court Sta	LA NO 3027018, O.P.NO.3702014	15/05/2015			BEFOR THE COOPERATIVE TRINIGAL AT HYD
104				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
105				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
109				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
117	142		0	A	9	Covered By Court Sta	LA NO 1352015, ABR OF NO 5502015	23/09/2015	7		THE DEPUTY REGISTRAR OF CHITNARSIBRATOR
117	142		0	A	9	Covered By Court Sta	LA NO 1352015, ABR OF NO 5502015	23/09/2015	7		THE DEPUTY REGISTRAR OF CHITNARSIBRATOR
117	152		0	A	9	Covered By Court Sta	LA NO 1352015, ABR OF NO 5502015	23/09/2015			RECIVED ON 19-9-2016
117	152		0	A	9	Covered By Court Sta	LA NO 1352015, ABR OF NO 5502015	23/09/2015			DEPUTY REGISTRAR OF CHITNARSIBRATOR HYD
165				A	1	Govt Land	TAHSIL DAR FAROOQNAGAR	25/05/2012			
165				Y	1	Govt Land	FAROOQNAGAR TAHSIL DAR	25/05/2012			
178				Y	6	Emblement Land	TAHSIL DAR FAROOQNAGAR	25/05/2012			
178				Y	11	Others	FAROOQNAGAR TAHSIL DAR	25/05/2012			
194				A	1	Govt Land	TAHSIL DAR	25/05/2012			

1-13 సమీక్ష (ROR)

బిల్లా: మహబూబ్ మండలము, చిర్రూరు, నెగర్
ఎగర్

గ్రామము పేరు : బూర్గూల

print date : 28/03/2017
చిత్తగలం యూనిట్లు : Acres/guntas

సంఖ్య (1)	పట్టాదారు పేరు (2)	రంట్ల/బర్ల పేరు (3)	ఖాతా నెంబరు (4)	సర్వే నెం. (5)	గ్రామ వివరణ (6)	విస్తీర్ణం (7)	శిస్తు/రూ. (8)	పట్టాదారుకు ఏ కౌలుదారు విధంగా రాశిల్లు సంక్లమించింది/ పట్టుకున్న పాగు వ్యక్త పేరు/ వివరములు (9/10)	రెజిస్ట్రీర్ కాని ఋణాదీ బాగాల పేరు (11/12)	మౌలిక విలువ (14)	రెమూర్సులు
1	Ms స్వామి మామ్మిర జి MP గొడిరాజు విజయ కుమార్	GVR శర్మ	1992	99/	మట్ట	12.1800	11.00	unknown			
					ముల్లం విస్తీర్ణం	12.1800	11.00				

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Sub Registrar
Farodh Nagar

TS00BB



TS00BB

TS00BB

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

I-చి నమూనా (ROR)

Application No:



ROR021711127765

Date : 28/03/2017

జిల్లా : రంగారెడ్డి

గ్రామము : చూర్లూరు

మండలము : పరూత్ నగర్

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.హె.

విడుదల నం.	వ్యక్తాదు పేరు	(తండ్రి/భర్త పేరు)	బాలా పండుడు	సర్వే నంబరు	భూమి వివరణ	ముక్తం విస్తీర్ణము	శిస్తు	వ్యక్తాదుకు పే విధముగా సంక్రమించిన/ పొందుచున్నది	యజమాని/ కొలుదూరు తాకట్టు పట్టుకున్న ప్రకృతి పేరు ఖాతానంబరు	రెవెన్యూ కాని యజమాని తరఫున వివరములు	మూలక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	Ms ప్యాపన్ హోమ్స్ రి బై MP గారిరాజ విజయ కుమార్	G V R శర్మ	1992	99/అ	మట్ట	12.1800	11.0000	unknown			
2	Ms ప్యాపన్ హోమ్స్ రి బై MP గారిరాజ విజయ కుమార్	G V R శర్మ	1992	100/అ	మట్ట	0.2000	1.2100	unknown			

Certified By

Name: B CHANDAR RAO

Designation: TAHSILDAR

Mandal: పరూత్ నగర్

Verified by B CHANDAR RAO

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.tg.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

Print

Home

Download Certificate

విలక్షానికీ సమాచారం అందించు... ఈ కంప్యూటర్ ప్రతినిధి ఇచ్చే పుష్కరం సత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతినిధి సమాచారము ఇచ్చే... పైన కంప్యూటర్ సిస్టమ్స్ సుండి వేసు పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతినిధి సమాచారము సమాగించబడిన అధికృతమైన కంప్యూటర్ సిస్టమ్స్ సుండి క్రమబద్ధమైన వద్దతిలో సేకరించబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతినిధి సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన వద్దతిలో సేకరించబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతినిధి సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్లక్ష్యం సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము
Signature

ముద్ర
Seal

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Sheet 8 of 8
Sub Registrar
Farooq Nagar



భూమి కరెన్సీ
Byam Venkatesh Raju
పుట్టిన తేదీ: DOB: 02/06/1973
పురుషుడు / MALE



4253 6688 1649



భూమి కరెన్సీ సేవల కేంద్రం

విమానాశ్రయం

హైదరాబాద్ లోని వై.ఎస్.ఆర్. విమానాశ్రయం
ప్రాచీన పరిశ్రమ, కర్ణాటక ప్రభుత్వం
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హైదరాబాద్ లోని వై.ఎస్.ఆర్. విమానాశ్రయం
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ఆదాయ విభాగం
INCOME TAX DEPARTMENT
MBURI VENKATA RAMANA RAJU



భారత సర్కార్
GOVT. OF INDIA

PALA RAJU

02/06/1977

ఆధార్ నంబర్: AAR3600R

హైదరాబాద్, తెలంగాణ



ఆదాయ విభాగం, హైదరాబాద్ లోని వై.ఎస్.ఆర్. విమానాశ్రయం
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