

ම්පර්භ तेलंगाना TELANGANA No. 1975 pate 25 MAR 2017

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G. MURALI KRISHNA2

(Licensed Stamp Vendor)
L.No 1405 602/1995, R.No.1405 098/2016
M.No 10.6, Kaverammapeta, Jadcherks
Pin 509 301. Ph. No:9440656356

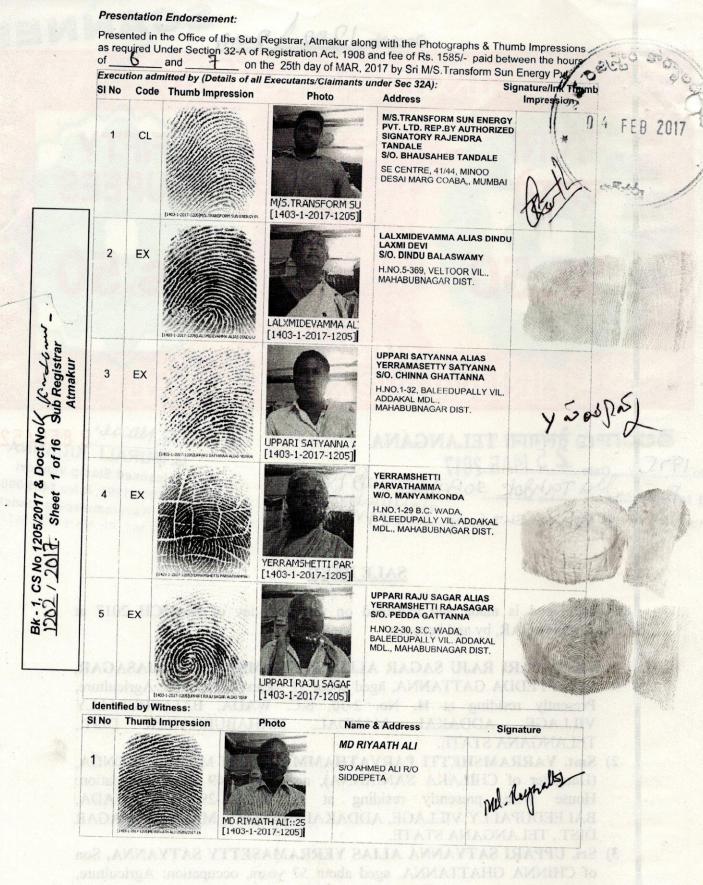
## SALE DEED

This Sale Deed is made and executed on this 25<sup>th</sup> day of MARCH 2017 at MAHABUBNAGAR, by and between:

- 1) Sri. UPPARI RAJU SAGAR ALIAS YERRAMSHETTI RAJASAGAR, Son of PEDDA GATTANNA, aged about 51 years, occupation: Agriculture, Presently residing at H. No. 2-30, S.C. WADA, BALEEDUPALLY VILLAGE, ADDAKAL MANDAL, MAHABUBNAGAR DIST., TELANGANA STATE.
- 2) Smt. YARRAMSHETTI PARVATHAMMA Wife of MANYAMKONDA, (Daughter of CHILAKA SANJANNA), aged about 49 years, occupation: House Wife, presently residing at H. No. 1-29, B.C. WADA, BALEEDUPALLY VILLAGE, ADDAKAL MANDAL, MAHABUBNAGAR DIST., TELANGANA STATE.
- 3) Sri. UPPARI SATYANNA ALIAS YERRAMASETTY SATYANNA, Son of CHINNA GHATTANNA, aged about 57 years, occupation: Agriculture, presently residing at H. No. 1-32, BALEEDUPALLY VILLAGE, ADDAKAL MANDAL, MAHABUBNAGAR DIST., TELANGANA STATE.









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**4) Smt. LAXMIDEVAMMA ALIAS DINDU LAXMI DEVI** Wife of DINDU BALASWAMY, aged about 61 years, occupation: House Wife, presently residing at H. No. 5-369, VELTOOR VILLAGE, MAHABUBNAGAR DIST., TELANGANA STATE.

(hereinafter referred to as the "Vendors" which expression shall mean and include all his heirs, legal representatives, successors, executors, administrators, nominees and permitted assigns) of the FIRST PART;

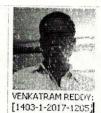
### In favour of

M/s. Transform Sun Energy Private Limited a Company incorporated under the provisions of the Companies Act, 1956 having its office at SP Centre, 41/44, Minoo Desai Marg, Coaba, Mumbai-400 005 represented by its authorized signatory Mr. Rajendra Tandale son of. Bhausaheb Tandale, aged about 27 years pursuant to the board resolution dated 23.03.2016 (hereinafter referred to as the "Purchaser" which expression shall mean and include its successors-in-interest, and permitted assigns) of the SECOND PART.

(hereinafter referred to as the "Purchaser" which expression shall mean and include its successors-in-interest, and permitted assigns) of the SECOND PART.

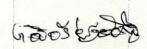
The Vendors and Purchaser are individually referred to as Party and collectively referred to as Parties as the context may require.





VENKATRAM REDDY

S/O GOPAL REDDY R/O BALEEDPALLY



25th day of March, 2017

Exercising the powers of Registrars under Section 30

Endorsement:	Stamp Dut respect of	y, Tranfer Duty, Reg this Instrument	gistration Fee an	d User Char	ges are collecte	d as below in				
Description		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	Totai			
Stamp Duty	50	0	12680	0	0	0	12730			
Transfer Duty	NA	0.	4755	0	0	0	4755			
Reg. Fee	NA	0	1585	0	0	0	1585			
User Charges	NA	0	100	0	0	0	100			
Total	50	0	10120	0	0		dadaa			

Rs. 17435/- towards Stamp Duty including T.D under Section 41 of LS. Act, 1899 and Rs. 1585/- towards Registration Fees on the chargeable value of Rs. 316500/- was paid by the party through E-Challan/BC/Pay Order No ,603BKU250317 dated ,25-MAR-17 of ,SBIN/

19120

### Online Payment Details Received from SBI e-Pay:

(1). AMOUNT PAID: Rs. 19120/-, DATE: 25-MAR-17, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO. 8816813851912, PAYMENT MODE:DC-1000200, ATRN:8816813851912, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: UPPARI RAJU SAGAR AND OTHERS, CLAIMANT NAME: TRANSFORMSUNENERGYPVT.LTD.REPBYRAJENDRA).

Date:

CS No 1205/2017 & Doct No C

Sheet 2 of 16

25th day of March, 2017

Signature of Registering Officer

C

19170

Atmakur

1938





### WHEREAS:

(A) The Vendors represents and warrants that he is the absolute owner and possessor of all that land admeasuring

NAME OF THE PATTADAR	DRY / WET	TITLE DEED NO. / PATTA NO.	SY. NO.	SALE EXTENT (AC. – Gts.)
Sri. UPPARI RAJU SAGAR ALIAS YERRAMSHETTI RAJASAGAR	DRY	/ 499	159/రూ 158/రూ	00-04 00-04
Smt. YARRAMSHETTI PARVATHAMMA	DRY	/ 160	159/හ 158/හ	00-03 00-04
Sri. UPPARI SATYANNA ALIAS YERRAMASETTY SATYANNA	DRY	/ 129	159/లు 158/లు	00-04 00-03
Smt. LAXMIDEVAMMA ALIAS DINDU LAXMI DEVI	DRY	/ 353	159/ఊ 158/ఊ	00-01/2
TOTAL				00-23

Situated at BALEEDUPALLY Village, ADDAKAL Mandal, MAHABUBNAGAR District Telangana State. The property more particularly described in the Schedule-I hereto, and herein after referred to as the "Schedule Property" delineated in red in the sketch plan appended hereto as Schedule-IA and the Vendors got mutated in the revenue records Pattadar Pass Book and Title Deed have been issued by TAHSILDAR ADDAKAL., stands on the name of the vendor herein, which is clearly shown in below described schedule of property in respect thereof.

(B) The Vendors being a Kartha of his family is desirous of selling the Property detailed herein above to the Purchaser in order to meet his family legal necessities and welfare thereof, more fully described in the schedule annexed under and hereinafter referred to as "the Schedule Property".





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BK-1, CS No 1205/2017 & Doct No 4:17-14. 1202 / 2017. Sheet 3 of 16 Sub Registrar Atmakur





(C) The Vendors, hereby represents to the Purchaser that no person other than the Vendors has any right, title or interest of any manner whatsoever in respect of the Schedule Property. The Vendors has offered to sell the Schedule Property to the Purchaser representing that he is the sole and absolute owner thereof with uninhibited rights of alienation over the same and that he will fulfill all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser. The Purchaser has agreed to purchase the Schedule Property for the consideration.

# NOW THEREFORE IN CONSIDERATION HEREINBEFORE MENTIONED THIS SALE DEED WITNESSETH AS FOLLOWS: -

- 1. Consideration:
- 1.1. The Vendors offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 3,16,250/- (Rupees THREE LAKHS SIXTEEN THOUSAND TWO HUNDRED AND FIFTY Only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendors as follows;

Sri. UPPARI RAJU SAGAR ALIAS YERRAMSHETTI RAJASAGAR	Rs. 1, 10, 000 (Rupeesonly)	dated 25-21-2017, Bank SPS, Branch Man Kondy
Smt. YARRAMSHETTI PARVATHAMMA	Rs. 96.250(	CHEQUE NO. 302 705  dated 25-3-2017  Bank SBT,  Branch Man Kanda
Sri. UPPARI SATYANNA ALIAS YERRAMASETTY SATYANNA	Rs.————————————————————————————————————	dated 25-3-2012 Bank SB9 Branch
Smt. LAXMIDEVAMMA ALIAS DINDU LAXMI DEVI	Rs. 13, 750( — only)	dated 25-3-2017  Bank SEI  Branch Man Konde





BK - 1, CS No 1205/2017 & Doct No (20-20-20-20-1262) / 2017. Sheet 4 of 16 Sub Registrar Atmakur





1.3. The Vendors hereby acknowledges the receipt of the entire sale consideration as stated herein above and acquits and discharges the Purchaser of any and all liability towards the same. The Vendors confirms that the Purchaser has made the full and final payment in connection with the conveyance of Schedule Property and no further payments need be made by the Purchaser towards conveyance of Schedule Property.

# 2. Conveyance of the Schedule Property;

2.1 Pursuant to the Consideration paid by the Purchaser to the Vendors, the Vendors has today under this Sale Deed, conveyed to the Purchaser by way of absolute sale, the Schedule Property together with all right, title, interest, the easements and appurtenances, estate, claims and demands whatsoever in relation to the Schedule Property.

## 3. Representations and Warranties of the Vendors:

- (a) The Vendors is the absolute owner of the Schedule Property with uninhibited rights of alienation over the same. He is absolutely seized and possessed of and is otherwise well and sufficiently entitled to the Schedule Property;
- (b) The Vendors is in possession and occupation of land and have exclusive rights over the Schedule Property and there are no leases, sub-leases, tenancies, licenses or other rights of occupation in favour of any person in respect of the Schedule Property;
- (c) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis pendens etc; there is no latent defect in the title of the Vendors and shall be conveyed to the Purchaser as such; the Vendors assures the Purchaser that he shall resolve to the satisfaction of the Purchaser all or any disputes, relating to the Property, arising out of the third party claimants; All the information and documents furnished to the Purchaser, including those in terms of this Sale Deed are true and correct.
- (d) There are no easements, quasi-easements, restrictive covenants rights or watercourses or other rights or servitudes affecting the Schedule Property. The Schedule Property does not form part of reserved land for Schedule Caste/Schedule Tribe/Assigned land or other reserved land of whatsoever nature, and that there is no impediment in law for the transfer of the same to Purchaser in terms of this Sale Deed;



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BK-1, CS No 1205/2017 & Doct No Cultural 1202 / 2017. Sheet 5 of 16 Sub Registrar Atmakur





- (e) The Vendors has not entered into any arrangement or agreement to sell or otherwise, with any third party/ies in respect of the Schedule Property; The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis pendens etc., and other litigation of any nature whatsoever and howsoever and that there is no latent defect in the title of the Vendors and shall be conveyed to the Purchaser as such;
- (f) The Schedule Property is not subject to any charges, attachments or claims for maintenance or any Wealth Tax, Income Tax or Capital Gains Tax etc;
- (g) The Purchaser shall be entitled to enter upon, hold, possess, and enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owner, without any interference or disturbance from the Vendors, any predecessors-in-title and/or from persons claiming through, under or in trust for any of them;
- (h) In the event any right, title and interest in the Schedule Property is found to be subsisting with the Vendors, the same are hereby deemed to have been conveyed to the Purchaser under this Sale Deed for all intents and purposes, and that no consideration other than as specified herein need be paid for the same by the Purchaser;

# 4. Possession:

- 4.1. The Vendors has today delivered the vacant physical possession of the Schedule Property to the Purchaser, to have and hold the same forever, free from encumbrances, enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owner, without any interference or disturbance from the Vendors or any predecessors-in-title and/or from persons claiming through, under or in trust for them;
- 4.2. We have not given any rights of whatsoever nature including right of way for the electrical transmission line and transmission towers to any other person in respect of the scheduled property.

# 5. Tax and other Liabilities

5.1. The Vendors hereby declares and covenants that all taxes, cesses, bills and public dues, in respect of the Schedule Property have been paid up to date and agree and undertake to pay all such taxes, cesses and public dues for the period up to the date of execution and registration of the Sale Deed.











# 6. **Indemnity**

6.1. The Vendors hereby indemnifies and hold harmless the Purchaser from and against any claim, cost, expense, liability, demand, loss, damage, judgment, order, award or other obligation or right of action, which may arise as a result of: (a) defect in the title to the Schedule Property, (b) misrepresentation by the Vendors to the Purchaser or to third parties; and/or (c) breach or violation of any of the legal, statutory, and/or regulatory compliances by the Vendors.

# 7. Assurances

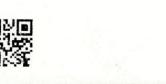
- 7.1. The Vendors assured and declared that he shall fulfill his respective obligations under this Sale Deed for fully and perfectly conveying the title of Schedule Property to Purchaser without any additional cost and consideration to be paid by the Purchaser. The Vendors further assured that he would file and execute such necessary affidavits, petitions and/or applications whatsoever in nature, for facilitating the mutation of the Schedule Property in the revenue/municipal records and other relevant records, in the name of the Purchaser and to provide the required assistance to have the transfer affected in the municipal and revenue records.
- 7.2. The Vendors assures that the Property has not been declared surplus pursuant to the provisions of relevant ceiling act and the Schedule property is not an assigned land as defined in Sec.2 (1) of Act 9 of 1977.
- 7.3. The Vendors undertakes to make good the title and compensate the Purchaser for all types of losses, in the event of a challenge to the title on account of which the purchaser is precluded from enjoying the property sold or any part thereof

# 8. Stamp Duty and Registration Charges

The Purchaser has paid the stamp duty and registration charges Rs. 19,120/-@6% vide challan bearing no. 630 BKU 280317 drawn on S.B.H. Bank



BK - 1, CS No 1205/2017 & Doct No & Under 1202 / 2017 . Sheet 7 of 16 Sub Registrar Atmakur





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# SCHEDULE-A Description of the Land

All that piece and parcel of agriculture dry land admeasuring

NAME OF THE PATTADAR	DRY / WET	TITLE DEED  NO. / PATTA NO.	SY. NO.	SALE EXTENT (AC. – Gts.)
Sri. UPPARI RAJU SAGAR ALIAS YERRAMSHETTI RAJASAGAR	DRY	/ 499	159/రూ 158/రూ	00-04
Smt. YARRAMSHETTI PARVATHAMMA	DRY	/ 160	159/හ 158/හ	00-03 00-04
Sri. UPPARI SATYANNA ALIAS YERRAMASETTY SATYANNA	DRY	/ 129	159/ຍນ 158/ຍນ	00-04 00-03
Smt. LAXMIDEVAMMA ALIAS DINDU LAXMI DEVI	DRY	7-353	159/ఊ 158/ఊ	00-01/2 00-01/2
TOTAL			00-23	

Situated at BALEEDUPALLY Village, ADDAKAL MAHABUBNAGAR District elangana State. and land bounded by:

North :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

South :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

East :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

West :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

3) Y 2 - 5/12/

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# ారత విశిష్ఠ గుర్తింపు ప్రాధికార సంస్థ THE ATTHORITY OF INDIA

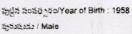
చిరునామా: s/o మొహమ్మద్ ఆహామేద్ Address: S/O Mohammad ఆర్. ఇంట నం. 12 4-86/18/డి/1, సనీర్ నగర్. సిట్టామీ. పిట్టామీ. మెదక్. అందుకు ప్రామంత్రాలు ప్రామంత్ నగర్, సిట్టెపేట, సిట్టెపేట, మెదక్, ఆండ్ర(పదేశ్, 502103





# **ఫారక** ప్రభుత్వం

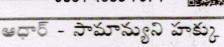
మొహమ్మడ్ రియసత్ ఆరీ Mohammad Riyasath Ali



9351 4058 7374









గాని పెంకల్రామ్ రెడ్డి Gouni Venkatram Reddy ಈಕ : ಕೆಪ್ ಕ್ಷ Father : GOPAL REDDY

పుట్టిన సంవత్సరం/Year of Birth: 1957 todatod / Male

3365 2283 5438



ఆధార్ – సామాన్యుని హక్కు

Gias



ವಿರುವರ್ಯ. ಇಂಟಿ ನಂ 1-3. ಬಿ ನಿ ಪ್ರಾರ కన్మనూరు పిఒ పెద్ద మందాడి మండలం బరీడుపల్లి, కన్నమార్, మహబూబ్ నగర్ **පංජු වුක්\$**. 50938:

Address HNC WADA, KANM PEDDAMAND, Baleedupalle, ! Nagar, Kanmar Pradesh, 5093

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# RULE-3 MARKET VALUE

<u>Village</u>	Survey nos.	Extent AcGts.	Market value per acre Rs. 5,50,000/-	Stamp duty - Registration charges/-@ 6 % Total Valu
BALEEDUPALLY	159/හා 158/හා	00-04		19,120/-
	159/రు	00-04		
	158/රා	00-04		
	159/లు	00-04	3,16,250/-	
	158/లు	00-03		
	159/ఊ	00-01/2		
	158/ <del>ఊ</del>	00-01/2		
TOTAL		00-23	3,16,250/-	19,120/-

month and year first above written in the p	withesses:
Name: 1) Sri. UPPARI RAJU SAGAR ALIAS YERRAMSHETTI RAJASAGAR	Name: 2) Smt. YARRAMSHETTI PARVATHAMMA
Name: 3) Sri. UPPARI SATYANNA ALIAS YERRAMASETTY SATYANNA	Name: 4) Smt. LAXMIDEVAMMA ALIAS DINDU LAXMI DEVI
PURCHASER	
Name: Mr. RAJENDRA TANDALE For M/s.Transform Sun Energy Private I Vitnesses:	Limited

BK-1, CS No 1205/2017 & Doct No 4 12 1201 1201 1201 1201 Sheet 10 of 16 Sub Registrar Atmakur





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TRANSFORM SUN ENERGY PRIVATE LIMITED HELD ON AUGUST 18, 2016

AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI, MR. RAJENDRA TANDALE, MR. ASHISH INDARAPU AND MR. JAYDEEP SURESH PAWAR FOR SIGNING DOCUMENTS FOR LAND REGISTRATION:

"RESOLVED THAT in supersession of all the earlier resolutions passed in this matter, consent of the Board be and is hereby accorded to acquire land located in the state of Telangana in the name of the Company for the purpose of developing 100MW solar power project in Mahabubnagar district ("the said premises").

RESOLVED FURTHER THAT Mr. Narayan Das Rathi, Mr. Rajendra Tandale, Mr. Ashish Indarapu and Mr. Jaydeep Suresh Pawar be and are hereby <u>severally</u> authorized:

- to sign and execute the Agreement for Sale, Sale Deed and all other related documents
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers, deeds and other documents for getting the said Agreement duly registered.
- to do all such acts, deeds, maters and things as may be necessary for the aforesaid purpose.

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

RESOLVED FURTHER THAT the Common Seal be taken for execution outside the city and state limits of the Registered Office, if need be.

RESLOVED FURTHER THAT certified true copy of the aforesaid resolution under the signature of any Director be forwarded to such persons or authorities as may be required."

For Transform Sun Energy Private Limited

Suresh Dhawan

Director DIN: 01175807

Date: September 12, 2016

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Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2015PTC266126
SP Centre. 41/44. Vanco Desai Marg. Colaba. Mumbai - 400.005. India
(T) +91.22.67490000 (F) +91.22.67490017 website. www.sp-group.co.in
Regd. Office: Shapooni Pallonji Centre. 41/44. Vilnoo Desai Marg.
Colaba. Mumbai - 400.005. India





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# भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ताः

वडिलाचे/आईचे नांव: भाऊसाहेब तांदळे, सी-18, एन-4 सिडको, औरंगाबाद,

औरंगाबाद,

महाराष्ट्र - 431003

Address:

S/O: Bhausaheb Tandale, C-18, N-4 Cidco, Aurangabad,

Aurangabad, Maharashtra - 431003

6866 1749 7172

भारत सरकार GOVERNMENT OF INDIA

राजेन्द्र भाऊसाहेब तांदळे Rajendra Bhausaheb जन्म तारीख। DOB: 04/05/1989 Tandale

TER I MALE

6866 1749 7172

BK-1, CS No 1205/2017 & Doct No C. V. L. L. L. L. L. L. L. L. Sheet 12 of 16 Sub Registrar Atmakur







# భారత ప్రభుత్వం Unique Identification Authority of India Government of India

ನಮ್ಮದು ಸಂಖ್ಯ / Enrollment No.: 2022/60070/00521

To YERRAMSHETTI RAJASAGAR య్యెంకెట్టి రాజసాగర్ 2-30 S C WADA KANMANURU (PO) PEDDAMANDADI (M) Baleedupalle Kanmanur,Mahabub Nagar Andhra Pradesh - 509381



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11503370



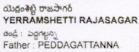
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4005 9064 2092

ఆధార్ – సామాన్యుని హక్కు



భారత ప్రభుత్వం Government of India



పుల్లిన సంవర్సరం/Year of Birth: 1966 పురుషుడు / Male

4005 9064 2092



ఆధార్ – సామాన్యుని హక్కు



Bk - 1, CS No 1205/2017 & Doct No Cec' to community of 16 Sub Registrar Atmakur









# భారత విశిష్ట్ల గుర్తింపు ప్రాధికార సంస్థ

Unique Identification Authority of India Government of India భారత ప్రభుత్వం

ಾವ್ ಎಂಪ್ನ / Enrollment No 2022/60070/00768

Y PARVATHAMMA

28/04/2013

h no 1-29 B C WADA PEDDAMANDADI MANDAL Baleedupalle Kanmanur Manabub Nagar Andhra Pradesh 509381 9849890645

KL115015052FT 

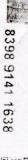


మీ ఆధార్ సంఖ్య / Your Aadhaar No.

8398 9141 1638

ఆధార్ – సామాన్కుని హక్కు









ಾರಕ ಕ್ರಮಕ್ರಂ

Government of India

Y PARVATHAMMA

Famer CHILAKA SANJANNA







Je La Co

🕷 ఆరార్ గుర్తింపుకు దృవీకరణ. పౌరసత్యానికి కాద

🛎 గుర్తింపుకు దృవీకరణ ఆస్త్రీప్ అదించికషన్ ద్వారా పోందించింది.

# INFORMATION

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



- అధార్ భవిష్యతులో ప్రభుత్వ మరియు ప్రభుత్వతం సేవలు అందచేయడంలో సహాయ పడులుంద
- Aachaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



Unique Identification Authority of India ಶಾರಕ ಶಿಕಿಷ್ಟ ಗುರಿಯು ಕ್ಷಾಂತ್ ನಂಬ ×

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व्यक्तिक हुन कर कार्यक्ति करन ಶಿಸಿತ್ವ ವಿಧ್ಯಮಾದ್ಯದೆ ಮಾಡಲು

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# భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/60076/00707

To YERRAMASETTY SATYANNA ఎక్రమ•1ల్లి సల్వన్స్ట్ర్ 1 N 1-32 PEDDAMANDADI MANDAL Baleedupalle Kanmanur,Mahabub Nagar Andhra Pradesh - 509381 9948343891



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7433 6586 6409

ఆధార్త్ – సామాన్యుని హక్కు



ఆధార్ – సామాన్యుని హక్కు

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GOVERNMENT OF MOIA

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Dindu Laxmidevi

SUS BUSBLEWYear of Birth: 1956

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### ဆုဇမ သခန္တဲ့ က်စ္သဝန္မွာ ခြာခုဗာဝ သင့္ခဲ့ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

నిరునామా: w/o దిండు బాలస్వా 5-369. ఇెట్టూర్, ఇెట్టూర్, మహబూబ్ పగర్, ఆంగ్రద్ర స్టర్టర్మ్, Address: W/O DINDU BALASWAMY, 5-36B, Veitoor, Veitur, Mahbubnagar, Andhra Pradesh, 509382











1202 / 2014. Sheet 16 of 16 Sub Registrar
Atmakur





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