



తెలంగాణ తెలంగాణ TELANGANA

Trans Id: 241022123732803855
Date: 22 OCT 2024, 12:51 PM
Purchased By:
GORREPATI NANIN KUMAR
S/o NARASIMHARAO
R/o HYDERABAD
For Whom
BLU/ELEO ENERGY PRIVATE LIMITED

G. Sree Sneh
BH 319431

GAVVALA SREE SNEHA
LICENSED STAMP VENDOR
Lic. No. 17-11-047/2022
Ren.No. 17-11-047/2022
2-35, OSMAN NAGAR,
RAMACHANDRAPURAM,
SANGAREDDY
Ph 9704491810

This Lease Deed is executed on this the 23rd day of September 2024 at MRO Office-
Hathnoor, Sangareddy

BETWEEN

THE PARTY OF THE FIRST PART:

Mr. GOUREDDYGARI LINGAREDDY S/o. Goureddygari Venkatreddy, aged 76 years old,
R/o. H.No. 4-41, Kasala, Kasal, Sangareddy, Telangana - 502296. PAN: BMEPG9950J & Aadhar
No.: 610979568276

[Hereinafter collectively referred to as "Landlord" which expression shall, unless repugnant to
the context or meaning thereof, be deemed to mean and include its respective successor,
executors, administrators and assignees].

AND

Goureddy

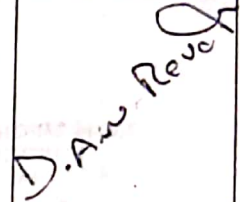
Page 3 of 19

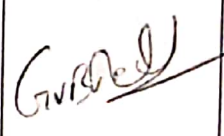
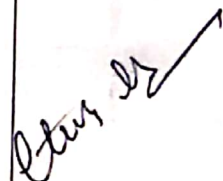
D.A.V. Reddy

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Hathnoor along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.3100.00/- paid between the hours of ___ and ___ on the 22th day of October, 2024 by Sri.

Execution admitted by (Details of all Lesson/lessen under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	LR:INDIVIDUAL	Aadhaar Verified		GOUREDDY GARI LINGA REDDY, Address: 4-41, KASALA, Kasal, Hathnoor, Sangareddy, India	
2	LE: Authorized Person	Aadhaar Verified		DEVULAPALLY ADITYA NARASIMHA REVANTH Authorized by BLUELEO ENERGY PRIVATE LIMITED, Address: India	

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		G VIJAYABHASKAR, Address: KHADEERABAD,	
2	WIT.	Aadhaar Verified		G CHAITHANYA KUMAR, Address: NELLORE,	

Date
23 October 2024

Signature Of Registering Officer
Hathnoor

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G. Sree Sneha.
BH 319432

GAVVALA SREE SNEHA
LICENSED STAMP VENDOR
Lic. No. 17-11-047/2022
Ren.No. 17-11-047/2022
2-35, OSMAN NAGAR,
RAMACHANDRAPURAM,
SANGAREDDY
Ph 9704491810

THE PARTY OF THE SECOND PART:

BLUELEO ENERGY PRIVATE LIMITED (CIN:U20111TS2023PTC176291) having its registered office situated at Villa-589, MyHome Ankura, Tellapur, RC puram, Sangareddy, Telangana-502032 represented through its Director of the Company Mr.Devulapally Aditya Narasimha Revanth [Hereinafter referred to as "Lessee", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its respective successors, executors, administrators and assignees].

IN CONSIDERATION OF Landlord leasing the Leased Land to the Lessee, the Lessee leasing those lands from the Landlord and the mutual benefits and obligation set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Lease (the "Parties") agree as follows:

Aditya

D An Revanth

E-KYC Details as received from UIDAI:

S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX5424 Guthikonda Chaitanyakumar 	Guthikonda Chaitanyakumar, Address: S/O Guthikonda Penchalaswami, 00, Postoffice Veedhi, Vidavalur, Nellore, INDIA	
2	Aadhaar No: XXXXXXXX2232 Goureddygari Vijaya Bhaskar Reddy 	Goureddygari Vijaya Bhaskar Reddy, Address: S/O: Goureddygari Linga Reddy, 1-8, khadirabad, Regode, Medak, INDIA	
3	Aadhaar No: XXXXXXXX7561 Devulapally Aditya Narasimha Revanth 	Devulapally Aditya Narasimha Revanth, Address: S/O Raghava Sarma, 16-2- 15/1b, Sriram Nagar, NA, East Godavari, INDIA	
4	Aadhaar No: XXXXXXXX8276 Goureddygari Lingareddy 	Goureddygari Lingareddy, Address: S/O: Goureddygari Venkat Reddy, H NO 4-41, kasala, Hathnoor, Medak, INDIA	

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I. Definitions:

Unless repugnant to the context or meaning thereof the following terms are agreed to be defined/interpreted in the manner described below:

1. **Landlord** means the owner of the Leased Land i.e., Goureddygari Lingareddy and includes any successors, agents, trustees, executors, administrators, receivers or guardians or who would so receive the rent or be entitled to receive the rent; if the building were let to a Lessee.
2. **Lessee** means **BLUELEO ENERGY PRIVATE LIMITED** and its authorized representative (s) and includes its successors, executors, administrators and assignees.
3. **Leased Land** means all the land admeasuring 0.16Ac.Gts situated at survey No.685/1/1/1/1, Kasala Village, Hathnoora Mandal, Sangareddy District, Telangana, more particularly described in Schedule of Property.
4. **Business of the Lessee:** - The Lessee will carryout the Business of Manufacturing of liquefied gases/compressed in organic Industrial/ Medical gases and any other business in the Leased Land.
5. **Rent** means the total of the base rent and additional rent inclusive of taxes agreed between parties.
6. **Law** includes: (a)any legislation; decree; judgment; order; regulation or by law; and (b)any rule; protocol code of ethics or practice or conduct and other ethical or standards guidelines and requirements of any relevant professional authority; in effect at the relevant time. [For the clearance of doubts, it is clarified that the applicable law shall be the laws of Telangana, India]

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges collected as below in respect of the instruments.

In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	3000	0	0	0.00	0	3000
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	50	0	0	0	0	50
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	0	0	0	0	0	0
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	3100	0	0	0.00	0	3100

Total Deficit amount for document is Rs. 0/-.

Rs. 3000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 50/- towards Registration Fees on the chargeable value of Rs 50000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2400693606 dated 22-10-2024 of SBIN/.

Online Payment Details received from SBI e-PAY

(1). AMOUNT PAID Rs: 3100.00/- DATE: 22-10-2024, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: IGARZMFRQ4, PAYMENT CODE: , ATRN: 1299258322125, REMMITER NAME: DEVULAPALLY ADITYA NARASIMHA REVANTH Authorized by BLUELEO ENERGY PRIVATE LIMITED, EXECUTANT NAME: GOUREDDY GARI LINGA REDDY, CLAIMANT NAME: BLUELEO ENERGY PRIVATE LIMITED.

Date
23 October 2024

Signature Of Registering Officer
Hathnoor

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7. **Circumstances beyond Control** means (a) acts of God, such as severe acts of nature or weather events including fires, earthquakes, hurricanes, or explosions; (b) war, acts of terrorism, and epidemics; (c) acts of governmental authorities such as expropriation, condemnation, and changes in laws and regulations.

II. Grant of Lease:

1. The Landlord is the absolute owner and possessor of the Leased Land i.e., all the land admeasuring Acres 0.16Ac.Gts situated at survey No.685/1/1/1/1, Kasala Village, Hathnoora Mandal, Sangareddy District, Telangana. More particularly described in Schedule of Property [hereinafter referred as "Leased Land"] and described more particularly in the schedule of Leased Premises mentioned hereunder.
2. Landlord being the absolute owner of the Leased Land in consideration of the rents to be paid and the covenants and agreements to be performed and observed by the Lessee, does hereby lease to the Lessee and the Lessee does hereby lease and take from the Landlord the Leased Land on such terms and conditions as agreed herein below.

III. Lease Term:

1. **Total Term of Lease:** The term of this Lease shall be initially for a period 15[Fifteen] years and shall begin on the commencement date, as defined in 2 of Article III.
2. **Commencement Date:** The "Commencement Date" shall mean the date on which the Lessee is handed over peaceful and vacant possession of the Leased Premises or the date of execution of this agreement, whichever is later.
3. **Extension:** It is agreed that upon the completion of the Lease Term, the Parties may mutually agree to extend the Lease Term beyond the initial 15-year term upon mutual

Certificate of Registration

Registered as document no. 2186 of 2024 of Book1 and assigned the identification number 1-6163-2186-2024 for Scanning on 23 October 2024.

Signature Of Registering Officer
(Hathnoor)
Farheen Shaik

Farheen Shaik
Hathnoor

Book1, CS No. 2400720006 & Doct No 2186 / 2024 Sheet 4 of 26 Tahsildar & Jt Sub Registrar



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agreement of both parties. The terms and conditions for the renewal or extension, including any adjustments to the rent or other relevant terms, shall be negotiated and agreed upon by both the parties.

Either party wishing to initiate discussions for renewal or extension must provide written notice to the other party Six (6) months before the expiration of the current lease term. Any renewal or extension of the lease shall be formalized through a written agreement, duly signed by both the parties, and may include any modifications to the original terms as agreed upon during the negotiation process.

IV. Determination of Rent:

The Lessee agreed to pay to the Landlord an amount of Rs.49992/- (Rupees Forty nine thousand nine ninety two Only) per annum as Rent and subject to deduction of applicable TDS as required by law. The Goods and Services Tax (GST) applicable on the rent shall be borne by the Lessee and paid to the Landlord along with the rent. The Lessee shall pay the rent at the beginning of the Financial year.

That Lessee shall enhance/increment the existing rent by 5% every three years and thereafter for every subsequent three years shall be enhanced by 5% on the then existing rent.

V. Security Deposit:

The Lessee has deposited with the Landlord an interest free sum of Rs.50,000/- (Rupees Fifty Thousand Only) [Equivalent amount of agreed rent for the Period of Twelve Months] as security for the full and faithful performance by the Lessee of all the terms of this Lease required to be performed by the Lessee. The Lessor hereby confirms that he has received Security Deposit amount vide HDFC Cheque bearing No.000010 dated 23/10/2024. Such sum shall be returned to the Lessee after the expiration/termination. Subject to any deduction against any pending dues including outstanding rents, maintenance charges, statutory dues and

any penalty/compensation for damage to Leased Premises, etc., for which the Lessee is responsible under the terms of this lease deed of this Lease. In the event of a bona fide sale of the property by the Landlord of which the Leased Premises are a part, the Landlord shall transfer the security deposit to the Purchaser to be held under the terms of this lease, and the Landlord shall be released from all liability for the return of such security deposit to the Lessee.

VI. Taxes:

Lessee shall pay, any and all taxes levied or assessed and which become payable during the Lease Term upon all Lessee's leasehold improvements, equipment, furniture, fixtures and personal property located in the Land; except the Property Tax, which has and will be borne by the Landlord alone.

VII. Lessee's Covenants:

The Lessee hereby declares and agrees that the Leased Land hereby given on Lease shall be held by the Lessee for Lease on the above said terms and conditions and do hereby covenants with the Landlord that:

1. The Lessee shall pay the Rent, as stipulated in Article IV.
2. Lessee shall be responsible for arranging and paying for all the utility services used in the Leased Land including but not limited to electricity, gas, water, wastewater, telephone, IT communication services, alarm monitoring systems, television, sewer charges, and trash collection.
3. To procure any licenses and permits required for any use made of the Leased Land by Lessee.

4. Lessee covenants and agrees that it shall be responsible for all repairs, alterations, replacements, or maintenance of, including but without limitation to or of: Lessee further agrees to be responsible for, at its own expense, lawn maintenance, landscaping, maintenance of the parking lot, and other similar items.
5. The Lessee shall permit Landlord to enter the Leased Land to inspect such repairs, improvements, alterations or additions thereto as may be required under the provisions of this Lease and Landlord shall not thereby unreasonably interfere with the conduct of Lessee's business.
6. The Lessee will apply for the necessary land usage conversion, changing the classification from Agriculture Land to Industrial Land.
7. The Lessee shall for convenient of the Business, have the right, at its sole expense, from time to time, to develop the Leased Land and to make structural alterations and changes in such parts thereof as the Lessee shall deem expedient or necessary for its purposes, however the Landlord is no way liable for such investment. The Lessee shall not demand the Landlord to repay the same.
8. The Lessee shall indemnify the Landlord against any injury, loss, claims or damage to any person or property while on the Leased Land, unless caused by the willful acts or omissions or gross negligence of Landlord, their employees, agents, licensees or contractors with knowledge of same.
9. The Lessee shall not engage in any illegal activities or allow others to engage in illegal activities on the Leased Land. In any case the Landlord will not be liable for the activities of the Lessee.

10. The Lessee shall always observe and perform all the terms and conditions, covenants and provisions on which the Leased Land is agreed to be given on lease and shall not do, omit or suffer to be done anything whereby the right of the Landlord to the Leased Land is violated or forfeited or jeopardized or extinguished.
11. The Lessee covenants and agrees, the Landlord shall not be liable to Lessee, Lessee's family or Lessee's invitees/customers, licensees, and/or guests for damages not proximately caused by Landlord or Landlord's agents. Landlord will not compensate Lessee or anyone else for damages proximately caused by any other source whatsoever, or by Acts of God, and Lessee is therefore strongly encouraged to independently purchase insurance to protect Lessee, Lessee's family, Lessee's invitees/customers, licensees, and/or guests, and all personal property on the Leased Premises and/or in any common areas from any and all damages.
12. The Lessee shall be liable to pay interest @24% per annum on all amounts due and payable to the Landlord under this Lease Deed for the period of delay in making the payments beyond due date.
13. The Lessee may create any sub-lease but not lien, mortgage or encumbrance by the way of a bank loan or otherwise on the leased premises or any of its fixture, fitting, etc. which are the exclusive properties of the Landlord.
14. In case if the Lessee gets any additional Electricity connection service or Meter on the name of the Lessee's Company, After expiration/termination of the lease, The Lessee shall close or surrender such additional Electricity connection service obtained on the name of the Lessee's Company and serve a copy of confirmation of such surrender document from the Electricity Department (Dismantle of Service) to the Landlord.

15. The Lessee shall have the first right to purchase the leased land either within or after the 15-year lease term, subject to mutual agreement with the Landlord. The Lessee may exercise this purchase option by providing written notice to the Landlord Three (3) months before the desired purchase date. The purchase price for the land shall be determined through mutual agreement between the parties. The price will be based on current market conditions and any other relevant factors at the time of purchase.
16. The Lessee shall pay/bear the cost for laying/develop 40-meter-wide road/access path from the main road to the leased land. The access path shall be constructed to meet the necessary specifications and standards required for safe and efficient access to the leased land. The Lessee shall coordinate with the Landlord to ensure that the access path is provided in a timely manner and in accordance with any applicable regulations or requirements.
17. The Lessee shall have access to and utilize bore water and other natural resources as required for its operations, subject to any conditions in the leased land.
18. After expiration/termination of the lease if Lessee does not wish to extend the lease, the Lessee shall handover the Leased Land in the same condition as it was when the lease commenced, subject to normal wear and tear. The Lessee shall responsible for removing all structures, machinery, and improvements made to the land.

VIII. Landlord's Covenants:

1. If the Lessee observes and performs the Lessee's Covenants, the Landlord covenants and agrees that the Lessee may peaceably possess and enjoy the Leased Land for the Lease Term without any hindrance, interruption or disturbance from the Landlord or any other Person lawfully claiming by, from or under the Landlord.

2. The Landlord shall cooperate with the lessee during the land conversion, changing the classification from Agriculture Land to Industrial Land and ensuring timely submission of all required documentation to the Authorities.
3. The Landlord Covenants and agrees that the Lessee shall have the right, at its sole expense, from time to time, to develop the Leased Premises and to make structural alterations and changes in such parts thereof as the Lessee shall deem expedient or necessary for its purposes.
4. The Landlord covenants that Lessee shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect and thereafter, to repair or replace, if it shall so elect signs in the interior and on specific portion of the Leased Premises.
5. The Landlord shall in the event of transfer of ownership, creation of charge or mortgage of lien on the Leased Land, ensure that the new owner and/ or charge holders, (as the case may be) as a condition precedent to the effectiveness of the transfer of the ownership as aforesaid, deliver to the Lessee, an unequivocal and unconditional undertaking to honor the lease deed on the same terms and conditions as agreed upon herein, and the Landlord shall in advance intimate the Lessee of such transfer.
6. The Landlord has complied/shall clear with all laws including execution of this Lease Deed and ensures that all the permissions, authorizations and confirmations have been/are obtained for leasing the Leased Premises and all the payments and other dues to any authorities/other parties are cleared/paid which the Landlord is under obligation to comply with/obtain/pay.
7. The Landlord agreed to provide Forty-feet -wide road/access path from the main road to the leased land and ensure the path is clear and available for the use by the lessee by the time of the commencement of the lease.

8. The Landlord agreed to provide local support to the lessee including assistance in liaising with local authorities and communities as needed for smooth operation.
9. The Landlord shall not interfere with or disrupt the operations of the lessee on the leased land. This includes but is not limited to, ensuring that any activities or developments on neighboring land do not negatively impact the Lessee operations.
10. The Landlord shall cooperate with the lessee in addressing any issues that arise due to nearby activities or developments that may affect the leased land or operations.
11. The Landlord agreed to provide reasonable assistance to the Lessee in the matters related to local regulations, community relations and other factors that may impact the operation of the Leased Land.

IX. Default:

1. The Lessee shall be continued to be in default if the payment of rent or other charges herein required to be paid by Lessee (default herein being defined as payment received by Landlord three months subsequent to the due date), regardless of whether or not such default has occurred on consecutive or non-consecutive months; or
2. The Lessee shall be considered to be in default/breach if the observance or performance of any of the covenants and agreements required to be performed and observed by Lessee hereunder are not followed/abided by for a period of 30 (Thirty) days, from the notice to Lessee in writing of such default/breach (or if such default /breach shall reasonably take more than 30 (Thirty) days to cure, Lessee shall not have commenced the same within Thirty (30) days and diligently prosecuted the same to completion);

3. No default or breach of any covenant or condition on the part of Lessee shall exist unless and until Landlord serves upon Lessee a notice [notice include communication through electronic means] which specifies with particularity the alleged default or breach claimed to exist.
4. In case the Lessee fails to pay the Lease Amount for a continuous period of Three (3) to the Landlord, then this Lease Deed will be terminated automatically.

X. Termination:

1. In any case if this lease is to be terminated by lessee before its term expires for any reason whatsoever, the lessee shall pay the full amount of the rent including scheduled 5% increments for the total remaining term of the Lease.
2. In any case if this lease is to be terminated by Landlord before its term expires for any reason whatsoever, the Landlord shall compensate/bear to the Lessee as follows:
 - Immovable Assets: 100% of the value of any immovable assets (e.g., buildings, infrastructure) established on the property.
 - Movable Assets: 50% of the value of any movable assets (e.g., machinery, equipment) owned by the company and located on the property.
 - Relocation Expenses: all costs associated with the relocation of the unit to another site, including dismantling, transporting, and reassembling assets.
 - Compensation for Business Interruption: any financial losses incurred due to business interruption resulting from the relocation.
3. In any case if this lease is to be terminated with mutual consent of Landlord and lessee, provided that such termination duly authorized by a board resolution of the Lessee.

4. On termination of the Lease both parties shall conduct a joint inspection of the leased land to document its condition. Any required restoration work identified during this inspection shall be completed by the Lessee before the handover. The formal handover of the land shall be conducted on the last day of the lease term or as otherwise agreed upon, with all keys, access rights, and documents related to the land being returned to the Landlord.

XI. Stamp duty and registration fee:

The Lessee shall bear the expenditure towards payment of stamp and registration charge, and any other incidental statutory charges in connection with the execution and registration of this Deed/agreement.

XII. Disputes:

1. The Parties shall make every possible effort to resolve the disputes, differences or claims arising out of this Agreement through mutually discussions/ negotiations and to arrive to an amicable solution. Both the parties agreed to act in good faith and cooperate fully during the dispute resolution process to reach a fair and equitable resolution.
2. If the dispute is unable to be resolved amicably, the Parties agreed to refer the dispute to mutually agreed Mediator. The costs of mediation shall be borne equally by both the parties unless otherwise agreed.
3. The Parties hereby irrevocably and unconditionally consent to submit to the exclusive jurisdiction of the competent Court (s) of Law at Hyderabad, Telangana for any actions, suits or proceedings arising out of or relating to this Agreement and the terms and conditions contemplated hereby.
4. Any compensation charges or financial settlements resulting from the dispute resolution process shall be as agreed upon by both parties or as determined by the court.

5. Notwithstanding the existence of a dispute, the Parties shall continue to fully comply with their obligations under this Agreement in accordance with and subject to its provisions.

XIII. Notices:

1. All notices and other communications provided for or permitted under this Agreement shall be sent by RPAD or Email or text message (including WhatsApp) to the registered phone number of the Landlord/ Lessee given below:

Landlord's Phone No. **+91 9505661423**
Landlord email id:

Lessee Phone No. **+91 9951244552**
Lessee email id : **info@blueleo.in**

2. All such notices or communications shall be deemed to have been duly given or made:

- i. Four days after being sent in the Email/Text message;
- ii. On delivery when delivered through Postal Service.

XIV. Waiver:

No failure or delay on the part of either Party to exercise any right, power or privilege under this Agreement shall operate as a waiver nor shall any single or partial exercise or the exercise of any other right or power or privilege whether arising under the law or this Agreement.

XV. Severability:

If a court finds that any provision of this Agreement is invalid or unenforceable, the remainder of this Agreement shall be interpreted so as best to affect the intent of the Parties.

XVI.

Circumstances beyond Control:

1. Neither Party shall be liable for failure to perform nor delay in performing this Agreement to the extent that the cause of such failure or delay is beyond that Party's reasonable control (this does not include lack of funds) providing notice claiming suspension of its obligations is given under clause 2 of this Article.
2. A Party claiming suspension of its obligations under Clause 1 of Article XVI shall, within three working days after the Party becomes aware of the cause and its supervening effects in respect of which suspension of its obligations is claimed, give notice of the cause, furnish all available information detailing the cause and give an estimate of the period of time required to remedy the cause (if such remedy is deemed practicable), to the other Party. Then, in that event, the parties may, upon mutual discussion terminate the instant Lease Deed.

XVII. Schedule of Leased Land/Subject Property:

All that the land admeasuring Acres 0. 16Ac.Gts situated at survey No.685/1/1/1/1/1, Kasala Village, Hathnoora Mandal, Sangareddy District, Telangana and bounded by;

North	:	LAND OF G.LINGA REDDY
South	:	LAND OF G.RAVI REDDY
East	:	LAND OF PANYALA AMADAI AH
West	:	LAND OF G.MANIKYA REDDY

IN WITNESS WHEREOF the respective parties have caused this instrument to be executed in duplicate, each of which shall be considered as original.

For BLUELEO ENERGY PRIVATE LIMITED

Goureddygari Lingareddy

Landlord

Mail:

Phone: +91-

Devulapally Aditya Narasimha Revanth

Director

Mail:

Phone: +91-

Witness:

1. Name: G. Vijaya Bhaskar Reddy

Occupation: Lecturer

Aadhar No: 4836 8314 2232

Address: Khadivabud W/

Vatpally man
Sangareddy Dist

Signature

GWR

2. Name: G. Chaitanya Kumar

Occupation: Engineer

Aadhar No: 3435 3773 5424

Address: Vavula (vi), Vidvahu (Md)
SPSR Nellore DT. Andhra Pradesh

Signature

Chaitanya