

CSNO: 2392

2452/4

P-752/14

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

327 12/2/2014 1007

M.A. GAVI BE 469895
Licensed Stamp Vendor
LIC No. 15-18-018/1998,
REN No. 15-18-023/2013,
H.No. 7-4-84, Changanahad (V)
Rajendranagar (M.C.) R.R. Dist.
Cell : 9391340733

M. Purnachandra Rao s/o M. Raghavaiah late
R/o. And.
M/s. MNK Constructions (P) Ltd. And.

DEVELOPMENT AGREEMENT CUM GENERAL
POWER OF ATTORNEY

This Development Agreement is made and executed on this the 18th day of February, 2014, By and Between:-

- 1). SRI P. SEETARAM REDDY Son of Late Advi Reddy, aged about 46 years, Occupation: Business, Resident of Kompally, R.R. District.
- 2). SMT. P. UDAYA SREE Wife of Sri P. Seetaram Reddy, aged about 38 years, Occupation: Housewife, Resident of Kompally, R.R. District.

(HEREINAFTER called as the "Land Owners" which term and expression shall mean and include all their successors in office, heirs, legal representatives, assignees, executors, administrators, successors etc).

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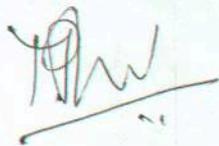
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For MNK CONSTRUCTIONS PVT. LTD.

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DIRECTOR

Presentation Endorsement:

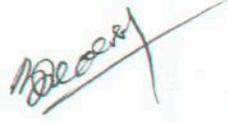
Presented in the Office of the Joint Sub-Registrar, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 12 and 1 on the 18th day of FEB, 2014 by Sri P.Seetaram Reddy

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

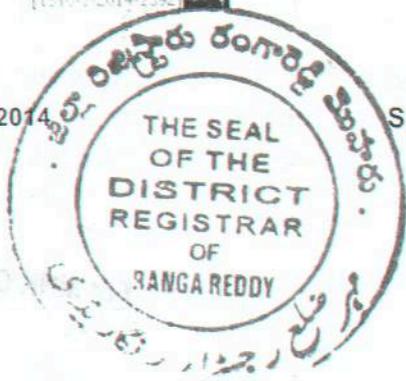
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M. PURNACHANDRA RAO (C) [1510-1-2014-2392]	M. PURNACHANDRA RAO (DIRECTOR) S/O. LATE M. RADHAKRISHNAIAH PLOTNO. 78, SIDDHARTHA NAGAR,, HYDERABAD	
2	EX		 P. UDAYA SREE::18/02/20 [1510-1-2014-2392]	P. UDAYA SREE W/O. P. SEETARAM REDDY KOMPALLY VILLAGE,, R.R. DIST	
3	EX		 P. SEETARAM REDDY::1 [1510-1-2014-2392]	P. SEETARAM REDDY S/O. LATE ADVI REDDY KOMPALLY VILLAGE,, R.R. DIST	



Bk - 1, CS No 2392/2014 & Doct No 2652/2014
Joint Sub Registrar
Ranga Reddy (R.O)
Sheet 1 of 12

Identified by Witness:		Photo	Name & Address	Signature
SI No	Thumb Impression			
1		 B. PRATAP REDDY - 18/02 [1510-1-2014-2392]	B. PRATAP REDDY R.R.DIST	
2		 SYED ALI QASIM - 18/02/14 [1510-1-2014-2392]	SYED ALI QASIM HYD	

18th day of February, 2014



Signature of Joint Sub Registrar

Ranga Reddy (R.O)
మహమ్మద యూసుఫ్
జాయింట్ సబ్ రిజిస్ట్రార్-1
రంగారెడ్డి జిల్లా.

IN FAVOUR OF

M/S.M.N.K.CONSTRUCTIONS PVT.LTD, A COMPANY INCORPORATED UNDER COMPANIES ACT, HAVING IT'S OFFICE AT House No.6-2-97 to 100 and 6-2-102 to 110, New Bhoiguda, Secunderabad-500 003, represented by its Director Sri M. PURNACHANDRA RAO Son of Late M. Radhakrishnaiah, aged about 70 years, Resident of Plot No.78, Siddhartha Nagar, Hyderabad.

(HEREINAFTER called as the "Developers" which term and expression shall mean and include all it's Successors in office, their heirs, legal representatives, assignees, executors, administrators, successors etc).

WHEREAS, Sri.K.Muthyalu and 19 others were the absolute owners and possessors of the land admeasuring Ac.3.35 Gts in Survey No.117, Ac.12.04 Gts sin Survey No.118, Ac.17.04 Gts in Survey No.119, Ac.3.20 Gts in Survey Nos.149/A and 150/C, totally admeasuring Ac.36.23 Gts, situated at Kompally Village, Quthbullapur Mandal, Ranga Reddy District. The above said lands were allotted to the said Sri.K.Muthyalu and 19 others by virtue of the award dated 11-06-2001 passed in O.S.No.499 of 2000 on the File of the Honourable Principal Senior Civil Judge, Ranga Reddy District.

AND WHEREAS, the Land Owners No.1. herein is also the absolute owner and possessor of the land admeasuring Ac.5-00 Gts, in Survey No.119, situated at Kompally Village, Quthbullapur Mandal, Ranga Reddy District, having purchased the same from Sri.K.Muthyalu and others, under a Registered Sale Deed dated.22-11-2013, bearing Doc.No.18416 of 2013 and the same was registered in the office of the District Registrar, Ranga Reddy District. The said Sri.K.Muthyalu and others executed and registered an Agreement of Sale Cum GPA dated 26-07-2006, bearing Doc.No.23286 of 2006 in favour of the Land Owners herein in respect of the said land and the same was registered in the office of the District Registrar, Ranga Reddy District. The Land Owners was duly authorized and empowered to execute and register the Sale Deed in respect of the said property by virtue of the said Registered Agreement of Sale Cum GPA dated 26-07-2006. In pursuance of the same, the Land Owners executed and registered the said Sale Deed in respect of the said property, thus became absolute owner of the same.

1 S An

~ Udayam: P

For MNK CONSTRUCTIONS PVT. LTD.


DIRECTOR

Endorsement.

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	2523600	0		0	2523700
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	20000	0		0	20000
User Charges	NA	200	0		0	200
Total	100	2543800	0		0	2543900



Rs. 2523600/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 252357500/- was paid by the party through Challan/BC/Pay Order No .90786 dated ,13-FEB-14

Date

18th day of February, 2014

1935 SE Mally 29th

Signature of Registering Officer

Ranga Reddy (R.O)

మహమ్మద యూసుఫ్

అయింట్ సబ్ రిజిస్ట్రార్-1

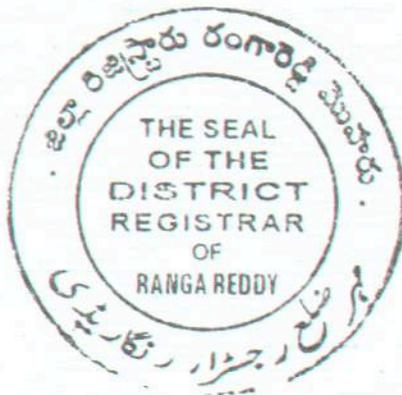


Registered as Document No. 2652 on 26/12/1935 SE of Book 1 and assigned the Identification Number as 1510 - 1 - 2652/14 For Scanning.

Date

22 FEB 2014

Registering Officer



Ex - 1, CS No 2392/2014 & Doct No 2452/2014
 Sheet 2 of 12
 Joint Sub Registrar,
 Ranga Reddy (R.O)

AND WHEREAS, the Land Owners No.2. herein is also the absolute owner and possessor of the Part of land in Survey Nos.149/A and 150/C admeasuring Ac.1-05 guntas out of Ac.3-20 guntas Survey No.119, admeasuring Ac.0-20 guntas, total admeasuring Ac.1-25 guntas, situated at Kompally Village, Quthbullapur Mandal, Ranga Reddy District, having purchased the same from Sri.K.Muthyalu and others, under a Registered Sale Deed dated.22-11-2013 bearing Doc.No.18414 of 2013 and in Survey Nos.149/A and 150/C admeasuring Ac.2.15 guntas out of Ac.3-20 guntas Sale Deed dated.22-11-2013 bearing Doc.No.18415 of 2013 and the same was registered in the office of the District Registrar, Ranga Reddy District. The said Sri.K.Muthyalu and others executed and registered an Agreement of Sale Cum GPA dated 26-07-2006, bearing Doc.No.23287 of 2006 in favour of the Land Owners herein in respect of the said land and the same was registered in the office of the District Registrar, Ranga Reddy District. The Land Owners was duly authorized and empowered to execute and register the Sale Deed in respect of the said property by virtue of the said Registered Agreement of Sale Cum GPA dated 26-07-2006. In pursuance of the same, the Land Owners executed and registered the said Sale Deed in respect of the said property, thus became absolute owner of the same.

AND WHEREAS, the said extent of Ac.6-25 Gts belonging to the Land Owners. The Land Owners herein decided to develop an extent in Survey Nos.119, 149/A and 150/C, admeasuring Ac.6-25 Gts, into Buildings comprising of Apartments/Flats for their beneficial enjoyment.

AND WHEREAS, the Developers are engaged in the business of Civil Contractors and Development of open lands into multistoried buildings and such other incidental activities.

AND WHEREAS, the Land Owners herein, having been satisfied with the competency, expertise and ability of the Developers in the development of the open lands into Flats/Apartments, offered an extent of Ac.5-00 Gts in Survey No.119, and Survey Nos.149/A and 150/C admeasuring Ac.1-05 guntas out of Ac.3-20 guntas Survey No.119, admeasuring Ac.0-20 guntas, total admeasuring Ac.6-25 guntas, situated at Kompally Village, Quthbullapur Mandal, Ranga Reddy District, Which is morefully described in the schedule mentioned below and hereinafter referred to as the Schedule property, for development of the same into multistoried buildings and such other incidental activities.

15/11/13

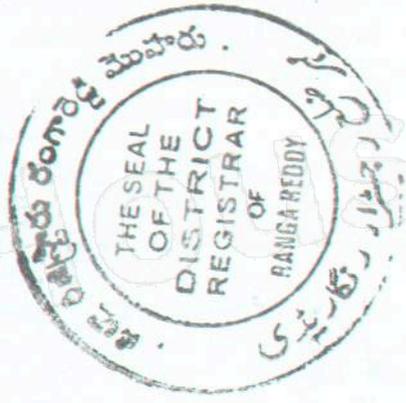
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For MNK CONSTRUCTIONS PVT. LTD

T. Anurag
DIRECTOR



BK - 1, CS No 2392/2014 & Doct No 2452/2014
Sheet 3 of 12 Joint Subregistrar
Ranga Reddy (R.O)



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NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-
DEVELOPMENT TERMS: -

1). That the Land Owners hereby declare that the Land Owners are the absolute Owner and possessor of the schedule property. The schedule property is free from all encumbrances, charges, liens, mortgages, court attachments and acquisition proceedings and the Land Owners have not entered into any agreement whatsoever in respect of the schedule property with any other third parties.

2). The Land Owner hereby authorise and empower the Developer to develop the Schedule Property into Flats/Apartments.

The Land Owner agrees to obtain the all necessary permission from the concerned authorities and whatever the expenditure incurred, the Developer shall pay to the Land Owners. The Land Owners further hereby declare and confirm that the Land Owners hereby grant irrevocable rights of development to the Developers for the development of the Schedule property.

That the Land Owners agrees to prepare drawings regarding the permission of the schedule property.

The Developer hereby agrees to pay the NALA Charges in respect of the schedule property to the concerned authorities.

3). The Land Owners hereby expressly undertake to indemnify the Developer or anyone claiming through the Developer if any loss is sustained by them due to the defective title of the Land Owners or on account of any claim, action or proceedings that may arise against the Developers. The Land Owners further declare that they have not concealed any material fact effecting the title and incidents thereof.

4). It is hereby agreed that the Developer shall construct the proposed multistoried buildings on the schedule property at it's own expense and cost. The Developer shall alone be responsible for all workmen and others engaged in the construction work in the schedule property. The Land Owner shall not be liable and accountable for any claim made by any third parties arising out of the construction work. The developer shall be at liberty to construct multistoried buildings extent of 100,000 Sq.Feet or Maximum FSI obtained by the Land Owner as per Government norms from the concerned authorities. That the Developer shall hand over 37% of the constructed built up area to the Land owner in the proposed multistoried buildings as per the estimation/working drawings. That the Developer agrees to pay the all expenditure for the sanction of the building permission/s.

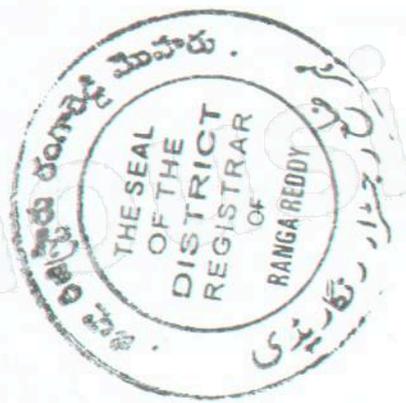
S An cdayasri

For MNK CONSTRUCTIONS PVT. LTD

[Signature]
DIRECTOR



Bk - 1, CS No 2392/2014 & Doct No 2482/2014
Sheet 4 of 12 Joint Subregistrar 1
Ranga Reddy (R.O)



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5). That the Land Owners and the Developers shall be entitled to 37% and 63% of built up area respectively in all the Floors of the proposed Buildings. It is further made clear that the Land Owners and Developers shall be entitled to the Parking area in the Stilt Floor and the Terrace Rights in the same ratio of 37% and 63% respectively. The Land Owners and Developers shall enter into a Supplementary Agreement with regard to allotment of Flats in accordance with their respective entitlements after obtaining the necessary sanction and permission from HMDA.

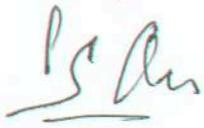
6). It is agreed that if at the time of allotment of Flats, if any area falling into the share of either of the parties is to be adjusted, in such an event, in respect of such differential area, the party concerned who gets more area than their entitlement, shall pay at the prevailing market price to the other party as the cost of such differential area.

7). The Land Owners shall pay proportionate amounts in respect of the deposits, fees, Transformer charges or other demands that may be raised by the A.P.C.P.D.C.L and Hyderabad Metro Water Works and Sewerage Department for providing electricity and water supply and Drainage connections to the proposed Building. It is also made clear that the liason charges for obtaining the above facilities shall also be borne by the Land Owners and Developer proportionately.

8). All the taxes, cess, demands, including any levies payable in respect of the Schedule property upto the date of entering into this Development Agreement is to be duly discharged by the Land Owners and if any such demand is found payable, shall be duly discharged by the Land Owners or by the Developer on account of the Land Owners.

9). The Land Owners delivered the vacant, physical possession of the schedule property to the Developer for the development of the same into Flats/Apartments.

10). That the Flats proposed to be constructed in the proposed Flats/Apartments shall be constructed in accordance with the specifications detailed in the Annexure of this agreement. The same shall form part and parcel of this agreement. If the Land Owners or any of its nominees desire to undertake any additional items of work the same shall have to be entrusted to the Developers. The consideration payable in respect of the additional items of work shall be arrived by negotiations.



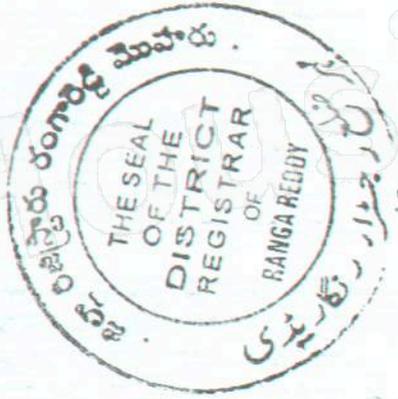
Udayasri P

For MNK CONSTRUCTIONS PVT. LTD.


DIRECTOR



Bk - 1, CS No 2392/2014 & Doct No 2451/2014
Sheet 5 of 12 Joint Subregistrar
Ranga Reddy (R.C)



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11). That in consideration of the Developer undertaking development of the schedule property into Flats/Apartments, the Developer shall be entitled to the super built up area of the proposed Flats/Apartments to be built on the schedule property as detailed above in Clause No 5. The Developer shall also be entitled to deal with the said built up area falling into it's share at it's absolute discretion either by selling the same or otherwise.

12). That the Land Owners agreed to obtain all necessary permissions and sanctions from Hyderabad Metropolitan Development Authority and other concerned authorities for the construction of the proposed Flats/Apartments. However, the Developers shall bear all expenses/fee/charges/deposits for the same.

13). That the Developers shall deliver the built up area falling into the share of the Land Owners in the proposed Flats/Apartments as shown below:

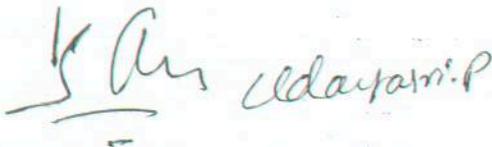
- (i) The block No.1 to be constructed over Ac.1.10Guntas to be completed within 2 years from the date of permission from HMDA.
- (ii) The other blocks to be constructed over the balance land within 6 years from this day.

However the developer shall be entitled a grace period of 1 year.

14). It is hereby agreed that the Developers shall not be liable even if the construction is not completed within the stipulated period, if such delay in construction of the proposed Flats/Apartments is caused by an act of vis natural calamities, riots. It is further agreed that the delay so caused shall be excluded from the stipulated period.

15). That the Developer shall be entitled to assign it's right to purchase the said property or any undivided share of land and interest therein to its nominee being the prospective purchaser of Flats and also to offer the sale of Flats falling into it's share to intending purchasers and to receive consideration thereof. The Land Owners authorised to transfer to the Developer or it's nominees a proportionate share of land in the schedule property in respect of the built up area falling into the share of the Developer.

16). That the Land Owners or any one claiming through them shall join in any society or association that may be formed for proper upkeep and maintenance of the proposed Flats/Apartments.

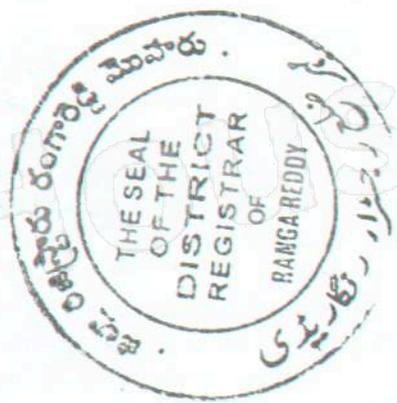


For MNK CONSTRUCTIONS PVT. LTD.


DIRECTOR



Bk - 1, CS No 2392/2014 & Doct No 2152/2014
Sheet 6 of 12 Joint Subregistrar
Ranga Reddy (R.O)



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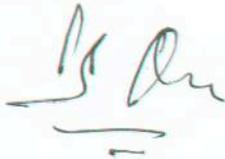
17). The Land Owners is at liberty to make inspection of the construction work during the course of the work at all reasonable times. However, the Land Owners shall not cause any hindrance or obstruction whatsoever to the construction work. The Developer being in actual possession of the schedule property by virtue of these presents shall be exclusively in charge of the entire construction of the proposed Flats/Apartments without any let or hindrance or interference by the Land Owner or any others claiming through the Land Owners.

18). The Developers are at liberty to invite public in general to purchase the proposed Flats falling into the share of the Developers by way of advertisement and such other modes. The Land Owners shall not have any objection for the same. Likewise the Land Owners or its nominees to visit site and to purchase the Land Owners share flats/apartments.

19). The Land Owners shall join in execution of agreement of sale and such other deeds in favour of prospective purchasers as and when required through their constituted lawful agent herein. The Land Owners shall also execute and register sale deeds in favour of purchasers of Flats. However, the stamp duty, registration charges and Sale Tax, Service Tax and any government charges shall be borne by the Purchasers alone from the prospective purchasers.

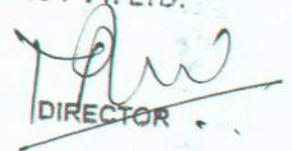
20). After completion of the said Flats/Apartments and after apportionment of their respective shares in the constructed area as agreed in this agreement, the open land forming part of the schedule property and the common stairs and passages and the common amenities shall be owned in common by all the prospective purchasers of Flats and the Land Owners if they retain any Flats jointly. However, subject to the condition that each Flat owner would be entitled to proportionate rights over the land depending upon the extent of the Flat area to the total constructed area excluding the garage space, parking space.

21). It is also agreed that the Land Owners shall be liable to pay maintenance charges to the Welfare Association as the case may be from the date of delivery of possession of the flats falling into their share.



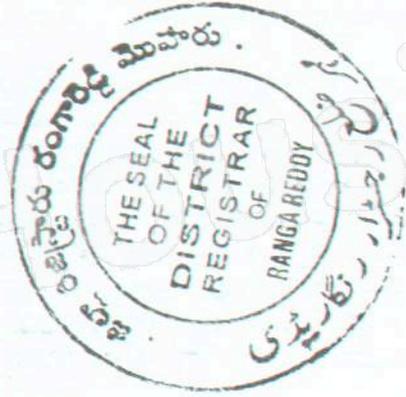
Udayaraj P

For MNK CONSTRUCTIONS PVT. LTD.


DIRECTOR



Ek - 1, CS No 2392/2014 & Doct No 2452/2007
Sheet 7 of 12 Joint Subregistrar
Ranga Reddy (R.O)



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22). The Developer shall be entitled to avail project loan maximum of Rs.5,00,00,000/- (Rupees Five Crores only) for the development of the schedule property and for such purpose to create mortgage in respect of their share of 63% of undivided share of land in the schedule property in favour of Banks/Financial Institutions and to effectuate the same to execute and register Deed of Mortgage/Memorandum of deposit of title deeds and such deeds, declarations etc., as may be required. That the Developer hereby agrees to mortgage their share (Flats) to HMDA or concerned authorities.

23). It is agreed that if a Club house is constructed, the Land Owners and the Developers shall be entitled to collect club house charges from the prospective purchasers of flats falling into their respective shares.

24). It is further agreed that both parties to this agreement shall be bound by all the terms herein contained. If any of the parties to this agreement commit breach of any of the terms herein contained, then such other party as the case may be entitled to enforce specifically the terms of this contract and also to claim damages in respect of the loss sustained from the party committing the breach.

GENERAL POWER OF ATTORNEY:-

25). That the Land Owners hereby expressly appoints, retains and constitutes the Developer herein, i.e. M/S. M.N.K. Constructions Pvt. Ltd, represented by it's Director, Sri. M. PURNACHANDRA RAO as their lawful agent to act on their behalf to do the acts mentioned in this deed. That the Developer is authorized and empowered to enter into an agreement of sale with the prospective purchasers of the schedule property or any undivided part thereof and to receive consideration thereof and to deliver the possession of the schedule property to the nominees of the Developers or the prospective purchasers of Flats.

26). That the Land Owners is to make and file necessary application, affidavits, plans, declarations, etc to the Hyderabad Metropolitan Development Authority for the purpose of obtaining any revised plan if so required for the development of the schedule property and to participate in all proceedings before the various competent authorities. And the Developer agrees to pay the such amount to the Land Owners.

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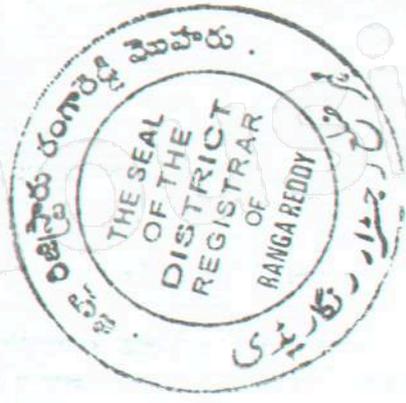
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For MNK CONSTRUCTIONS PVT. LTD.

DIRECTOR



Bk - 1, CS No 2392/2014 & Doct No 2452/2014
Sheet 8 of 12 Joint Subregistrar,
Ranga Reddy (R.O)



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27). That the Developer is authorized and empowered to sell 63% of the built up area in the Flats/Apartments along with 63% of undivided share in the land and to execute and register sale deed or deeds in favour of the nominees and to present the same for registration and to admit the execution thereof before the registering authorities and also to do all necessary acts and deeds for the completion of the execution and registration of the sale deed in favour of the nominees of the Developer and to deliver the schedule property or any undivided part thereof to the prospective purchasers of Flats.

28). The Developer shall be entitled to avail project loan for the development of the schedule property and for such purpose to create mortgage in respect of their share of 63% of undivided share of land in the schedule property in favour of Banks/Financial Institutions and to effectuate the same to execute and register Deed of Mortgage/Memorandum of deposit of title deeds and such deeds, declarations etc, as may be required.

29). That the Developer is authorized to do and execute all assurances, deed or do all such acts as may be necessary incidental, appropriate or expedient to effectuate the above said purpose.

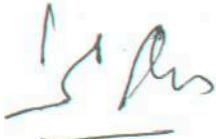
30). It is further expressly made clear that the powers hereby conferred are restricted only to the schedule property.

31). That the Market Value of the schedule property is Rs.25,23,57,500/- (Rupees Twenty Five Crore Twenty Three Lakhs Fifty Seven Thousand Five Hundred Only) and the requisite stamp duty is paid thereon.

SCHEDULE OF THE PROPERTY

All that Land an extent of Ac.5-20 Gts in Survey No.119, and Survey Nos.149/A and 150/C admeasuring Ac.1-05, total admeasuring Ac.6-25 guntas, situated at Kompally Village, Quthbullapur Mandal, Ranga Reddy District., and bounded by ;

NORTH	:	Survey Nos.150 Part and 119.
SOUTH	:	Road and Part of Survey No.119.
EAST	:	Road and Jayabheri Layout.
WEST	:	Part of Survey No.119.

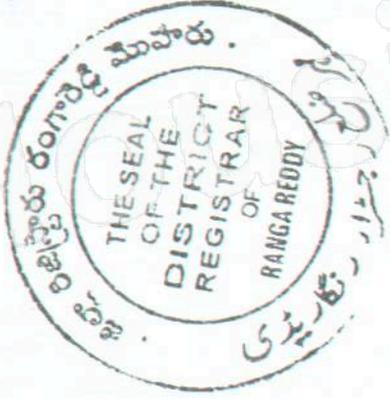

 Aldayari

For MNK CONSTRUCTIONS PVT. LTD.


 DIRECTOR

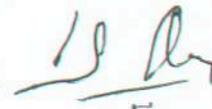


Bk -1, CS No 2392/2014 & Doct No 252/2014
Sheet 5 of 12 Joint SubRegistrar
Ranga Reddy (R.O)



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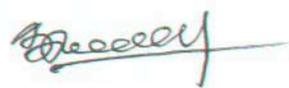
IN WITNESS WHEREOF, the parties to this Deed have set their hands and signed on this Deed with free will and consent on the day, month and year, first above mentioned, in the presence of the following witnesses:-

1. 

2. 

WITNESSES:-

(LAND OWNERS)

1). 

2). 
(S.A. Dasim)

For MNK CONSTRUCTIONS PVT. LTD.


DIRECTOR

(DEVELOPERS).

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ANNEXURE 1-A

1. Description of property : Proposed construction on Land in Survey
No.119, and Survey Nos.149/A and 150/C
situated at Kompally Village, Quthbullapur Mandal,
Ranga Reddy District.
- a) Nature of Roof : Proposed R.C.C.
b) Type of Structure : Proposed Frame
2. Age of Building : Proposed
3. Total Site : 32,065 Sq.yards
4. Total Builtup area : Proposed Ground + Four Upper floors = 1,00,000 Sft.
5. Party own estimated
Market value of the : Rs.25,23,57,500/-

[Handwritten Signature]
[Handwritten Signature]

Dated 18-2-2014

SIGNATURE OF EXECUTANTS

CERTIFICATE

I/We do hereby declare that what is stated above is true and Correct to the best of my
knowledge and belief.

Dated : 18-2-2014

[Handwritten Signature]
[Handwritten Signature]
SIGNATURE OF EXECUTANTS.

For MNK CONSTRUCTIONS PVT. LTD.

[Handwritten Signature]
DIRECTOR

11/19/17

భారత ఎన్నికల సంఘము
सुचिपत्रिका
ELECTION COMMISSION OF INDIA
IDENTITY CARD
NVT1962265



ఎలక్టరు పేరు: బి ప్రతాప రెడ్డి
Elector's Name: B Pratap Reddy
తండ్రి పేరు: బి సీతారామ రెడ్డి
Father's Name: B Sitarami Reddy
లింగం: పు / M
పుట్టిన తేదీ: Date of Birth: XX/XX/1972

Handwritten signature

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
6375RRD19910D
SEETHA RAM REDDY P
P ADI REDDY
5-115
KOMPALLY
QUTUBULLAPUR
QUTHUBULLAPUR
RANGA REDDY 500055



Signature: *P Adi Reddy*
Issued On: 10/09/2013
Licencing Authority: RTA MEDCHAL

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SYED ALI QASIM
SYED MAHMOOD
13/04/1958
ACDPA8185D



Handwritten signature: Syed Ali Qasim

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
మోతురు పూచంద్రా రావు
Moturu Purnachandra Rao
పుట్టిన తేదీ/Year of Birth: 1944
పురుషుడు / Male
2996 8747 1044



అధికారి - సామాన్య నివాసం
Handwritten signature

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
DRIVING LICENCE
DLFAP12820852005
P UDAYA SREE
P SEETHA RAM REDDY
5-115
KOMPALLY
QUTHUBULLAPUR
R R DIST



Signature: *P Udaya Sree*
Issued on: 15/07/2005
Licencing Authority: UNIT OFF. MEDCHAL, RR DIST

Handwritten signature: Udayasree