

QNO: 7517 - Accono: 7728

CANNED

DOCUMENT NO. 7349 of 2024



తెలంగాణ తెలంగానా TELANGANA

BF 642846

Tran Id: 240805163432207846  
Date: 05 AUG 2024, 04:36 PM  
Purchased By:  
M. LAKSHMI  
W/o M. KANTHAIAH  
R/o NALGONDA DIST  
For Whom  
SELF AND ANOTHER

R. SHAMULU  
LICENSED STAMP VENDOR  
Lic. No. 15-13-003/2010  
Ren. No. 15-13-015/2022  
3-14-52/88 SHUBODAYA  
COLONY MANSOORABAD  
SAROORNAGAR MANDAL  
NGA REDDY DISTRICT  
300070  
Ph 9490116760

### SALE DEED

This DEED OF SALE is made and executed on this the 05<sup>th</sup> day of August, 2024.

August, 2024, by:-

Smt. DUGGILI GURAVAMMA, W/o. DUGGILI MALLIKARJUNA,  
aged about 38 years, Occupation: Housewife, R/o. H.No.8-2-94, Shakthi  
Nagar, Chintal Kunta Checkpost, L.B.Nagar, Ranga Reddy District,  
presently residing at Kutagundla Village, Hanumanthuni Padu, Prakasam  
District, Andhra Pradesh-523227, Pan No.DJPG3575B, Aadhar  
No.579654883715, Phone No.9948734576.

(Hereinafter called the " VENDOR ")

### IN FAVOUR OF

1. Smt. MAKAMALLA LAKSHMI, W/o. MAKAMALLA KANTHAIAH,  
aged about 54 years, Occupation: Housewife, R/o. Mudigonda,  
Devarakonda, Nalgonda District-508248, Pan No.AZYPL0283D, Aadhar  
No.355288201100, Phone No.9959721950.
2. Sri. MAKAMALLA KANTHAIAH, S/o. MAKAMALLA BAKKAIH,  
aged about 59 years, Occupation: Govt.Employee, R/o. Mudigonda,  
Devarakonda, Nalgonda District-508248, Pan No.CWBPM7411G,  
Aadhar No.882273625915, Phone No. 9959721950.

(Hereinafter called the " PURCHASERS ")

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**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Vanasthalipuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3750/- paid between the hours of 5 and 6 on the 05th day of AUG, 2024 by Sri D. Guravamma.

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

SI No	Code	Thumb Impression	Photo	Name & Address	Signature/Ink Thumb Impression
1	CL			MAKAMALLA KANTHAIAH 8/O. MAKAMALLA BAKRAJAH R/O. MUDIGONDA VILL., DEVARAKONDA, NALGONDA DIST., TELANGANA, 508248	
2	CL			MAKAMALLA LAKSHMI W/O. MAKAMALLA KANTHAIAH R/O. MUDIGONDA VILL., DEVARAKONDA, NALGONDA DIST., TELANGANA, 508248.	N. O. S. C.
3	EX			DUGGILI GURAVAMMA W/O. DUGGILI MALLIKARJUNA R/O.HNO.8-2-94,SHAKTHI NAGAR,CHINTALKUNTA CHECK POST,L.B.NAGAR, SAROOR NAGAR . RANGAREDDY DIST., TELANGANA, 500079, R/O.KUTAGUNDLA VG,HANUMANTHUNIPADU,PRAKASAM DIST-523227	D. Guravamma

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			N SHANKAR R/O NALGONDA	
2			D MALLIKARJUNA R/O L B NAGAR HYD	

Biometrically Authenticated by  
SRO Sandula Rajesh Kumar  
on 05-AUG-2024 17:36:11

Signature of Sub Registrar  
Vanasthalipuram

05th day of August, 2024

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3715 Name: Duggili Guravamma	W/O - Mallikarjuna, Kutagundla, Hanumanthuni Padu, Prakasam, Andhra Pradesh, 523227	
2	Aadhaar No: XXXXXXXX1100 Name: Makamalla Lakshmi	W/O Makamalla Kanthalah, Devarakonda, Devarakonda, Nalgonda, Telangana, 508248	

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The terms 'the Vendor' and 'the Purchasers' herein used shall wherever the context so admits mean and includes their respective heirs executors, legal representatives, administrators, successors and assignees etc., as the parties themselves.

WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of the Open Land Bearing Eastern Side Part of Plot No.188 North Part, admeasuring 133.33 Sq.Yards, or equivalent to 111.47 Sq.Mtrs., in Survey Nos.453, 454, 455, 457 and 459/ 2 , Situated at VENKATESHWARA NAGAR-II, of TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Under Turkayamjal Municipality, Ranga Reddy District, Having purchased the same property from Sri. Battu Saraswathi Narsimha Raju, S/o. B. Dattaiah, through a registered Sale Deed as Document No.6695/2022/Bk-I, dated:23-06-2022, registered in the office of the Sub-Registrar, Vanasthalipuram.

WHEREAS the Vendor has constructed a House Consisting Ground and First Floors and obtained permission from Turkayamjal Municipality, Vide Letter No.189871/TKJL/1598/2022, dated: 15-10-2022.

WHEREAS the Vendor is in need of money for his urgent family necessities and therefore offered to sell the Semi-Finished House Consisting Ground and First Floors on Eastern Side Part of Plot No.188 North Part, in Survey Nos.453, 454, 455, 457 and 459/ 2 , admeasuring 133.33 Sq.Yards, or equivalent to 111.47 Sq.Mtrs., Having Total Plinth Area 1468 Sq.Fts., In Ground Floor 734 Sq.Fts., In First Floor 734 Sq.Fts., With R.C.C. Roof, Situated at VENKATESHWARA NAGAR-II, of TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Under Turkayamjal Municipality, Ranga Reddy District, (Hereinafter called the said property), free from encumbrances for a total sale consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) and the Purchasers agreed to purchase the same for the said consideration.

WHEREAS the Vendor has received from the said Purchasers the said sale consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) as follows below:-

- a) Rs.60,00,000/- (Rupees Sixty Lakhs only) Vide D.D.Bearing No.XAD031930, dated:05-08-2024, Drawn on Punjab National Bank, Loan availed from Punjab National Bank, Kharkhana Branch, Hyderabad,
- b) Rs.13,00,000/- (Rupees Thirteen Lakhs only) through bank online transfer,

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E-KYC Details as received from UIDAI:							
Sl No	Aadhaar Details	Address:			Photo		
3	Aadhaar No: XXXXXXXX5915 Name: Makamalla Kanthaiah	C/O Makamalla Bakkalah, Devarakonda, Devarakonda, Nalgonda, Telangana, 508248					
Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.							
In the Form of							
Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/Pay Order	Total
Stamp Duty	100	0	412400	0	0	0	412500
Transfer Duty	NA	0	112500	0	0	0	112500
Reg. Fee	NA	0	37500	0	0	0	37500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	7500	0	0	0	7500
<b>Total</b>	<b>100</b>	<b>0</b>	<b>570400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>570500</b>
Rs. 524900/- towards Stamp Duty including T.D under Section 41 of I.S. Act. 1899 and Rs. 37500/- towards Registration Fees on the chargeable value of Rs. 750000/- was paid by the party through E-Challan/BC/Pay Order No ,846BMN050824 dated ,05-AUG-24 of ,HDFS/							
<b>Online Payment Details Received from SBI e-P</b> (1). AMOUNT PAID: Rs. 570450/-, DATE: 05-AUG-24, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 3782231386037, PAYMENT MODE:NB-1001138, ATRN:3782231386037, REMITTER NAME: MAKAMALLA LAKSHMI, EXECUTANT NAME: DUGGILI GURAVAMMA, CLAIMANT NAME: MAKAMALLA LAKSHMI AND ANOTHER)							
Date: 05th day of August, 2024							
<b>Certificate of Registration</b> Registered as document no. 7349 of 2024 of Book-1 and assigned the identification number 1528 - 7349 - 2024 for Scanning on 05-AUG-24 .							
Signature of Registering Officer Vanasthalipuram							
Registering Officer Vanasthalipuram (S Rajesh Kumar)							

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c) Rs.2,00,000/- (Rupees Two Lakhs Only), paid by way of cash to the Vendor and also delivered the possession to the Purchasers the receipt of which the Vendor hereby admits and acknowledges.

NOW THEREFORE this deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of Rs.75,00,000/- (Rupees Seventy Five Lakhs only), thus received by the Vendor from the Purchasers, the said Vendor as absolute owner of the said property described in the Schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in Red Colour does hereby transfer convey and assign free from encumbrances all the said property to hold the same to the said Purchasers as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interests and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Purchasers shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Purchasers as follows :

1. The said property shall be quietly entered into and upon by the Purchasers who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor.
2. The Vendor has given vacant possession of the said property to the Purchasers.
3. The Vendor has paid all taxes etc., payable on the said property upto date and the Purchasers will have to pay such taxes etc., payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignment of sale of lease hold or court attachments and it is not subject to any other litigations.
5. The previous title deeds relating to the said property are hereby handedover to the said Purchasers.
6. The Vendor hereby agrees to co-operate with the Purchasers to get the title of the said property changed in the name of the Purchasers in Municipal and Revenue Records.
7. The Vendor does hereby further agree with the Purchasers at all times hereafter to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Purchasers.

D N O D A L Y

8. The Vendor does hereby agrees to keep indemnified the Purchasers from and against all losses which the Purchasers may sustain by reason of any claim being made by anybody to the said property.
9. The land on which the house was constructed is not an assigned land within the meaning of T.S (A.P) Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and the said property does not belong to or is not under mortgage to government or their Undertakings/Agencies.

The Value of the said property is Rs.75,00,000/-

### SCHEDULE OF THE PROPERTY

All that the piece and parcel of Semi-Finished House Consisting Ground and First Floors on Eastern Side Part of Plot No.188 North Part, in Survey Nos.453, 454, 455, 457 and 459/ 2, admeasuring 133.33 Sq.Yards, or equivalent to 111.47 Sq.Mtrs., Having Total Plinth Area 1468 Sq.Fts., In Ground Floor 734 Sq.Fts., In First Floor 734 Sq.Fts., With R.C.C. Roof, Situated at VENKATESHWARA NAGAR-II, of TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Under Turkayamjal Municipality, Ranga Reddy District, Registration in the office of Sub-Registrar, Vanasthalipuram, and bounded by:

NORTH	:	30' Wide Road;
SOUTH	:	Plot No.188 South Part;
EAST	:	30' Wide Road;
WEST	:	Western Side Part of Plot No.188 North Part;

As clearly shown in RED colour in the plan hereto;

*D.K.G. Rao*

Bk - 1, CS No 7517/2024 & Doc No  
7349/2024.  
Sheet 4 of 11 Sub Registrar  
Vanasthalipuram



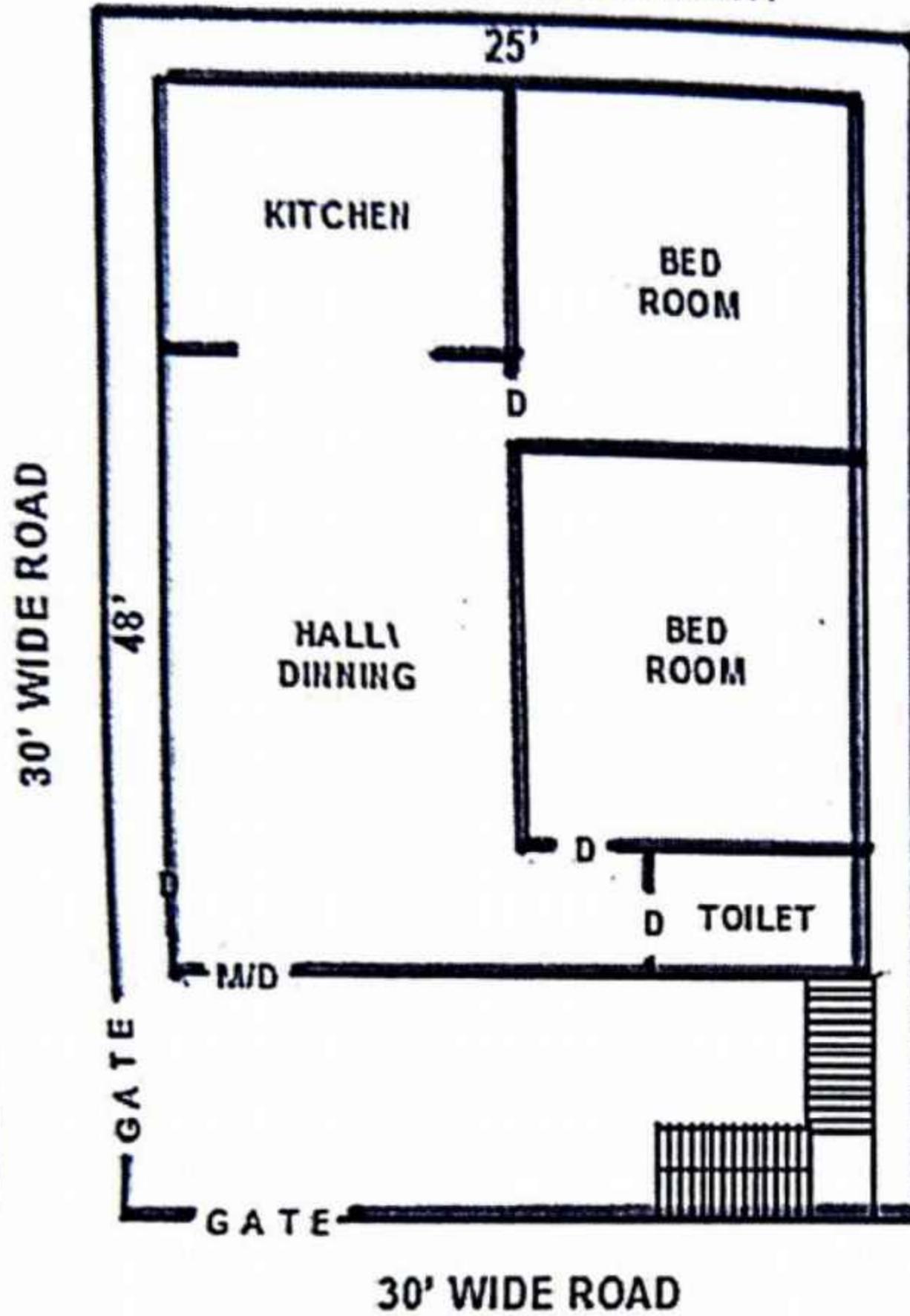
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INCL: [ ] EXCL: [ ]

PLOT NO.188 SOUTH PART

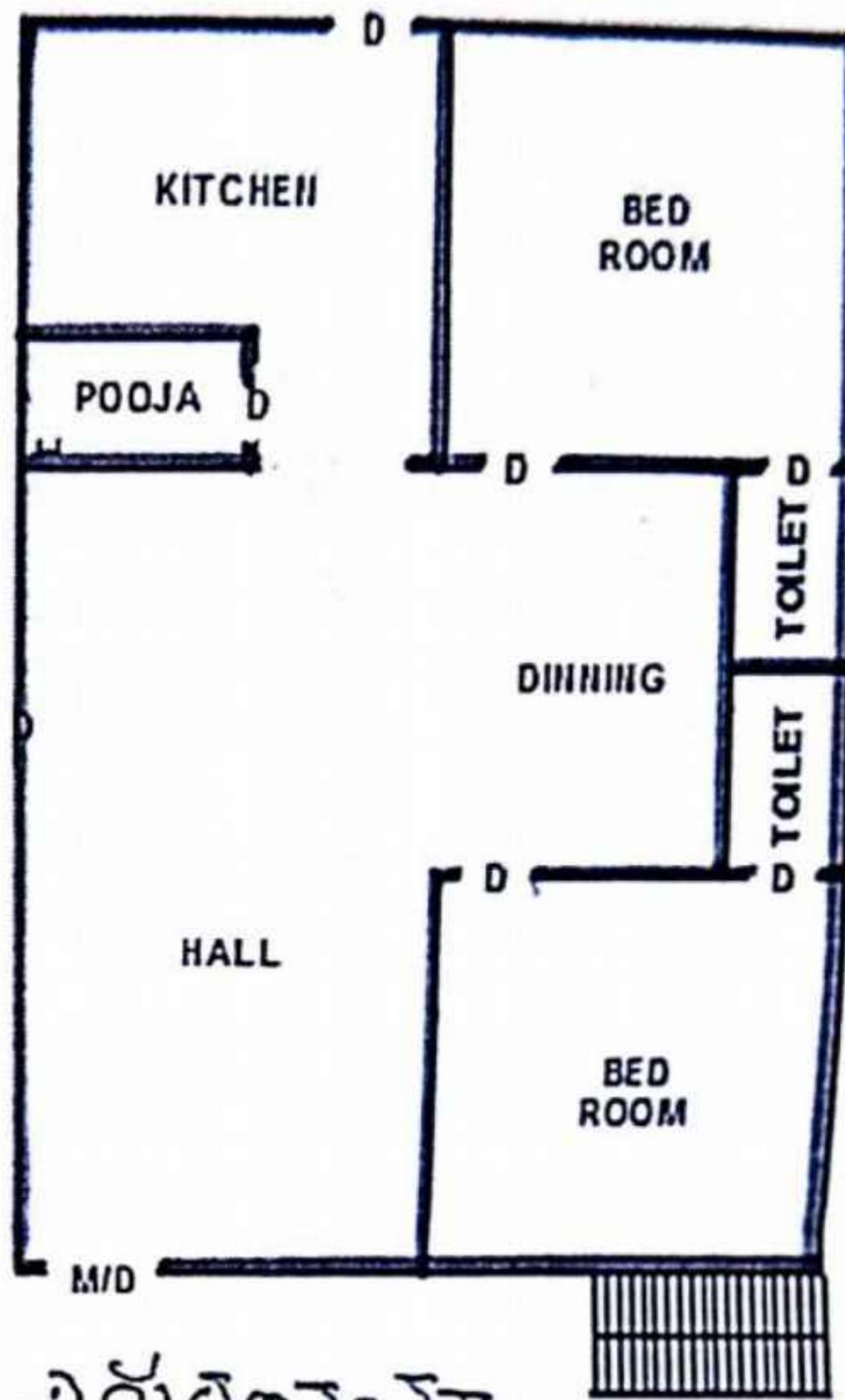


AREA: 133.33 SQ.YARDS  
HAVING TOTAL PLinth AREA  
1468 SQ.FTS., WITH R.C.C. ROOF.



WESTERN SIDE PART OF PLOT NO.188 NORTH PART/N

IN GROUND FLOOR 734 SQ.FTS.



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SIG. OF VENDOR:

IN WITNESS WHEREAS the Vendor and Purchasers have signed on this Deed of Sale with their own free will and consent on this date first above mentioned in the presence of the following witnesses.

WITNESSES :

1. D. Shantaram

2. D. Venkateswara

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SIG. OF VENDOR:

M. OSL

R. Venkateswara  
SIG. OF PURCHASERS:

## ANNEXURE 1-A

1).Description of the Building	: - Semi-Finished House Consisting Ground and First Floors on Eastern Side Part of Plot No.188 North Part, in Survey Nos.453, 454, 455, 457 and 459/2 , admeasuring 133.33 Sq.Yards, or equivalent to 111.47 Sq.Mtrs., Having Total Plinth Area 1468 Sq.Fts., In Ground Floor 734 Sq.Fts., In First Floor 734 Sq.Fts., With R.C.C. Roof., Situated at VENKATESHWARA NAGAR-II, of TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Under Turkayamjal Municipality, Ranga Reddy District.
(a) Nature of roof	: - R.C.C.
(b) Type of Structure	: - Pillars
2) Age of Building	: - Under Construction
3) Total Extent of Site	: - 133.33 Sq.Yards
4) Total Built up Area Particulars	: - 1468 Sq.Feet
a) In Ground Floor	: - 734 Sq.Feet
b) In First Floor	: - 734 Sq.Feet
5) Annual Rental Value	: - Rs.
6) Municipal Taxes per Annum	: -
7) Executant's estimate of the MV of the Building	: - Rs.75,00,000/-

*శ్రుద్ధాలు*

Signature of the Executant :

Dated:05-08-2024

## C E R T I F I C A T E

Do here by declare that what is stated above is true to the best of my knowledge and belief.

*శ్రుద్ధాలు*

Signature of the Executant :

## DECLARATION

I, Smt. DUGGILI GURAVAMMA, W/o. DUGGILI MALLIKARJUNA,

aged about 38 years, Occupation: Housewife, R/o. H.No.8-2-94, Shakthi Nagar,

Chintal Kunta Checkpost, L.B.Nagar, Ranga Reddy District, Pan

No.DJBPG3575B, Aadhar No.579654883715, Phone No.9948734576.

Hereby declare that I am the owner/s Possessor/s Executant/s of the Scheduled Property mentioned in the Document No. 6695/2022/Bk-I, which is a Structure/Vacant Site/Vacant Plot.

The Said Property is not assessed by the Corporation/Municipal/Cantonment/Nagara Panchayat and was not allotted with any PTI/VLTA Number.

Dated:05-08-2024

Place:Vanasthalipuram

Duggili Guravamma  
Declaration



OFFICE OF TURKAYAMJAL MUNICIPALITY  
RANGAREDDY DISTRICT

TS-bPASS

LETTER OF APPROVAL FOR COMMENCEMENT OF WORK

INSTANT APPROVAL.

Letter No: 189871/TKJL/1598/2022

Date: 15-10-2022

**Sub:** Turkayamjal Municipality - Rangareddy District Individual Residential Building consisting of Ground Floor + 1 Upper Floor Situated at Plot No: EASTERN SIDE PART OF PLOT NO. 188 NORTH PART, Locality: VENKATESWARA NAGAR-II, Survey No: 453, 454, 455, 457 AND 459/C, Turkayamjal(V), Abdullapurmet(M), Turkayamjal, Rangareddy(Dist) to an extent of 111.47 Sq.Mtrs (133.32 Sq.Yds) Commencement of work order for building permission granted - Reg

**Ref:**

1. Telangana Municipalities Act 2019 (Act No. 11 of 2019).
2. G.O.Ms.No. 168 MA&UD., Dt.07-04-2012.
3. G.O.Ms.No. 7MA&UD., Dt.05-01-2016
4. G.O.Ms.No. 62 MA&UD., Dt.21-03-2020.
5. Application No: 189871/TKJL/1598/2022 dated: 07-09-2022 of DUGGILI GURAVAMMA
6. TS-bPASS Instant Approval, Building Permit Order No. 189871/TKJL/1598/2022 dt.07-09-2022
7. Remarks of the Post verification team 15-10-2022

\*\*\*\*

The TS-bPASS Instant Approval vide Building Permit Order No. 189871/TKJL/1598/2022 dated. 07-09-2022 for construction of Individual Residential Building consisting of Ground Floor + 1 Upper Floor, has been verified through Post Verification Team vide reference 7<sup>th</sup> cited, in terms of Rules & Regulations in force and found satisfactory.

Hence the Building permission accorded through Instant approval issued vide Application No. 189871/TKJL/1598/2022 is here with confirmed and accordingly the applicant shall commence the construction of work as per Building Permit Order and conditions laid down.

The details of Instant Approval are as follows:

A APPLICANT DETAILS	
1	Name of the Owner
	Smt.DUGGILI GURAVAMMA
2	W/o
	DUGGILI MALLIKARJUNA
3	Address for correspondence
	H.NO. 8-2-94, SHAKTHI NAGAR, CHINTAL KUNTA CHECK POST, LB NAGAR, RANGAREDDY
B PLOT DETAILS	
1	Extent of the Plot
	111.47 Sq.Mtrs (133.32 Sq.Yds)

2	Road Affected Area	0 Sq. Meters
3	Net Plot Area	111.47 Sq. Meters
4	Plot No	EASTERN SIDE PART OF PLOT NO. 188 NORTH PART
5	Survey No	453, 454, 455, 457 AND 459/C
6	Street / Road	N/A
7	Locality	VENKATESWARA NAGAR-II
8	Village	Turkayamjal
9	Mandal	Abdullapurmet
10	District	Rangareddy
<b>D</b> DETAILS OF APPROVAL		
11	No of Floors	Ground Floor + 1 Upper Floor
12	Total Built-up Area	136.32 Sq. Meters
13	Parking area	0.0 Sq. Meters
<b>D</b> SETBACKS		
14	Front Setback (Mts)	1.5
15	Rear Setback (Mts)	1.0
16	Side 1 Setback (Mts)	1.0
17	Side 2 Setback (Mts)	1.0
<b>E</b> MORTGAGE		
18	Mortgage Area	0.0 Sq. Meters
19	Mortgage floor	
20	Mortgage No	N/A
21	SRO	N/A
22	Mortgage Date	N/A
<b>F</b> DETAILS OF PAYMENT		
23	Debris Charges	₹ 1000
24	Betterment Charges	₹ 5573.5

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3	Development Charges on built up area(As per G.O. Ms. No.225, dt: 30.08.2016 , G.O. Ms No. 226 and dt: 30.08.2016 ,G.O. Ms No. 223, dt: 30.08.2016)	₹ 13632
4	Rain Water Harvesting Charges	₹ 1114.7
5	Compound Wall Fee	₹ 500
6	Vacant Land Tax	₹ 613.26
7	Postage/ Advertisement Charges	₹ 200
8	Building Permit Fee	₹ 1363.2
9	Site Approval Charges	₹ 1114.7
10	Development Charges on site area as per G.O:Ms No.223 MA, Dt:30-08-2016	₹ 8917.6
11	14% Open Space Contribution Charges On Prevailing Market Value	₹ 42928.43
12	TS-bPASS User Charges	₹ 1000
13	Conversion Charges	₹ 557.35
14	Regularization charges with ref to the land value	₹ 8917.6

15	Labour cess	₹ 16140.83
	TOTAL(INR)	₹ 103573.17

The approval for building construction is issued subject to the following conditions:

- a. The approval issued does not confer upon any ownership rights over the property. The applicant is solely responsible for legal litigations or disputes if any.
- b. The extent of the plot should not be a part of bigger plot split for this purpose as per the declaration.
- c. Applicant should not construct more than Ground Floor + 1 Upper Floor. Any further construction beyond will be liable for penalty / demolition without notice.
- d. If the abutting road width is less than 30 feet (9.00Mts.), 15 feet (4.5Mts.) from the center of the existing road has to be left for road widening in addition to front setback as per rule 4(a) of G.O. Ms. No. 168 MA dt:07-04-2012 and its amendments or required area affected under Master Plan road.
- e. The proposed construction should be in conformity with the master plan land use and zoning regulations.
- f. Building activity shall be carried out in certain area as per rule 3 of G.O. Ms. No. 168 MA dt:07-04-2012 and its amendments.
- g. Applicant shall construct 1 rain water harvesting pits, and plant 5 Trees within the plot at appropriate location as per G.O.Ms.No.350 MA dt:09-06-2000.
- h. The applicant shall commence the construction within 6 months and should complete within a period of 3 years from date of approval for building constructions. Further, applicant shall upload the photographs of commencement of construction within 6 months as per 174 (13) of Telangana Municipalities Act 2019.
- i. Applicant is liable for penal action as per Telangana Municipalities Act, 2019 in case of misrepresentation or false declaration and the Certificate of Registration will be revoked and construction thereupon will be demolished without issuance of any notice under section 174 (4) of Telangana Municipalities Act 2019.
- j. The area mortgaged will be released on submission of building completion certificate and occupancy certificate.
- k. If there are any Court cases pending, the proposal is subject to outcome of Court Orders.

Bk - 1, CS. No 7517/2024 & Dgct N<sup>o</sup> 9 of 11  
Sheet 9 of 11  
Sub Registrar  
Vijayamala  
7349/2024.

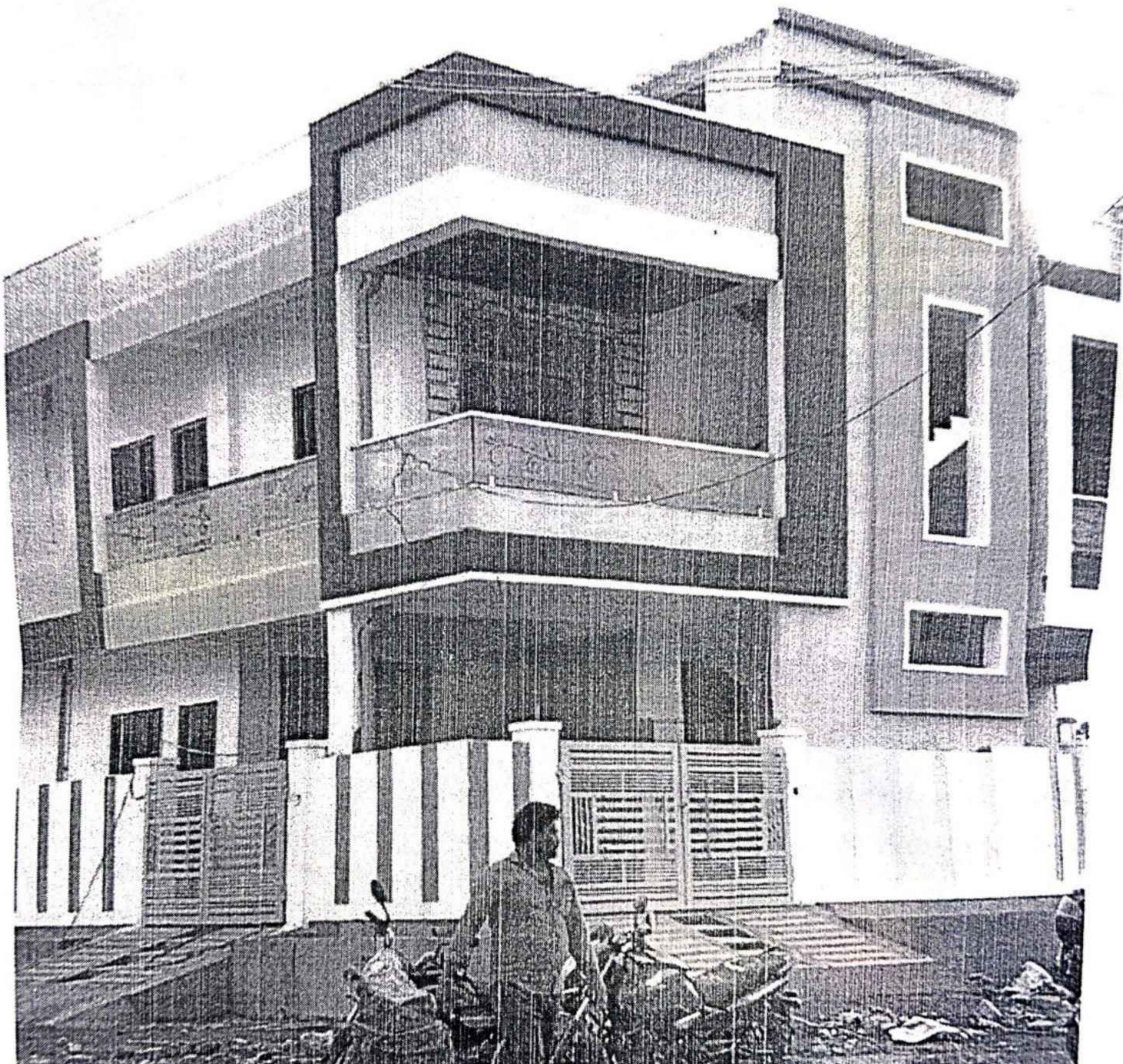


Smt. M.N.R Jyothi  
Commissioner  
Turkayamjal Municipality  
Date: 15-10-2022  
Time: 01:35 pm

Smt. DUGGILI GURAVAMMA,  
W/o DUGGILI MALLIKARJUNA  
  
H.NO. 8-2-34, SHAKTHI  
NAGAR, CHINTAL KUNTA  
CHECK POST, L.B.NAGAR,  
RANGAREDDY  
DIST.,

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6

आधार



ఆధార్ కోడ్ నెంబర్

**Unique Identification Authority of India  
Government of India**

నమోదు నెంబర్ / Enrollment No.: 2052/10613/44516

To  
 డుగ్గిలి గురవామ్మ  
 W/O: Mallikarjuna  
 14-1-B Mallavaram  
 Kulagundla Mallavaram  
 Kutagundla  
 Hanumanthuni Padu Prakasam  
 Andhra Pradesh 523227  
 9948734576  
 163265231  
 ML632652319FT

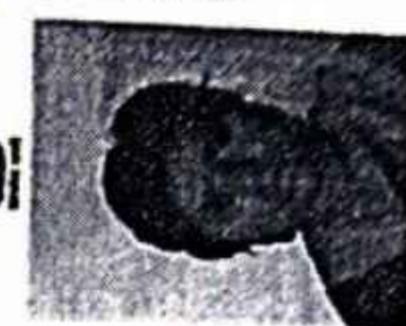


మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

[REDACTED] 3715

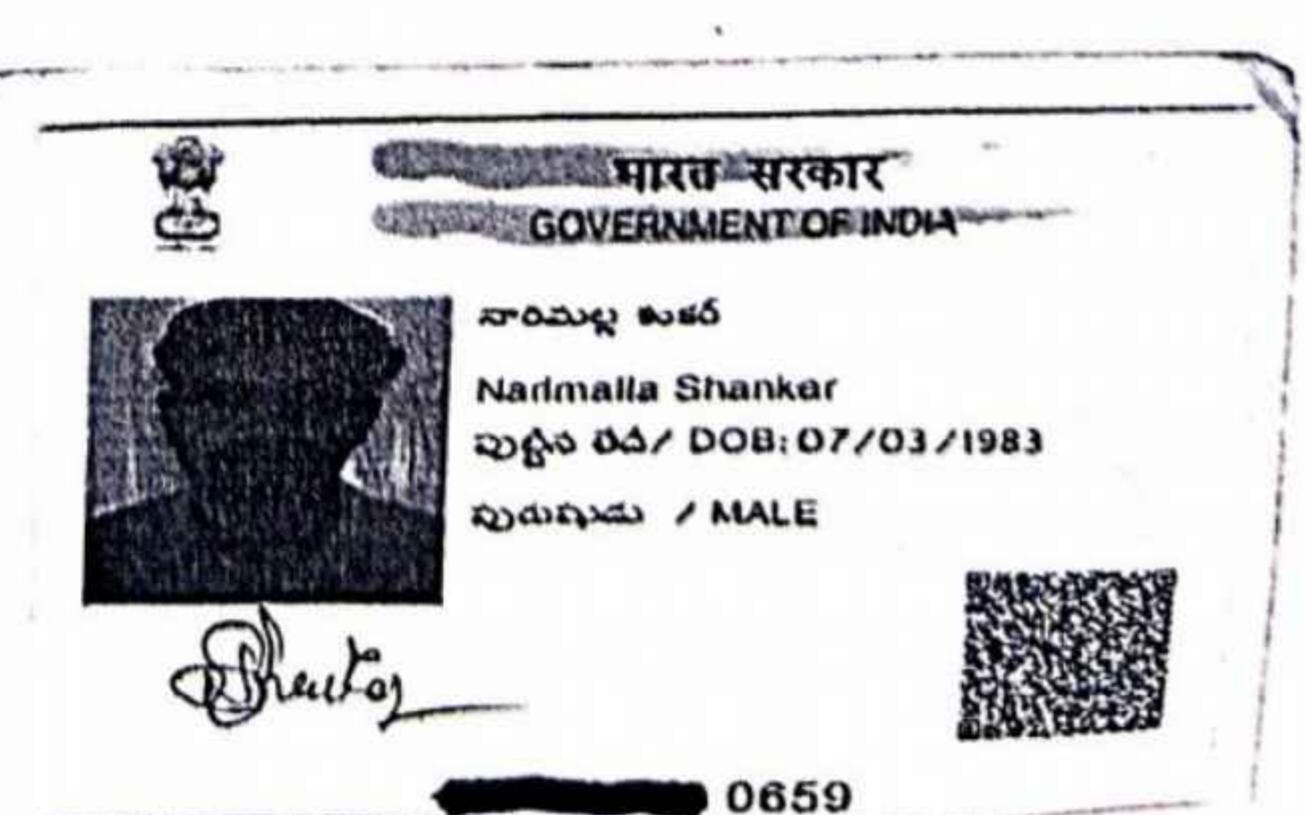
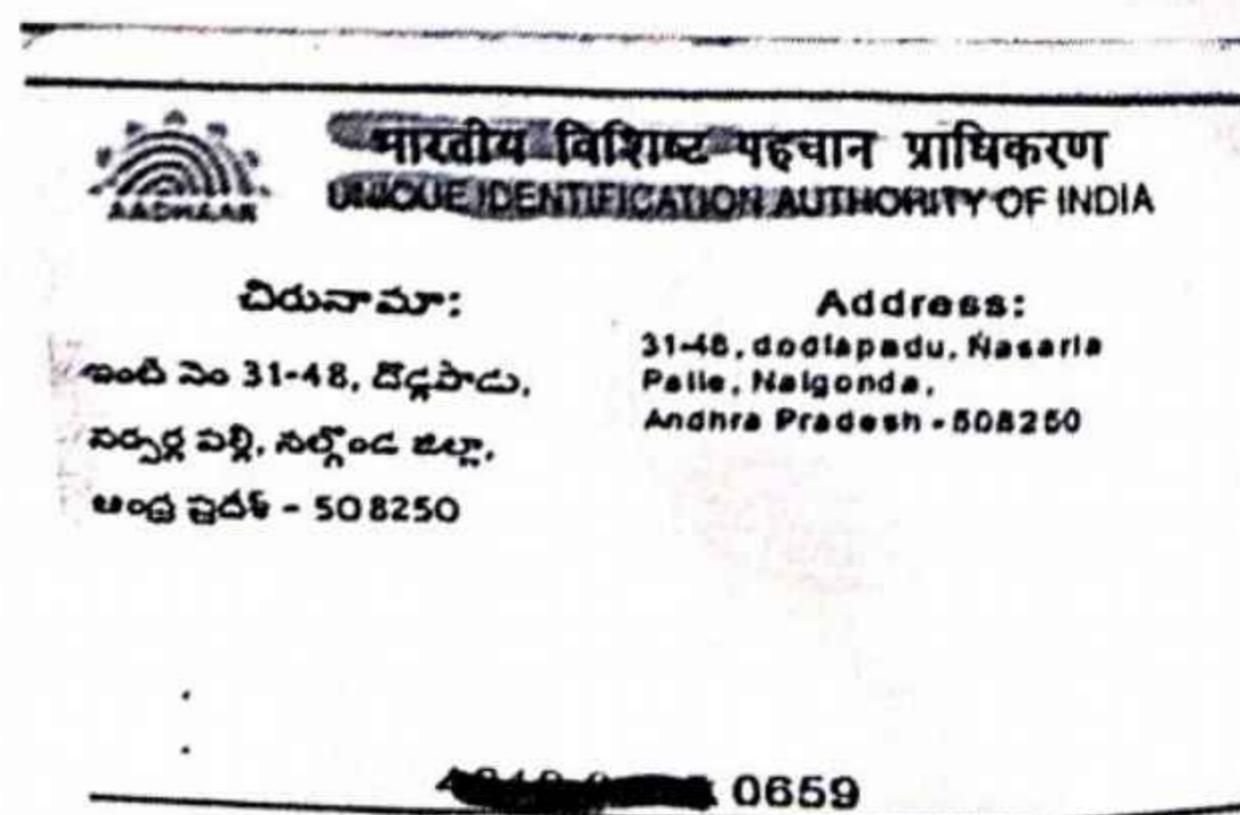
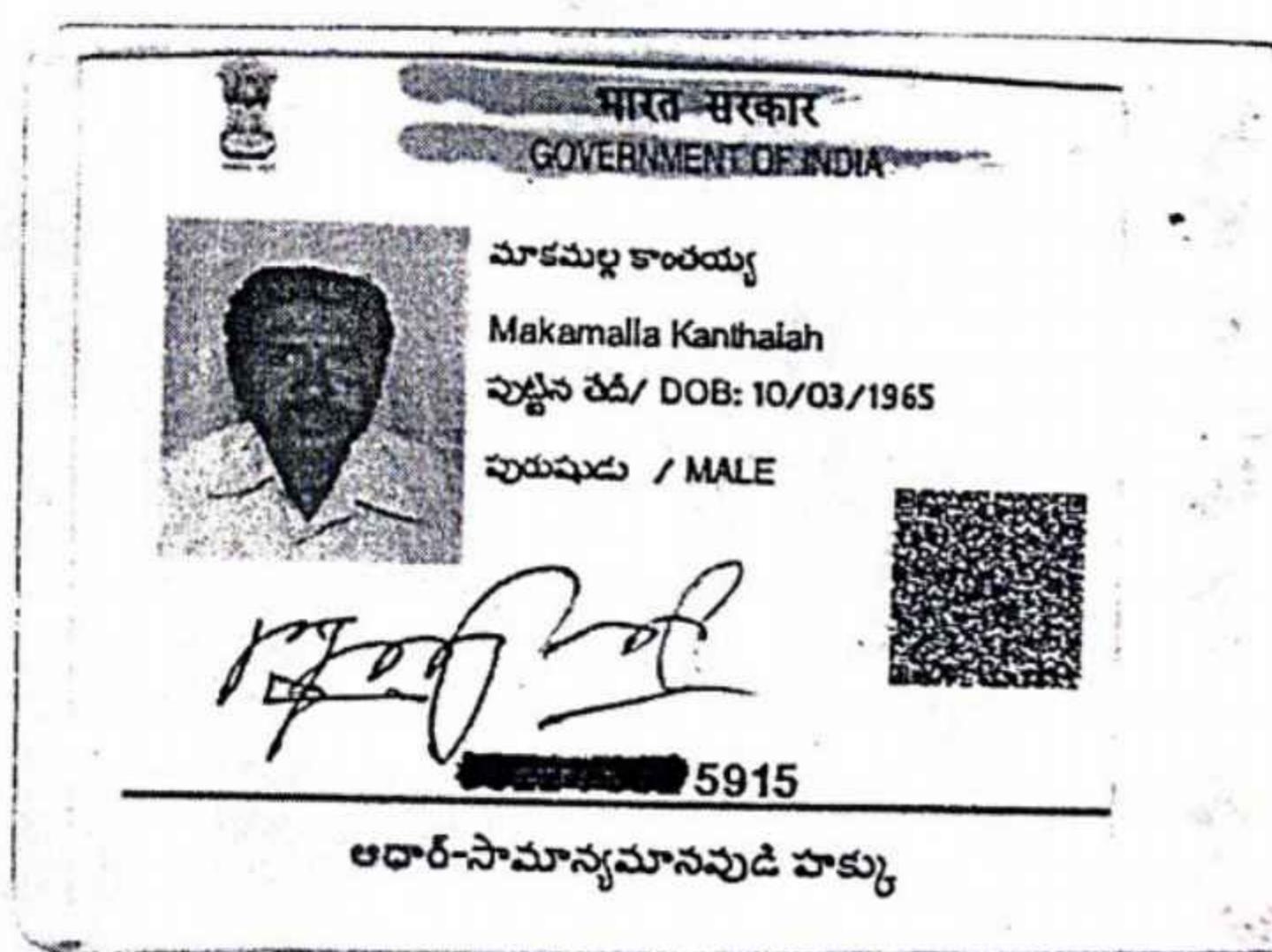
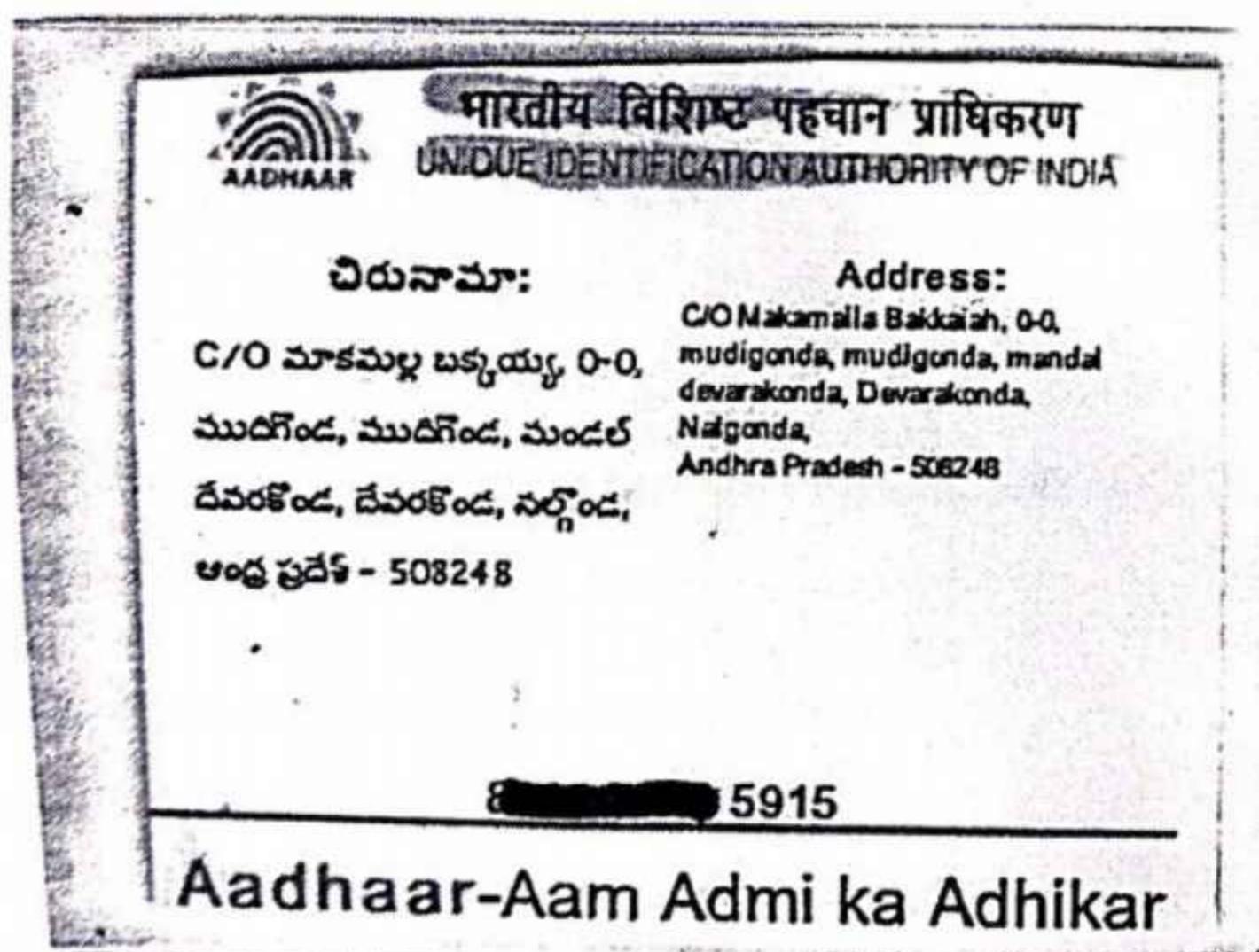
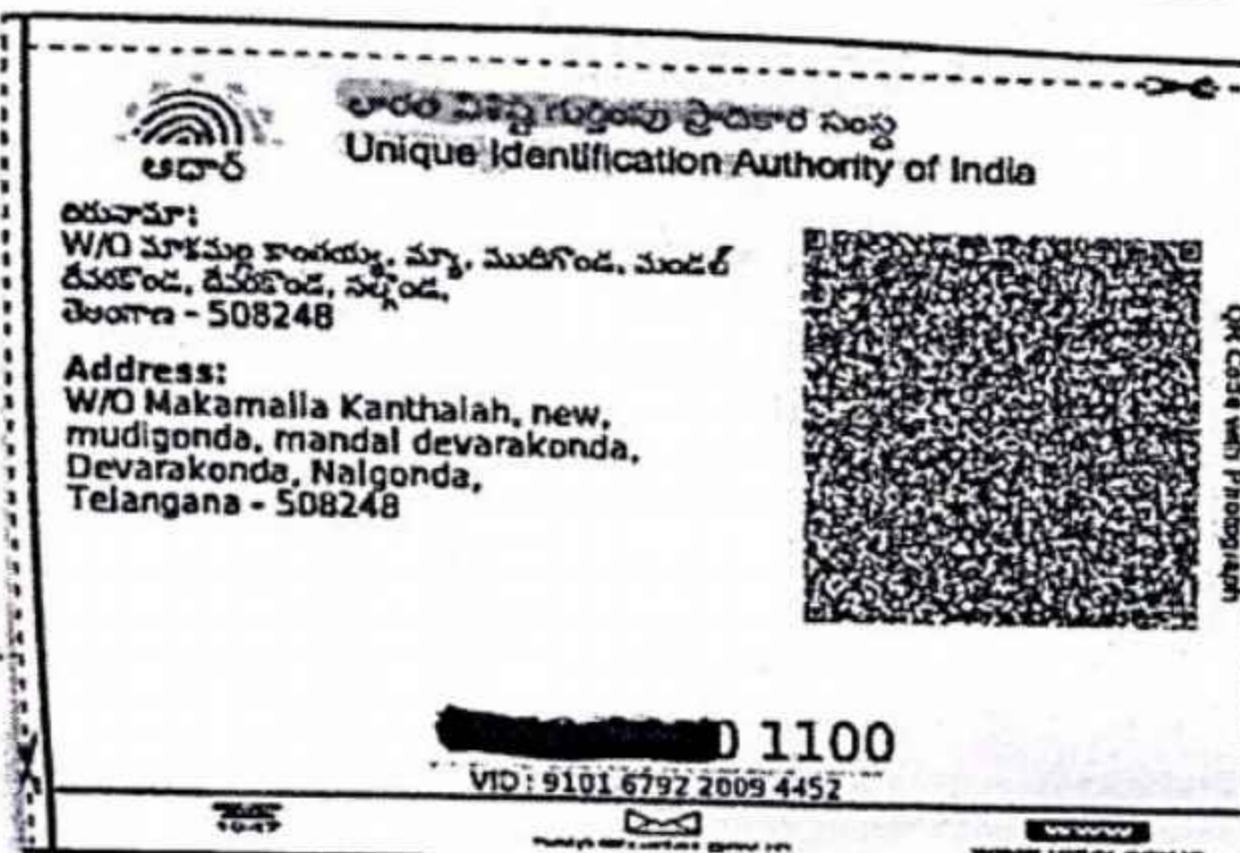
ఆధార్ - సామాన్యునిపాక్షు

ఆధార్ కోడ్  
Government of India  
చుట్టూ నమోదు  
Duggili Guravamma  
స్త్రీ మా / DOB: 01/01/1966  
స్త్రీ / Female



3715

ఆధార్ - సామాన్యునిపాక్షు





శరత లక్ష్మి  
Government of India



శరత లక్ష్మి

Makamalla Lakshmi

వెదురు/DOB: 13/08/1970  
S/ FEMALE



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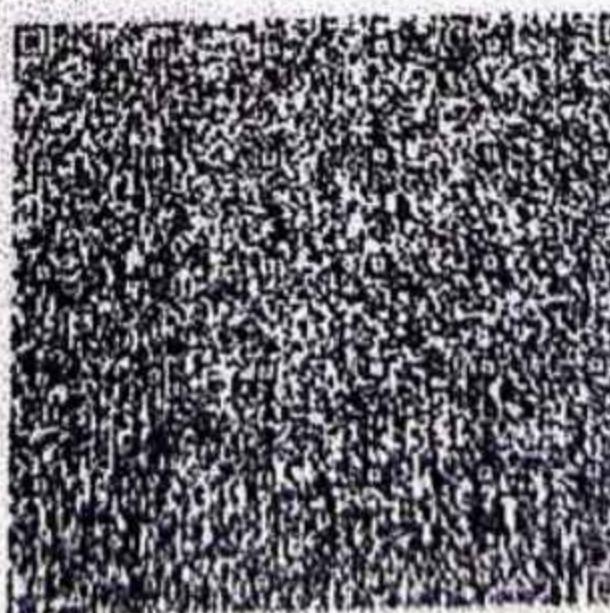
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W/O మాకమల్ల కంఠాయి, న్యా, అమరావతి, హర్షత్ పుట్టొడ, కెర్రోడ, తెల్సుగులు, మాల్గొడ - 508248

Address:  
W/O Makamalla Kanthaiah, new,  
mudigonda, mandal devarakonda,  
Devarakonda, Malgonda,  
Telangana - 508248



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