



Government of Telangana
Registration And Stamps Department

18860/2023

Payment Details - Citizen Copy - Generated on 02/11/2023, 02:02 PM

SRO Name: 1507 Uppal

Receipt No: 20616

Receipt Date: 02/11/2023

Name: TEJAL MODI

CS No/Doct No: 20049 / 2023

Transaction: Sale Deed

Challan No: -

E-Challan No: 773TAA171023

Chargeable Value: 7776000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 17-OCT-23

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFS

E-Challan Bank Branch:

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Mutation Charges

Total:

In Words: RUPEES FIVE LAKH NINETY ONE THOUSAND EIGHT HUNDRED SEVENTY SIX ONLY

RETURN
SUB-REGISTRAR
UPPAL

Amount Paid By

Cash

Challan

DD

E-Challan

38880

116640

427580

1000

7776

591876

SOR-99-2A-BOB.
MODT

SUB-REGISTRAR
UPPAL

RETURN

SUB-REGISTRAR
UPPAL

20K-09-24-608
MAY 21

SUB-REGISTRAR
UPPAL

20050/2023

Doc No. 18861/2023

SCANNED



తెలంగాణ తేలంగానా TELANGANA

Tran Id: 231102112058702717
 Date: 02 NOV 2023, 11:22 AM
 Purchased By:
 P. RAJYALAKSHMI
 W/o M V RAMANA MURTHY
 R/o HYDERABAD
 For Whom
 ** SELF **

AY 888226
 Y BHAVANI
 LICENSED STAMP VENDOR
 Lic. No. 15-07-025/2013
 Ren.No. 15-07-071/2022
 12-50/1, Beerappagadda, Uppal,
 Medchal-Malkajgiri District,
 Telangana State
 Ph 9640282453

MEMORANDUM OF DEPOSIT OF TITLE DEEDS.

THIS MEMORANDUM DEPOSIT OF TITLE DEEDS is made on this 2nd day of November 2023 at S.R.O, Uppal, Medchal-Malkajgiri District, between

Mrs. PANTULA RAJYALAKSHMI, Wife of Mr. M V RAMANA MURTHY, aged about 57 years, Residing at H. No. 1-7-151/1/3, Flat No.1, Vivekananda Apartments, Kamala Nagar, ECIL Post, Hyderabad-500062, (Pan No.AQUPP5588G, Aadhar No. 9904, Mobile.9553222289)

(Hereinafter referred to as the "Depositor" / Party on the 1st part", which expression shall unless repugnant to the context or inconsistent with the meaning thereof mean and include their legal heirs, successors executors, administrators and assigns of the one part)

IN FAVOUR OF

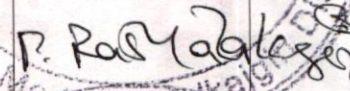
Bank of Baroda, a body corporate constituted under the banking companies (Acquisition and Transfer of Undertakings) Act, 1970. And having its Head Offices, at Alkapurii, Baroda and Corporate Office, at Baroda Corporate Centre, C-26, G block, Bandra Kurla Complex, Bandra (East), Mumbai and having branches amongst other places, at M.G.ROAD, SECUNDERABAD, Represented by its **Chief Manager Sri. M.VIJAYENDRAN.**

1 P. Rajalakshmi

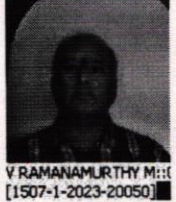
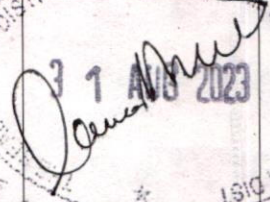
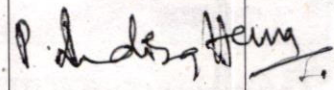
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7220/- paid between the hours of 2 and 3 on the 02nd day of NOV, 2023 by Sri P Rajyalakshmi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 PANTULA RAJYALAKSHMI [1507-1-2023-20050]	PANTULA RAJYALAKSHMI W/O. M V RAMANA MURTHY 1-7-1851/1/3 F NO 1 VIVEKANANDA APTS, KAMALANAGAR ECIL POST HYD	28 OCT 2023 

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 V RAMANAMURTHY M: [1507-1-2023-20050]	V RAMANAMURTHY M HYD	
1		 DR P INDIRA HEM::02/11/2023.1: [1507-1-2023-20050]	DR P INDIRA HEM hyd	

Biometrically Authenticated by
SRO Sundar. Jetty
on 02-NOV-2023 14:10:23

02nd day of November, 2023

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5328 Name: Venkata Ramana Murthy Madhurapantula	S/O Late M Sita Rama Swamy, Secunderabad, Hyderabad, Telangana, 500062	
2	Aadhaar No: XXXXXXXX3491 Name: Dr. Pantula Indira Hema	W/O R. Ravinder Rao, Uppal, Rangareddi, Andhra Pradesh, 500039	
3	Aadhaar No: XXXXXXXX9904 Name: Pantula Rajyalakshmi	W/O M V Ramana Murthy, Secunderabad, Hyderabad, Telangana, 500062	

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Uppal

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(Herein after referred to as the "**the Deposited Bank**" / "**Party on the 2nd part**"). which expression shall unless repugnant to the context or inconsistent with the meaning thereof mean and include its successors and assigns of the other part).

WHEREAS:

1. The Party on the 1st part is the title holder and possessor of the property, more particularly described in the Schedule-B hereunder written.
2. The party on the 2nd part has requested the party on the 1st part to execute these presents with a view to recording the said deposit of title deeds and the terms and conditions in respect thereof, which the party on the 1st part has agreed to do so.

NOW IT IS HEREBY AGREED AND DECLARED BY THE PARTY ON THE 1ST PART AS FOLLOWS:-

The party on the 1st part in consideration of the following credit facilities sanctioned by the party on the 2nd part to Mrs. PANTULA RAJYALAKSHMI do hereby declares and confirms that the title deeds mentioned in **Schedule-I** hereunder written relating to the land and buildings described in **Schedule-II** hereunder written and deposited with the party on the 2nd part's Branch/Office mentioned above, has been deposited for repayment of the said debt on the said land and premises described in the Schedule-B hereunder written and shall remain deposited with party on the 2nd part as long as debt and any other amount in respect thereof remains due and payable by the party on the 1st part (Borrower) to other party on the 2nd part for her financial facilities mentioned below:

Nature of Facilities	Present Limit in Rs.
HOUSING LOAN	72,20,000/-
TOTAL	72,20,000/-

aggregating **Rs. 72,20,000/- (Rupees Seventy Two Lakhs Twenty Thousand only)** together with interest, additional interest / compound interest, costs, expenses and other moneys payable under the various heads of agreement/loan agreement/letters of Sanction/Memorandum of terms and conditions as amended from time to time.

The party on the 1st part further covenants that in case of default of payment of any installment of principal and/or interest on the due date, the party on the 2nd part will be entitled to call back entire outstanding principal and interest occurred including additional interest, compound interest, costs, expenses and other monies as aforesaid thereon and to enforce the security hereby created.

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	36000	0	0	0	36100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	7220	0	0	0	7220
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	43720	0	0	0	43820

Rs. 36000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7220/- towards Registration Fees on the chargeable value of Rs. 7220000/- was paid by the party through E-Challan/BC/Pay Order No ,688WDU021123 dated ,02-NOV-23 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 43770/-, DATE: 02-NOV-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 5867766269118, PAYMENT MODE: NB-1001138, ATRN: 5867766269118, REMITTER NAME: PANTULA RAJYALAKSMI, EXECUTANT NAME: PANTULA RAJYALAKSMI, CLAIMANT NAME: BANK OF BARODA)

Date:

02nd day of November, 2023

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 18861 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 18861 - 2023 for Scanning on 02-NOV-23 .

Registering Officer
Uppal
(J Surender)

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The party on the 1st part further agrees that the said title deeds so deposited are the original and the only documents of title relating to the said immovable property/ies in his possession, power and control and that he has a clear and marketable title to the said immovable property/ies as of the date aforesaid.

And the party on the 1st part hereby lastly covenants with party on the 2nd part that all costs, charges and expenses incurred by the "Depositee Bank" for defending the title of the party on the 1st part to the property, if need arises, and for enforcement of the security hereby created by sale of the said property shall be payable and paid by the party on the 1st part and the same shall be deemed to form part of the debt secured by the said deposit of title deeds. **Sri. M.Vijayendran Maka, Chief Manager** of the Bank accepted the deposit of the said title deeds on 02-11-2023 when **Mr. Nagaraju Tharala**, Credit Officer of the Bank was also present.

SCHEDULE-I

S. NO	Date of Document	Regd No	Nature of Document	ORIGINAL/CERTIFIED COPY
1	02.11.2023	/8860/23	Original Regd Sale Deed	Original
2			Latest EC	Original
3	10.05.2023		Agreement of Sale	Original
4	19.09.2023	8393/2018	Regd sale deed	Certified Copy
5	12.06.2017	7524/2017	Regd sale deed	Photostat Copy
6	11.09.2023	16128/2023	Regd Rectification deed	Photostat Copy
7	31.07.2008	7459/2008	Regd Sale Deed	Photostat Copy
8	07.02.2008	1359/2008	Regd Sale Deed	Photostat Copy
9	05.10.2007	12465/2007	Regd Sale Deed	Photostat Copy
10	25.07.2008	7286/2008	Regd Ratification Deed	Photostat Copy
11	25.07.2008	7285/2008	Regd Ratification Deed	Photostat Copy
12	25.07.2008	7282/2008	Regd Ratification Deed	Photostat Copy
13	25.07.2008	7279/2008	Regd Ratification Deed	Photostat Copy
14	25.07.2008	7276/2008	Regd Ratification Deed	Photostat Copy
15	25.07.2008	7270/2008	Regd Ratification Deed	Photostat Copy
16	31.10.2007	12389/2007	Regd Partition Deed	Photostat Copy
17	12.03.2004	3050/2004	Regd deed of Gift Settlement	Photostat Copy
18		Patta No 08 Z 177958	Pattadhar Pass Book	Photostat Copy
19		Patta No 08 Z 177958	Title Pass Book	Photostat Copy
20		Patta No 07 Z 177957	Pattadhar Pass Book	Photostat Copy
21		Patta No 07 Z 177957	Title Pass Book	Photostat Copy

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22		Patta No 05 Z 177955	Pattadhar Pass Book	Photostat Copy
23		Patta No 05 Z 10405	Title Pass Book	Photostat Copy
24		Patta No 06 Z 10406	Title Pass Book	Photostat Copy
25		Patta No 06 Z 177950	Pattadhar Pass Book	Photostat Copy
26		Patta No 04 Z 10404	Title Pass Book	Photostat Copy
27		Patta No 04	Pattadhar Pass Book	Photostat Copy
28		Patta No 13 Z 114696	Pattadhar Pass Book	Photostat Copy
29		Patta No 12 Z 12505	Title Pass Book	Photostat Copy
30		Patta No 12 114694	Pattadhar Pass Book	Photostat Copy
31		Patta No 24	Title Pass Book	Photostat Copy
32		Patta No 24	Pattadhar Pass Book	Photostat Copy
33		Patta No 14	Title Pass Book	Photostat Copy
34		Patta No 14 Z 177964	Pattadhar Pass Book	Photostat Copy
35		Patta No 20 Z 177970	Pattadhar Pass Book	Photostat Copy
36		Patta No 20 Z 10420	Title Pass Book	Photostat Copy
37		Patta No 09 Z 177959	Pattadhar Pass Book	Photostat Copy
38		Patta No 09 Z 10409	Title Pass Book	Photostat Copy
39		Patta No 10 Z 177960	Pattadhar Pass Book	Photostat Copy
40		Patta No 10 Z 10410	Title Pass Book	Photostat Copy
41			Adangal Pahanies	Photostat Copy
42	15.09.2017	File No .2/C1/09124/ 2017 Permit No .2/C1/08908/ 2017	Building Permission	Photostat Copy
43	18.07.2020	Proc No 2/C1/07759/ 2020		Photostat Copy
44	04.01.2021	LOD	Issued by Bajaj Finance Limited	Photostat Copy

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45	19.09.2017	Board Resolution	Of Modi Properties	Photostat Copy
46	05.12.2016	Certificate of Incorporation on Pursuant to change of name	Issued by Registrar of Companies	Photostat Copy
47	01.01.2017		Partnership Cum Retirement Deed	Photostat Copy
48	25.08.2015		Re constitution Deed	Photostat Copy
49	24.12.2020	9654/2020	Regd Memorandum of Entry MODT	Photostat Copy
50	20.09.2023	146103565/2023	Online EC	Photostat Copy
51	17.08.2023	ECM0022311750791/2023	EC	Photostat Copy
52	19.09.2023	146091172/2023	EC	Photostat Copy
53	28.04.2018	8393/2018	Regd Sale Deed	Photostat Copy
54		List of Prohibited properties	Issued by Uppal SRO	Online Copy

SCHEDULE -II
Schedule of Property -A

All that portion of the land area to the extent of 648 Sq yds., forming a party of survey Nos 11,12,14,15,16,17,18&294 of cherlapally villages Ghatakeswar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy Dist) and bounded by

Boundaries for Land

North : Cherlapally Village Settlement
South : 40Ft Wide Road
East : Land belonging to silver Oak Residency
West : S No 293

Schedule of FLAT-B

All that the portion forming a Deluxe flat bearing No 992A on the second floor, bearing Municipal No. 2-3-4/99-II/A (PTIN - 1010219640) in Block No A admeasuring 1620 Sft., of super built up area (i.e 1296 Sft of built up area & 324 Sft of Common area, Carpet area 1085sft) together with proportionate undivided share of land to the extent of 81 Sq yards and reserved parking space for single car on the stilt floor admeasuring about 105 sft., in the residential complex named as " SILVER OAK RESIDENCY", forming a part of survey No's 11,12,14,15,16,17,18 & 294 of Cherlapally Village, Under GHMC., Kapra Circle, Kapra Mandal, , Medchal-Malkajgiri District (formerly known as Ranga Reddy

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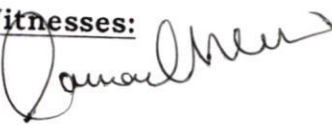
Dist) and bounded by :

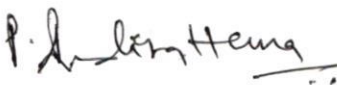
Boundaries for Flat:

North : Open to Sky
South : Open to Sky
East : Lift 8' Wide Corridor & staircase
West : Open to Sky

(More particularly described in Sale Deed Doct No. 188 60/23 dt. 02.11.23 of SRO,
UPPAL.)

Witnesses:

1. 

2. 



EXECUTANT

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18861/2023. Sheet 6 of 7 Sub Registrar
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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No.: 2189/6427751305

To

పంతులు రాజ్యలక్ష్మి

Pantula Rajyalakshmi

W/O M V Ramana Murthy

1-7-151/1/3, F1, Vivekananda Apartments South Kamala

Nagar

Opp New Kapra Municipal Office Kapra

Secunderabad

Ecll

07/06/2011

Secunderabad Hyderabad

Telangana 500062

9866013098

91929596



MD919295964F-HG

P. Rajyalakshmi



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

9904

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India

పంతులు రాజ్యలక్ష్మి

Pantula Rajyalakshmi

పుట్టిన తేదీ / DOB: 01/08/1965

స్త్రీ / Female



9904

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

జన్మనామ / Enrollment No.: 2081/11266/08806

To

పంతులు రాజ్యలక్ష్మి

Venkata Ramana Murthy Madhurapantula

5/0 Late M Sita Rama Swamy

1-7-151/1/3, F1, Vivekananda Apartments

South Kamala Nagar

Kapra

Opp New Kapra Municipal Office

Secunderabad

Ecll

Download Date: 27/08/2015

Hyderabad Telangana - 500062

9866172686

Signature Valid



Venkata Ramana Murthy



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

5328

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India

పంతులు రాజ్యలక్ష్మి

Venkata Ramana Murthy Madhurapantula

పుట్టిన తేదీ / DOB: 31/05/1960

పురుషుడు / MALE



5328

నా ఆధార్, నా గుర్తింపు

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक Enrollment No.: 1190/00230/00067

To,

Dr. Pantula Indra Hema

W/O R. Ravinder Rao

2-3-28/108, Venkata Sai Enclave Vijayapuri colony

Uppal

Rangareddi

Andhra Pradesh 500039

13/10/2011



UC 00357597 5 IN

Ref No.:412B3E9X-357597

P. Ravinder Rao



आपका आधार क्रमांक / Your Aadhaar No.:

3491

आधार — आम आदमी का अधिकार



भारत सरकार

Government of India

Dr. Pantula Indra Hema

:

जन्म वर्ष / Year of Birth: 1971

महिला / Female



3491

आधार — आम आदमी का अधिकार

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