



Government of Telangana Registration And Stamps Department

456/24

Payment Details - Citizen Copy - Generated on 30/01/2025, 04:14 PM

SRO Name: 1526 Kapra

Receipt No: 516

Receipt Date: 30/01/2025

Name: KANKALA RAGHU
Transaction: Deposit of Title Deeds
Chargeable Value: 4186000 DD No:
Bank Name:
E-Challan Bank Name: ICICIRB

CS No/Doct No: 468 / 2025

Challan No:

E-Challan No: 832XUN240125

Challan Dt:

E-Challan Dt: 24-JAN-25

DD Dt:

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				4186
Deficit Stamp Duty				20830
User Charges				500
Total:				25516

In Words: RUPEES TWENTY FIVE THOUSAND FIVE HUNDRED SIXTEEN ONLY

Prepared By: HARSHAA

Signature by SR

OTP:
298067

SCANNED

Phone No:
Sold To/Issued To:
Kankala Raghu
For Whom/ID Proof:
Self & Another



JAN-30-2025 14:33:23

₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO

MOD 38164041738247603635-00007781
3816404 21/2023

456/2/25

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of deposit of title deeds is made and executed on this the 30th day of January, 2025 by

1. Mr. Kankala Raghu, Son of Mr. Kankala Venkatesh, aged about 36 years, Occupation: Service (Pan No BKQPK3961F, Mobile No.99859 98589) and
2. Mrs. Megha Singh, Wife of Mr. Kankala Raghu, aged about 28 years both are residing at H. No: 3-5-26, Indira Nagar, Ramanthapur, Hyderabad, Telangana-500 013(Pan No.FUMPS8224K, Mobile No.74161 11995)

(Hereinafter referred to as DEPOSITORS/ BORROWERS)

IN FAVOUR OF

BANK OF INDIA, a Body Corporate Constituted under the Banking Companies (Acquisition and Transfer of Undertakings), Act 1970, having its Head Office at "Star House", C-5, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai-400 051and branches all over India and one such branch at **Mansoorabad**.

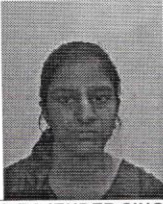
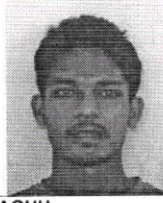
(Hereinafter referred to as DEPOSITEE/BANK)

Raghu *Megha*

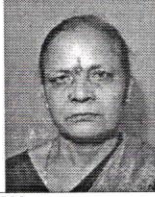
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4186/- paid between the hours of 4 and 5 on the 30th day of JAN, 2025 by Sri Kankala Raghu

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	MR	Aadhar No XXXXXXXX2797		
		NAME: MEGHA SINGH D/O RAJENDER SINGH AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	MEGHA SINGH W/O. KANKALA RAGHU HNO.3-5-26,INDIRA NAGAR, RAMANTHAPUR,HYD	Megha
2	MR	Aadhar No XXXXXXXX5592		
		NAME: K RAGHU AMBERPET, HYDERABAD, ANDHRA PRADESH, 500013	KANKALA RAGHU S/O. KANKALA VENKATESH HNO.3-5-26,INDIRA NAGAR, RAMANTHAPUR,HYD	K Raghu

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX7118		
	NAME: KANKALA VENKATESH Amberpet, Hyderabad, Andhra Pradesh, 500013	K VENKATESH R/O HYD-BAD	K Venkatesh
2	Aadhar No: XXXXXXXX3704		
	NAME: K PADMA Amberpet, Hyderabad, Andhra Pradesh, 500013	K PADMA R/O HYD-BAD	K Padma

30th day of January,2025

Signature of Sub Registrar.

Biometrically Authenticated by
SRO YESUDASARI VANAJA KUMARI
on 30-JAN-2025 16:07:15

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1. WHEREAS at the request of **Mr. Kankala Raghu & Mrs. Megha Singh** the bank has sanctioned the following credit facilities:

Details of Credit facility

Date of Sanction

Star Home Loan of Rs.41,86,000/-

20.01.2025

(Rupees Forty One Lakhs Eighty Six Thousand Only)

In consideration of the Bank sanctioning credit facilities to the borrowers referred to above the Depositors had deposited the title deeds mentioned in the Schedule-I hereunder in respect of the properties mentioned in the Schedule-II hereunder with the Depositee/Bank on **30.01.2025** with a intention to create equitable mortgage by way of Deposit of Title Deeds by the Depositors over the properties mentioned in the Schedule-II hereunder to secure the repayment of the above said loan amount with interest, costs and other charges, etc, and any further sum the borrowers shall borrow from the bank from time to time with interest thereon and cost and all such sum of money as are now due or shall from time to time become due to the bank on account of the above or any other account in accordance with the practices and usages of the bank and costs of realization of the security and all other expenses incidental thereto.

2. The Depositors further declare and confirm that the properties mentioned in the Schedule-II hereunder shall remain as security for credit facilities mentioned above and the original title deeds of the properties shall remain deposited with the Depositee/ Bank as long as the debt and any amount remains due and payable and also of such other further liabilities in any other present or future account in the name of the borrower either singly or jointly with other or others.
3. The Depositors further declare and confirm that the said title deeds so deposited/constructive deposit/delivery made are the original title deeds and only documents 'of title relating to the immovable properties and they/she have clear and marketable title over the said properties and the same are free from encumbrances. They further declare and undertake that they shall not alienate or create encumbrance of whatsoever nature of the properties after creation of mortgage in favour of the bank and till the mortgage is discharged by the bank and title deeds released by the bank. The Depositors further agree and confirm that any renewal, interchange, realignment, reschedulement of any/all of the credit facilities under the aforesaid credit limits shall not affect the securities created hereof.

SCHEDULE-I

Original Registered Sale Deed bearing Document No. **454** /2025 dated 30-01.2025, registered at SRO Kapra deposited/delivered constructively by Depositors in respect of the property mentioned in Schedule II hereunder.

Raghu

Megha

Endorsement: Stamp Duty, Transfer 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	20830	0	0	0	20930
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	4186	0	0	0	4186
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	25516	0	0	0	25516

Rs. 20830/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4186/- towards Registration Fees on the chargeable value of Rs. 4186000/- was paid by the party through E-Challan/BC/Pay Order No ,832XUN240125 dated ,24-JAN-25 of ,ICICIRB/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 25566/-, DATE: 24-JAN-25, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 8213721292146, PAYMENT MODE: NB-1001138, ATRN: 8213721292146, REMITTER NAME: KANKALA RAGHU, EXECUTANT NAME: KANKALA RAGHU AND MEGHA SINGH, CLAIMANT NAME: BANK OF INDIA).

Date:

30th day of January, 2025

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 456 of 2025 of Book-1 and assigned the identification number 1 - 1526 - 456 - 2025 for Scanning on 30-JAN-25 .

Registering Officer
Kapra
(Y Vanaja Kumari)

Bk - 1, CS No 468/2025 & Doct No 456/2025.
Sheet 2 of 4
Sub Registrar Kapra

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SCHEDULE - II

(DESCRIPTION OF IMMOVABLE PROPERTY)

All that portion forming a deluxe flat bearing no.605 on the sixth floor, in block no. 'G', admeasuring 1360 sft. of super built-up area (i.e., 1089 sft. of built-up area & 271 sft. of common area) together with proportionate undivided share of land to the extent of 69.13 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as 'Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded as under:

North : Open to Sky

South : Open to Sky

East : 6'-6" wide corridor

West : Open to Sky

SCHEDULE-III

(LIST OF DOCUMENTS DEPOSITED WITH US)

Original Registered Sale deed bearing Document No. 454/2025 dated 30-01-2025, registered at SRO Kapra.

In witness whereof the Depositors have signed on the date, month and years first above written.

Witnesses:

1) 

2) 



DEPOSITORS

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456/2025. Sheet 3 of 4 Sub Registrar
Kopra



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भारत सरकार
Government of India

Issue Date: 10/08/2011

K Raghu
పుట్టిన తేదీ / DOB: 20/04/1988
పురుషుడు / Male

4945 5980 5592

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 06/11/2021

చిరునామా: 3-5-26, Indira Nagar, Ramanthapur, Amberpet, Hyderabad, Andhra Pradesh, 500013

Address: 3-5-26, Indira Nagar, Ramanthapur, Amberpet, Hyderabad, Andhra Pradesh, 500013

4945 5980 5592

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

Issue Date: 01/03/2013

Megha Singh
పుట్టిన తేదీ / DOB: 29/11/1995
స్త్రీ / Female

7839 6249 2797

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 19/10/2021

చిరునామా: D/O: రాజేందర్ సింగ్, 3-5-24/ఎ, ఇందిరా నగర్, రామంతపూర్ చెరువు దగ్గర, రామంతపూర్, అమర్పేట్, హైదరాబాద్, తెలంగాణ, 500013

Address: D/O: Rajender Singh, 3-5-24/A, Indira Nagar, Near Ramanthapur lake, Ramanthapur, Amberpet, Hyderabad, Telangana, 500013

7839 6249 2797

1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 2081/12139/13128

Download Date: 21/09/2020

To
KANKALA VENKATESH
Kankala Venkatesh
3-5-26
Indira Nagar
Ramanthapur
Amberpet
Hyderabad Andhra Pradesh - 500013
9177266656

Issue Date: 14/09/2020

Signature valid

Download Date: 21/09/2020

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
7686 0694 7118
UID : 9199 4976 3673 4970

నా ఆధార్, నా గుర్తింపు

KANKALA VENKATESH
Kankala Venkatesh
పుట్టిన తేదీ/DOB: 10/08/1963
పురుషుడు/ MALE

Issue Date: 14/09/2020

భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

உள்ளே/Enrolment No.: 2081/30113/81849

To

K Padma
K Padma

K. F. Aulic

3-5-26.

Indira Nagar,

Ramanthapur,

VIC: Amberpet,

District: Hyderabad,

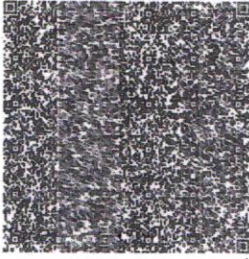
State: Andhra Pradesh,

PIN Code: 500013,

Mobile: 6301136198

Khadma

Signature valid



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5158 2003 3704

VID : 9110 6489 5924 1590

భూభారం, భూస్థాయి



സാമൂഹിക പ്രതിബദ്ധത
Government of India



Aardhaar no. issued: 09/04/2012

K Padma
K Padma
Date of Birth/DOB: 23/03/1965
SEX/FEMALE

15/ FEMALE

అధికార అసేద గుర్తించు దుఃఖము మాజ్ఞాను, పౌరుషత్వం లేని ఘోషాని శబద తి
కాదు. ఇది ధృవీకరణలో మాజ్ఞాను ఉపయోగించాలి (అనర్థమైన ప్రమాణీకరణ
లేని దగ్గర వేరే అంతర్లింగము లేదు).

Andhaar is proof of identity, not of citizenship or date of birth. It should be used with verification, or scanning of QR code / online KYC authentication, or scanning of QR code / online KYC.

~~Sub Registrar~~
~~Kapra~~

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