

Government of Telangana Registration And Stamps Department

569/2014

Payment Details - Citizen Copy - Generated on 23/10/2024, 04:13 PM

SRO Name: 1526 Kapra

Receipt No: 6276

Receipt Date: 23/10/2024

Name: SREENIVASAN NIDICHENAMETLA

DD No:

CS No/Doct No: 5921 / 2024

Transaction: Sale Deed

Challan No:

E-Challan No: 9255Y9171024

Chargeable Value: 11100000

E-Challan Bank Name: HDFS

DD Dt:

Challan Dt:

E-Challan Dt: 17-OCT-24

Bank Name:

Bank Branch:

Account Description

E-Challan Bank Branch:

Cash

Challan

DD

E-Challan

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Mutation Charges

Total:

In Words: RUPEES EIGHT LAKH FORTY FOUR THOUSAND ONLY

Amount Paid By

166500

610400

500

11100

844000

Prepared By: CHAYADEVI



Government of Telangana REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-5691/2024

Date: 23/10/2024

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of Greater Hyderabad Municipal Corporation (GHMC) Act, 1955, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of Greater Hyderabad Municipal Corporation (GHMC).

House No.

PTIN/Assessment No.

District

Circle Name

Locality

Note:

Transferor (Name of previous PT Assessee in the Tax Records)

Transferee (Name of PT Assessee now entered in the Tax Records)

Document Registration No.

Document Registration Date

3-1-19/1/D/104

1015503093

MEDCHAL-MALKAJGIRI

KAPRA, GHMC

MALLAPUR VILLAGE

1. SREENIVASAN NIDICHENAMETLA (S/o. LATE

NIDICHENAMETLA RAMESWARAM)

1. PRANABANANDA MISHRA (S/o. NIRODA KUMAR

MISHRA)

2. TAPASWI MISHRA (W/o. PRANABANANADA

MISHRA)

1526-5691/2024 [01]

23/10/2024

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned

2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deciept or

3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.

4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.





ub-Registrar





ම්පරිබ් तेलंगाना TELANGANA

Tran Id: 241023101834133806 Date: 23 OCT 2024, 10:22 AM Purchased By: PRANABANANDA MISHRA S/o NIRODA KUMAR MISHRA S/o HYDERABAD For Whom SELF AND OTHERS BC 850706

LICENSED STAMP VENDOR
Lic. No. 15-30-017/2015
Ren.No. 15-30-092/2024
H No 9-114/24, Vijayapuri Colony,
Nagaram Village, Keesara Mandal,
Medchal -Malkajgiri, Telangana500083
Ph 7386612288

SALE DEED

This DEED OF SALE is made and executed on this the 23rd day of October, 2024 at Kapra, Medchal-Malkajgiri District, Telangana, by:

SRI SREENIVASAN NIDICHENAMETLA S/O. LATE NIDICHENAMETLA RAMESWARAM, aged about 63 years, Occupation: Business, Residing at H.No.12-13-705/8, S S Heights, Gokul Nagar, Opp: Nagarjuna Nagar Community Hall, Tarnaka, Secunderabad-500 017, (Aadhar No.XXXX XXXX 1258, Pan No.ACTPN8899H, Mobile No.9849103280).

HEREINAFTER CALLED THE "VENDOR", which expressions shall mean and include all his heirs, successors, executors, administrators, legal representatives and assignees etc.,

IN FAVOUR OF

1. SRI PRANABANANDA MISHRA S/O. SRI NIRODA KUMAR MISHRA, aged about 37 years, Occupation: Employee, (Aadhar No. XXXX XXXX 5134, Pan No.AQZPM2926N, Mobile No.7381008400).

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STATE OF THE PARTY OF THE PARTY

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 Re. 55500/- paid between the hours of ______ and ____ on the 23rd day of OCT, 2024 by Sri Sreenivasan Nidichenametla Execution admitted by (Details of all Executants/Claimants under Signature/Ink Thumb SI No Code Thumb Impression Photo Impression 1 CL PRANABANANDA MISHRA S/O. NIRODA KUMAR MISHRA 2 CL F NO 12 KHORDHA ODJSI SREENIVASAN NIDICHENA S/O. LATE NIDICHENAMET RAMESWARAM 3 EX H NO 12-13-706/8 S 3-H TARNAKA GEC-BAD 500 Identified by Witness: - 1, CS No 5921/2024 & Doct No Thumb Impression SI No Photo Name & Address Signature of B RAMESH R/O NAGOLE HYD Sheet TAPAN KUMAR MISHRA 2 R/O UPPAL HYD TAPAN KUMAR MI [1526-1-2024-5921] Biometrically Authenticated by SUDASARI VANA KUMARI SRO YESUDASARI VANA KUMAR on 23-OCT-234 16:07:07 23rd day of October, 2024 Signature of b Registrar E-KYC Details as received from UIDAI: SI No **Aadhaar Details** Address: Photo Aadhaar No: XXXXXXXX1258 S/O Late Rameswaram, Secunderabad, Hyderabad, Andhra Pradesh, Name: Sreenivasan 500017 Nidichenametla

Generated on: 23/10/2024 04:35:14 PM

Odisha, 751006

Bhubaneswar(M.C), Bhubaneswar, Khorda,

Aadhaar No: XXXXXXXX5134

Name: Pranabananda Mishra



2



2. SMT.TAPASWI MISHRA W/O. SRI PRANABANANDA MISHRA, aged about 31 years, Occupation: Pvt. Employee, both are same Residing at Flat No.12, Madhab Cottage, Road No-5, Mahadev Nagar, Jharapada, Bhubaneswar (M.C.), Khorda, Odisha-751 006, presently residing at Flat No.C-404, Gulmohar Residency, Mallapur, Hyderabad, (Aadhar No. XXXX XXXX 0346, Pan No.CUHPM2941R, Mobile No.8144040447).

HEREINAFTER CALLED THE "VENDEES", which expressions shall mean and include all his heirs, successors, executors, administrators, legal representatives and assignees etc.,

Whereas the Vendor is the sole and absolute owner and peaceful possessor of portion forming a Residential Deluxe Flat bearing No.104, on First Floor, in Block-D, bearing Municipal No.3-1-19/1/D/104 (PTIN No.1015503093), in the Complex known as "GULMOHAR RESIDENCY" with a super built-up area of 1660.00 Sq.feet., (i.e.1329.00 Sq.Feet., of built-up area & 331.00 Sft., of Common area) together with proportionate undivided share of land admeasuring 84.38 Sq.Yards or equivalent to 70.54 Sq.Mtrs., out of Ac.8-00 Gts., and a reserved parking space for Single Car in the basement admeasuring area about 105.00 Sq.feet., forming part of Survey No.19, covered under Block No.1, Situated at "MALLAPUR VILLAGE", within the Limits of GHMC Kapra Circle, Uppal Revenue Mandal, Medchal-Malkajgiri District, Telangana, (formerly known as Ranga Reddy District), having purchased the same from M/s.Gulmohar Residency (Pan No.AAGFG4971Q) rep.by its authorized signatory Sudhir U. Mehta, S/o. Late Uttamlal R.Mehta by virtue of a Registered Sale Deed vide Document No.5956 of 2023 of Book I, dated 04/11/2023 registered in the Office of the Sub-Registrar, Kapra, Medchal-Malkajgiri District, hereinafter called the "SCHEDULE PROPERTY".

WHEREAS the VENDOR herein has offered to sell the SCHEDULE PROPERTY for a total sale consideration amount of ₹.1,11,00,000/- (RUPES ONE CRORE ELEVEN LAKHS ONLY) to the VENDEES and the VENDEES herein have agreed to purchase the same for the said sale consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

THAT in pursuance of the aforementioned agreement and in consideration of the said sum of ₹.1,11,00,000/- (RUPEES ONE CRORE ELEVEN LAKHS ONLY) is already paid by the VENDEES to the VENDOR in the following manner:

- i. ₹.3,25,000/- (RUPEES THREE LAKHS TWENTY-FIVE THOUSAND ONLY) paid through RTGS from HDFC Bank, Kolkata Branch, Kolkata.
- ii. ₹.8,00,000/- (RUPEES EIGHT LAKHS ONLY) paid through RTGS from HDFC Bank, Kolkata Branch, Kolkata.

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Bk - 1, CS h 5691/2024.

Aadhaar No: XXXXXXXXX0346

Name: Tapaswi Mishra

Address:

Pranabananda Mishra, Bhubaneswar(M.C), Bhubaneswar, Khorda,

Odisha, 751006

Photo

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

| Description of Fee/Duty | In the Form of | | | | | | | | | |
|-------------------------------|-----------------|----------------------------|-----------|------|--------------------------------|---------------------|--------|--|--|--|
| | Stamp Papers | Challan u/S 41of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total | | | |
| Stamp Duty | 100 | 0 | 610400 | 0 | 0 | 0 | 610500 | | | |
| Transfer Duty | NA | 0 | 166500 | 0 | 0 | 0 | 166500 | | | |
| Reg. Fee | NA | 0 | 55500 | 0 | 0 | 0 | 55500 | | | |
| User Charges | NA | 0 | 500 | 0 | 0 | 0 | 500 | | | |
| Mutation Fee | NA | 0 | 11100 | 0 | 0 | 0 | 11100 | | | |
| Total | 100 | 0 | 844000 | 0 | 0 | 0 | 844100 | | | |

Rs. 776900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 55500/- towards Registration Fees on the chargeable value of Rs. 11100000/- was paid by the party through E-Challan/BC/Pay Order No ,9255Y9171024 dated ,17-OCT-24 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 844050/-, DATE: 17-OCT-24, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 0230947891529, PAYMENT MODE:NB-1001138, ATRN:0230947891529, REMITTER NAME: PRANABADANDA MISHRA, EXECUTANT NAME: SREENIVASAN NIDICHENAMETLA, CLAIMANT NAME: PRANABANANDA MISHRA OTHER)

Date:

SI No

3

23rd day of October, 2024

Signature of Registering Officer

Certificate of Registration

Registered as document no. 5691 of 2024 of Book-1 and assigned the identification number 1 2024 for Scanning on 23-OCT-24.

> Registering ficer

> > apra

(Y Vanaja Kemari)





iii. ₹.99,75,000/- (RUPEES NINTY NINE LAKHS SEVENTY FIVE THOUSAND ONLY) by way of D.D.No.014942 dated 21/10/2024, drawn on IDBI Bank, Gachibowli Branch, Hyderabad, being housing loan amount D.D. issued by IDBI Bank Ltd., for the purchase of the above said Flat, the receipt of which sum the VENDOR hereby accepts, admits and acknowledges and the VENDOR hereby sells, conveys and transfers to the VENDEES the SCHEDULE PROPERTY and as delineated in the plan in RED Colour annexed hereto in favour of the VENDEES together with all rights and easements that are attached or reputed to be attached

WHEREAS the VENDOR hereby assures and covenants with the VENDEES that they are the joint and absolute owners of the SCHEDULE PROPERTY and is solely entitled to convey or transfer the same to the VENDEES and nobody else has any right, title or interest in the SCHEDULE PROPERTY and it is free from all kinds of encumbrances, mortgages, charges, dues, demands, liens and court attachments whatsoever in favour of any one and the sale is an out and out absolute sale.

THAT the VENDOR further declares that he will sign all the papers, documents if needed to perfect the title in favour of the VENDEES in respect of the SCHEDULE PROPERTY, which is hereby sold.

THAT the VENDOR further declares that the VENDEES can enjoy the SCHEDULE PROPERTY as sole and absolute owners from today without any disturbance let or hindrance either from the VENDOR or anyone else claiming through or under the VENDOR.

THAT the VENDOR shall be bound to indemnify the VENDEES against any loss or claim that VENDEES may be put to by reasons of any defect in the title or possession of the VENDOR and the VENDEES shall be entitled to recover all such expenses from the VENDOR that VENDEES may be put to by reasons if any litigation's concerning the title or possession of the SCHEDULE PROPERTY.

THAT the VENDOR has paid all the taxes, charges, dues and demands payable in respect of the SCHEDULE PROPERTY up to the date of registration and all such taxes, charges and demands etc., shall be borne by the VENDEES in future.

THAT the VENDOR has delivered the vacant and peaceful possession of the SCHEDULE PROPERTY to the VENDEES and also handed over all the Link Documents and Papers relating to the SCHEDULE PROPERTY to the VENDEES herein.

THAT the VENDOR hereby agrees to co-operate the VENDEES by executing all documents required for Mutation of Property and other allied matters concerning the

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Bk - 1, CS No 5921/2024 & Doct No 5691/2024. Sheet 3 of 9 Sub colistrar

THAT the SCHEDULE PROPERTY is not an Assigned Land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act IX of 1977 and it does not belong or is under Mortgage to Government Agencies/Undertakings.

SCHEDULE "A" PROPERTY

(Description of Land)

All that the Residential Building Complex known as "GULMOHAR RESIDENCY" in Survey No.19, portion of the total land area to the extent of Ac.8-00 Gts., situated at Mallapur Village, within the Limits of GHMC Kapra Circle, Uppal Revenue Mandal, Medchal-Malkajgiri District, Telangana State (formerly known as Ranga Reddy District) and bounded as under:

NORTH BY: SY. No.22

SOUTH BY : 100'-00" ROAD EAST BY : SY. Nos.81 & 24 WEST BY : SY. No.20

SCHEDULE "B" PROPERTY

(Description of Flat)

All that the Residential Deluxe Flat bearing No.104, on First Floor, in Block-D, bearing Municipal No.3-1-19/1/D/104 (PTIN No.1015503093), in the Complex known as "GULMOHAR RESIDENCY" with a super built-up area of 1660.00 Sq.feet., (i.e.1329.00 Sq.Feet., of built-up area & 331.00 Sft., of Common area) together with proportionate undivided share of land admeasuring 84.38 Sq.Yards or equivalent to 70.54 Sq.Mtrs., out of Ac.8-00 Gts., and a reserved parking space for Single Car in the basement admeasuring area about 105.00 Sq.feet., forming part of Survey No.19, covered under Block No.1, Situated at "MALLAPUR VILLAGE", within the Limits of GHMC Kapra Circle, Uppal Revenue Mandal, Medchal-Malkajgiri District, Telangana, (formerly known as Ranga Reddy District), basement (2 Nos.) + 6 upper Floors and bounded as follows:

NORTH BY: OPEN TO SKY SOUTH BY: OPEN TO SKY EAST BY: OPEN TO SKY

WEST BY: 6'-6" WIDE CORRIDOR

(More clearly delineated in RED colour in the plan annexed hereto)

And -

Pronaboral Minz Tapareer Mishrea. Bk - 1, CS No 5921/2024 & Doct No 5691/2024. Sheet 4 of 9 Subsegistrar

OFFICE O The Seal of Sub Registrar office REGIS

ANNEXURE - 1A

Residential Deluxe Flat Bearing No.104, on First Floor, in Block-D, bearing Municipal No.3-1-19/1/D/104 (PTIN No.1015503093), in the Complex known as "GULMOHAR RESIDENCY" forming part of Survey No.19, covered under Block No.1, situated at "MALLAPUR VILLAGE", within the Limits of GHMC Kapra Circle, Uppal Revenue Mandal, Medchal-Malkajgiri District, Telangana, (formerly known as Ranga Reddy District).

| 1) | Description | of | the | Building |
|----|-------------|----|-----|----------|
| -/ | Description | OI | mic | Dullaing |

a) Nature of Roof

b) Type of Structure

2) Age of the Building

3) Total Extent of Site

4) Built up area Particulars:

a) in the First Floor

b) In the basement Floor parking space for one car

5) Annual Rental Value

6) Municipal Taxes per annum

7) Executant's estimate value of the Schedule Property

8) Market Value of the Schedule Property as per Govt.basic Register : R.C.C. ROOF ON PILLARS

: FRAMED STRUCTURE

: 1 year

: 84.38 Sq. Yards Undivided

Share of land out of Ac.8-00 Gts.

: 1660.00 Sq. Feet.,

105.00 Sq.Feet.,

: ₹.1,11,00,000/-

: ₹.42,28,750/-

That the VENDEE has paid an amount of ₹.8,44,050/- to the Deficit Stamp duty, Registration Fees along with user charges and Haritha Nidhi, including Mutation Fee also vide e-Challan No.9255Y9171024 dated 17/10/2024.

IN WITNESS whereof the VENDOR and VENDEES have signed this DEED OF SALE with free will and consent on this the day, month and year first above mentioned in the presence of the following witnesses.

SIGN.OF THE VENDOR

1. Pransbande Moty 2. Tapaner Mohrea

SIGN.OF THE VENDEES

Bk - 1, CS No 5921/2024 & Doct No 5691/2024. Sheet 5 of 9 Sub Registrar Kapra





SITE PLAN SHOWING THE Deluxe Flat Bearing No.104, on First Floor, in Block-D, bearing Municipal No.3-1-19/1/D/104 (PTIN No.1015503093), in the Complex known as "GULMOHAR RESIDENCY" forming part of Survey No.19, covered under Block No.1, situated at "MALLAPUR VILLAGE", within the Limits of GHMC Kapra Circle, Uppal Revenue Mandal, Medchal-Malkajgiri District, Telangana, (formerly known as Ranga Reddy District).

VENDOR: SRI SREENIVASAN NIDICHENAMETLA S/O. LATE NIDICHENAMETLA RAMESWARAM

VENDEES: 1. SRI PRANABANANDA MISHRA S/O. SRI NIRODA KUMAR MISHRA

2. SMT.TAPASWI MISHRA W/O. SRI PRANABANANDA MISHRA

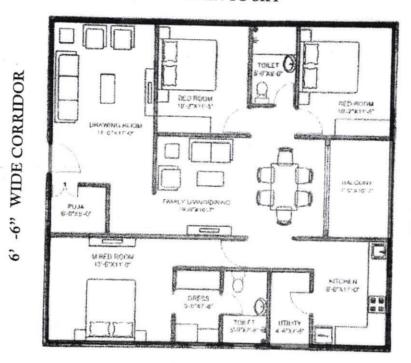
AREA: 84.38 Sq. Yards

BUILT-UP AREA: 1660 Sft., (105.00 Sft., for One Car Parking Space)

INCLUDED:

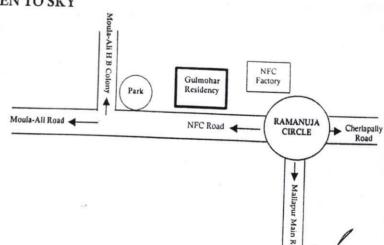


OPEN TO SKY



OPEN TO SKY

OPEN TO SKY



WITNESSES: -

1.

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2. try

SIGN.OF THE VENDOR

· Town Min

SIGN.OF THE VENDEES

Bk - 1, CS No 5921/2024 & Doct No 5691/2024. Sheet 6 of 9 Sub Registrar Kapra

The Seal of Sub Registrar office

PROPERTY TAX DETAILS

Property Details

PTIN:

1015503093

Owner

SREENIVASAN

Name:

NIDICHENAMETLA

Owner

LATE. NIDICHEN BLOOGT NO:

3-1-

Father

RAMESWARAM

19/1/D/104

Name:

Address:

3-1-

Pincode:

19/1/D/104

Mobile No

*****2477

Plinth

1765

Area(in

Sqft):

Locality:

Mallapur

Village

Sub

1526

1-Kapra

Register

Register

Circle:

5956

Doc No:

Office:

Registration

04-11-2023

Assessment

Date:

00:00:00

Type:

Building

Usage: Annual

6862

RES

Tax:

Back

Reach Us

Other Information india.gov.in

telangana.gov.in

Quick Links

D App Store

Contact

Organization

Privacy

Us Complaint Chart Zone

green hyderabad link

policy

Key

and

Circle

Contacts

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D

Bk - 1, CS No 5921/2024 & Doct No 5691/2024. Sheet 7 of 9 Sub Registrar Kapra







Property Details

PTIN:

1015503093

Owner Name:

SREENIVASAN NIDICHENAMETLA

Owner Father Name:

LATE.NIDICHENAMETLA

RAMESWARAM

Door No:

3-1-19/1/D/104

Address:

3-1-19/1/D/104

Pincode:

Mobile No:

*****2477

Plinth Area(in Sqft):

1765

Circle:

1-Kapra

Locality:

Mallapur Village

Sub Register Office:

1526

Register Doc No:

5956

Registration Date:

04-11-2023 00:00:00

Assessment Type:

Building Usage:

RES

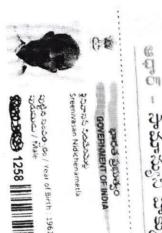
Annual Tax:

6862





VENDOR



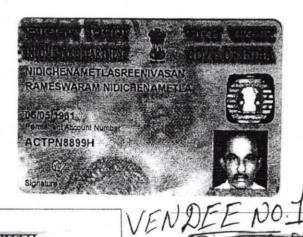
Date: 07/05/2011 Hyderacido Angina Pradesh きょうけいか いつかいしゃ EY 05738916 3 IN Magaziura Nagar Con

00 Government of India భారత ప్రభుత్వం G

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度数元の数/Enrolment No: 1027/00095/02759







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भारत सरकार **GOVERNMENT OF INDIA**



Pranabananda Mishra DOB: 02-06-1987 MALE

भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଫ୍ଲାଟ ନ*-12, ମାଧବ କଟେକ୍, ରୋତ୍ ନ*-5, ମହାଦେବ୍ ନଗର, ଝାଉପଡ଼ା, ରୁବନେଶ୍ୱର (ଏମ.ସି), ବୁଦ୍ଧେଶ୍ୱରୀ କଲୋକୀ, ଖୋର୍ଜା, ଓଡ଼ିଶା,

FLAT NO-12, MADHAB COTTAGE, ROAD NO-5, MAHADEV NAGAR, JHARPADA, Bhubaneswar(M.C), Budheswari Colony, Khorda, Odisha, 751006

5134

Mera Aadhaar, Meri Pehchaan

9802 1365 5134

Mera Aadhaar, Meri Pehchaan

आयकर विमाग

INCOME TAX DEPARTMENT

PRANABANANDA MISHRA

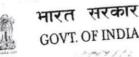
NIRODA KUMAR MISHRA

02/06/1987

Permanent Account Number AQZPM2926N

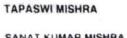
Pranabananda Midmo

Signature









विभाग

SANAT KUMAR MISHRA

INCOME TAX DEPARTMENT

15/08/1993 Permanent Account Number

CUHPM2941R

from Bits Signature

आयकर



भारत सरकार

GOVT. OF INDIA

Tapaner Mohrea

VENDEE. NO.2





