



Government of Telangana Registration And Stamps Department

5691/2024

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

CS No/Doct No: 5921 / 2024

Transaction: Sale Deed

Challan No:

E-Challan No: 9255Y9171024

Chargeable Value: 11100000

DD No:

Challan Dt:

E-Challan Dt: 17-OCT-24

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFS

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				55500
Transfer Duty /TPT				166500
Deficit Stamp Duty				610400
User Charges				500
Mutation Charges				11100
Total:				844000

Total:

In Words: RUPEES EIGHT LAKH FORTY FOUR THOUSAND ONLY

Prepared By: CHAYADEVI

Signature: SR



Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-5691/2024

Date: 23/10/2024

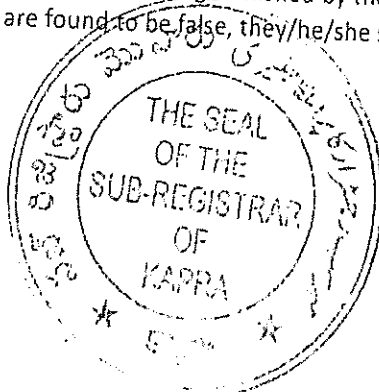
CERTIFICATE OF TRANSFER/ MUTATION

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.	3-1-19/1/D/104
PTIN/Assessment No.	1015503093
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	MALLAPUR VILLAGE
Transferor (Name of previous PT Assessee in the Tax Records)	1. SREENIVASAN NIDICHENAMETLA (S/o. LATE NIDICHENAMETLA RAMESWARAM) 1. PRANABANANDA MISHRA (S/o. NIRODA KUMAR MISHRA) 2. TAPASWI MISHRA (W/o. PRANABANANADA MISHRA)
Transferee (Name of PT Assessee now entered in the Tax Records)	
Document Registration No.	1526-5691/2024 [01]
Document Registration Date	23/10/2024

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
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.



Signature of Sub-Registrar
(KAPRA)
25/10

Doc. No. - 5691/2024.

Cs No
592/SCANNED



తెలంగాణ తెలంగాణ 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

B. PADMAJA
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, Telangana-
500083
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).

Pranabank Mishra Contd..2..
Tapasvi Mishra

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. 55500/- paid between the hours of 4 and 5 on the 23rd day of OCT, 2024 by Sri Sreenivasan Nidichenametta

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			TAPASWI MISHRA W/O. PRANABANANDA MISHRA F NO 12 KHORDHA ODISHA 751006 NO C-404 GULMOHAR RESIDENCY MALLAPUR HYD	
2	CL			PRANABANANDA MISHRA S/O. NIRODA KUMAR MISHRA F NO 12 KHORDHA ODISHA 751006 NO C-404 GULMOHAR RESIDENCY MALLAPUR HYD	
3	EX			SREENIVASAN NIDICHENAMETLA S/O. LATE NIDICHENAMETLA RAMESWARAM H NO 12413-706/3 S S HEIGHTS TARNAKA SEC-BAG 500017	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			B RAMESH R/O NAGOLE HYD	
2			TAPAN KUMAR MISHRA R/O UPPAL HYD	

23rd day of October, 2024

Signature of Sub Registrar

Biometrically Authenticated by
SRO YESUDASARI VANA KUMARI
on 23-OCT-2024 16:07:07

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1258 Name: Sreenivasan Nidichenametta	S/O Late Rameswaram, Secunderabad, Hyderabad, Andhra Pradesh, 500017	
2	Aadhaar No: XXXXXXXX5134 Name: Pranabananda Mishra	Bhubaneswar(M.C), Bhubaneswar, Khorda, Odisha, 751006	

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Sub Registrar Kapra

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/- (RUPEES 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.



Pranabank Mishra
Contd..3..

Tapaswi Mishra

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX0346 Name: Tapaswl Mishra	C/O Pranabananda Mishra, Bhubaneswar(M.C), Bhubaneswar, Khorda, Odisha, 751008	

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

Description of Fee/Duty	Stamp Papers	In the Form of					Total
		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	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: PRANABANANDA MISHRA, EXECUTANT NAME: SREENIVASAN NIDICHENAMETLA, CLAIMANT NAME: PRANABANANDA MISHRA AND OTHER).

Date:

23rd day of October, 2024

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 5691 of 2024 of Book-1 and assigned the identification number 1 - 1526 - 5691 - 2024 for Scanning on 23-OCT-24 .

Registering Officer

Kapra

(Y Vanaja Kumari)

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- 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 thereto.

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 SCHEDULE PROPERTY.



Pranabacharya Mishra
Contd..4..

Tapaswini Mishra

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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)



Contd..5..

Pranabach Mishra
Tapasree Mishra.

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KAPRA

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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

- a) Nature of Roof : R.C.C. ROOF ON PILLARS
b) Type of Structure : FRAMED STRUCTURE

2) Age of the Building : 1 year

3) Total Extent of Site : 84.38 Sq.Yards Undivided
Share of land out of Ac.8-00 Gts.

4) **Built up area Particulars:**

a) in the First Floor : 1660.00 Sq. Feet.,

b) In the basement Floor
parking space for one car : 105.00 Sq.Feet.,

5) Annual Rental Value : ₹._____-/-

6) Municipal Taxes per annum : ₹._____-/-

7) Executant's estimate value of the
Schedule Property : ₹.1,11,00,000/-

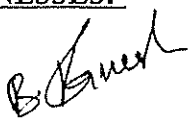
8) Market Value of the Schedule
Property as per Govt.basic Register : ₹.42,28,750/-

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.

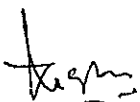
IN WITNESS whereof the VENDOR and VENDEES have signed this DEED OF SALE with free will and consent on this the day, month and year first above mentioned in the presence of the following witnesses.

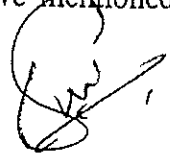
WITNESSES:-

1.



2.




SIGN.OF THE VENDOR

1. Pranabade Nitya

2. 'Tapaneer' Mohra

SIGN.OF THE VENDEES

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Kapra

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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

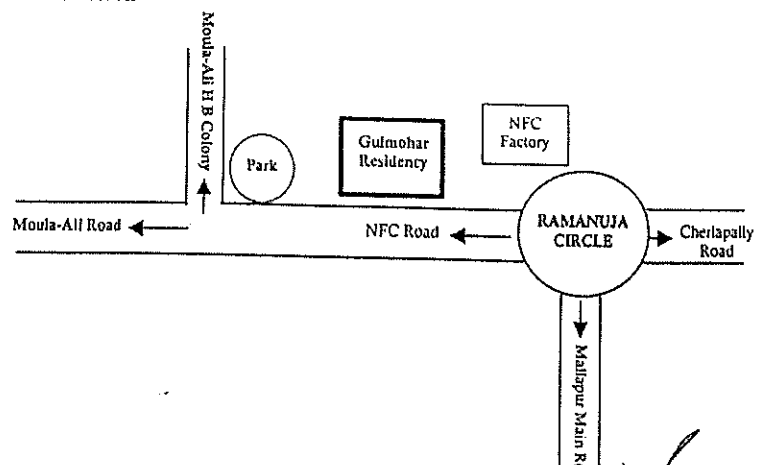
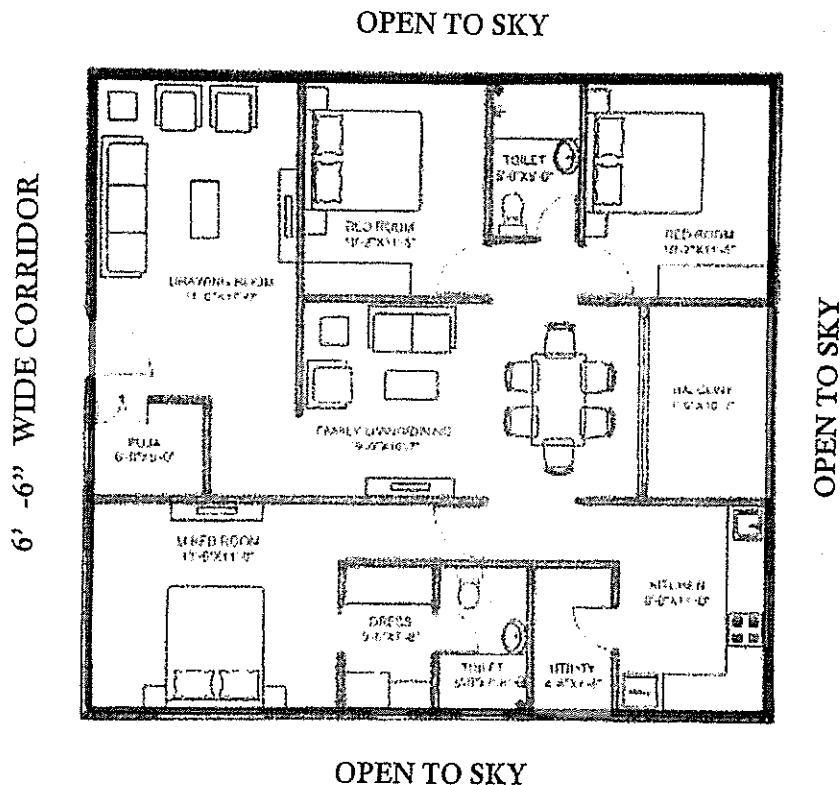
2. SMT.TAPASWI MISHRA W/O. SRI PRANABANANDA MISHRA

AREA : 84.38 Sq. Yards

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

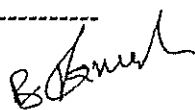
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EXCLUDED: 

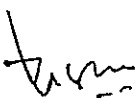


WITNESSES: -

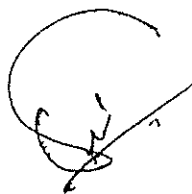
1.



2.



SIGN.OF THE VENDOR



1. Pranabnanda Mishra

2. Tapaswi Mishra

SIGN.OF THE VENDEES

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PROPERTY TAX DETAILS

Property Details

PTIN :	1015503093	Owner Name :	SREENIVASAN NIDICHENAMETLA
Owner Name :	LATE.NIDICHENAMETLA	Doc No :	3-1-19/1/D/104
Father Name :	RAMESWARAM		
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		

Back

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Zone
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Circle
Apap

india.gov.in
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telangana.gov.in
The State govt of Telangana

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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

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Sub Registrar
Kapra
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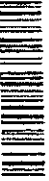


VENDOR

ఆధార్ - సామాన్యుని హక్కు



ఆధార్ నంబర్ / Your Aadhaar No
1258



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
స్టేషనరీ మినిస్టర్
Stationary Minister



ఆధార్ - సామాన్యుని హక్కు

ఆధార్ నంబర్ / Your Aadhaar No
1258

ఆధార్ నంబర్ / Your Aadhaar No
1258

Date: 07/05/2011



EY 05738916 3 IN

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
స్టేషనరీ మినిస్టర్
Stationary Minister
ఆధార్ నంబర్ / Your Aadhaar No
1258

ఆధార్ నంబర్ / Your Aadhaar No
1258

ఆధార్ నంబర్ / Your Aadhaar No
1258

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
స్టేషనరీ మినిస్టర్
Stationary Minister
ఆధార్ నంబర్ / Your Aadhaar No
1258



ఆధార్ నంబర్ / Your Aadhaar No
1258



VENDEE NO. 1



भारत सरकार
GOVERNMENT OF INDIA



Pranabananda Mishra
DOB: 02-06-1987
MALE

~~98921365~~ 5134

Mera Aadhaar, Meri Pehchaan



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

फ्लैट नं-12, माधव बस्ती, बोरड
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Permanent Account Number

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