

Government of Telangana  
Registration And Stamps Department

1336/46

Payment Details - Citizen Copy - Generated on 29/01/2026, 11:47 AM

SRO Name: 1507 Uppal

Receipt No: 1523

Receipt Date: 29/01/2026

Name: HARIPRIYA BHATT SARKAR

CS No/Doct No: 1244/2026

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 256HHJ270126

Chargeable Value: 7250000 DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-JAN-26

Bank Name:

Bank Branch:

E-Challan Bank Name: CNRB

E-Challan Bank Branch:

Account Description	Cash	Challan	DD	E-Challan
Registration Fee				7250
Deficit Stamp Duty				36150
User Charges				500
Total:	30			43900

In Words: RUPEES FORTY THREE THOUSAND NINE HUNDRED ONLY

RETURN  
SUB-REGISTRAR  
UPPAL

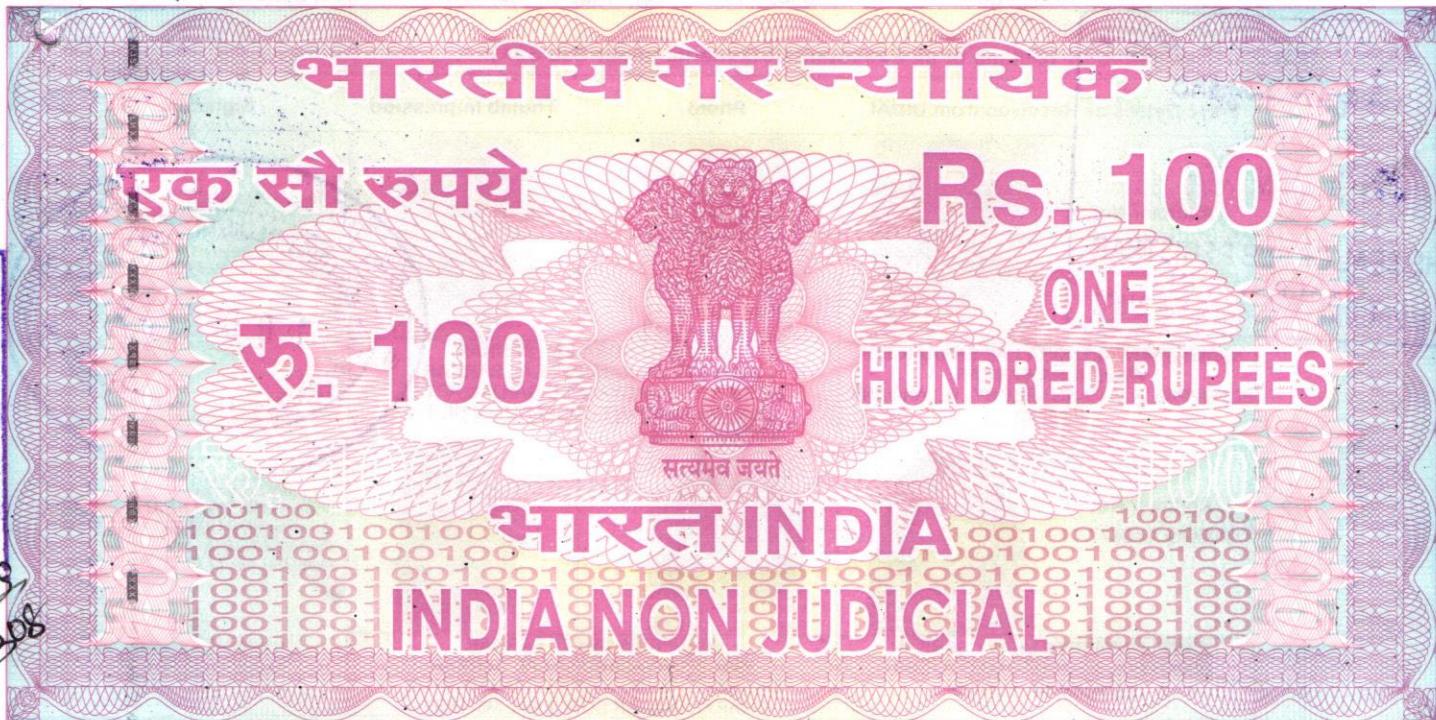
Prepared By: SUNITHA

Signature by SR

OP  
752-342

X  
301

124412026



తెలంగాణ తెలంగాణ TELANGANA

BU 420084

Tran Id: 260128140208504248  
Date: 28 JAN 2026, 02:03 PM  
**Purchased By:**  
HARIPRIYA BHATT SARKAR  
W/o SHAIWALENDRA LAL SARKAR  
R/o HYDERABAD  
**For Whom**  
SELF AND OTHERS

**K T V DURGA PRASAD**  
LICENSED STAMP VENDOR  
Lic. No. 15-12-005/2011  
Ren.No. 15-12-029/2026  
28-42 Vinayak Nagar,  
Malakgiri Hyderabad  
Ph 995959876

**MEMORANDUM OF DEPOSIT OF TITLE DEEDS.**

THIS MEMORANDUM DEPOSIT OF TITLE DEEDS is made and executed on this the 29<sup>th</sup> day of January 2026 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. Mrs. Haripriya Bhatt Sarkar, Wife of Mr. Shaiwalendra Lal Sarkar aged about 43 years, Occupation: Housewife (Pan No. MPTPS4533L, Mobile No. 93474 99540) and
2. Mr. Shaiwalendra Lal Sarkar, Son of Late Chiranjeet Lal Sarkar aged about 42 years, Occupation: Service both are residing at H. No. 8-51/B/6/301, Bhagyashree Gajanan Apartment, Dwaraka Nagar, Boduppal Village, Medipally Mandal, Medchal-Malkajgiri District, Telangana-500 092 (Pan No. ASBPS1768A, Mobile No. 93474 99540)

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

TPBhatt

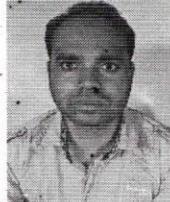
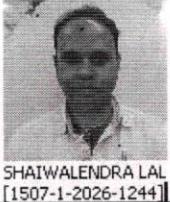
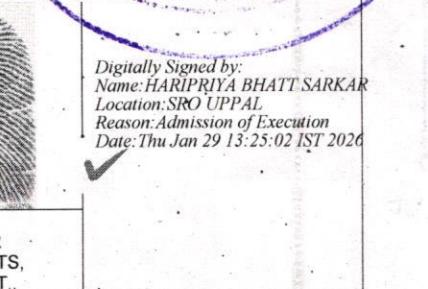
Walter

**Presentation Endorsement:**

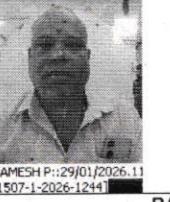
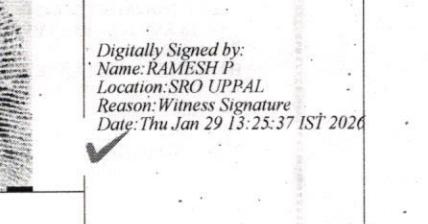
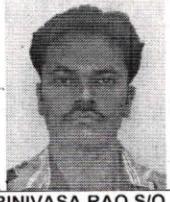
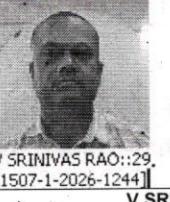
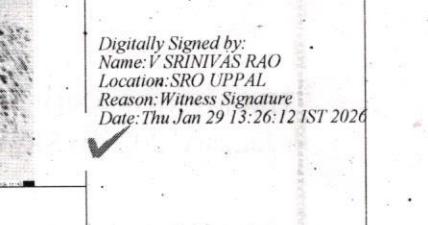
Presented in the Office of the Joint Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7250/- paid on the 29th day of JAN, 2026 by Sri/Smt.

Haripriya Bhatt Sarkar at 11:36

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

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<p><b>Aadhaar No:</b> XXXXXXXXXXXX0474</p> <p>NAME: SHAIWALENDRA LAL SARKAR SHA WALENDRA SARKAR, BODUPPAL, K.V. RANGAREDDY, TELANGANA, 500092</p>		 <p>SHAIWALENDRA LAL [1507-1-2026-1244]</p>	 <p>Digitally Signed by: Name: SHAIWALENDRA LAL SARKAR Location: SRO UPPAL Reason: Admission of Execution Date: Thu Jan 29 13:25:20 IST 2026</p>
2	<p><b>Aadhaar No:</b> XXXXXXXXXXXX0477</p> <p>NAME: HARIPRIYA BHATT SARKAR BODUPPAL, MEDCHAL-MALKAJGIRI, TELANGANA, 500092</p>		 <p>HARIPRIYA BHATT SARKAR [1507-1-2026-1244]</p>	 <p>Digitally Signed by: Name: HARIPRIYA BHATT SARKAR Location: SRO UPPAL Reason: Admission of Execution Date: Thu Jan 29 13:25:02 IST 2026</p>

**Identified by Witness:**

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<p><b>Aadhaar No:</b> XXXXXXXX5483</p> <p>NAME: RAMESH PATRO S/O NIRANJAN PATRO Cherlapally, Medchal-malkajgiri, Telangana, 500051</p>		 <p>RAMESH P.:29/01/2026.11 [1507-1-2026-1244]</p>	 <p>Digitally Signed by: Name: RAMESH P. Location: SRO UPPAL Reason: Witness Signature Date: Thu Jan 29 13:25:37 IST 2026</p>
2	<p><b>Aadhaar No:</b> XXXXXXXX9391</p> <p>NAME: VALUROUTU SRINIVASA RAO S/O VALUROUTU NARSIMHA Cherlapally, Medchal-malkajgiri, Telangana, 500051</p>		 <p>V SRINIVAS RAO:29. [1507-1-2026-1244]</p>	 <p>Digitally Signed by: Name: V SRINIVAS RAO Location: SRO UPPAL Reason: Witness Signature Date: Thu Jan 29 13:26:12 IST 2026</p>

Authenticated by  
M.ANITHA  
SRO Uppal

29th day of January,2026

Generated on: 29/01/2026 13:09:35

Bk - 1, CS No 1244/2026 & Doct No 1336/2026.

Digitally Signed by:  
Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:27:54 IST 2026

Sheet 1 of 4



Attended the branch office of BANK OF BARODA, M. G. Road Branch at Secunderabad (hereinafter called "BOB") and delivered to and deposited with Shri. S. Bharath of BOB (TAN NO.MUMB21345C), acting for BOB, the documents of title, evidences, deeds and writings more particularly described in the First Schedule hereunder written (hereinafter called "the said title deeds") in respect of immovable properties belonging to the Depositor and for all that land forming plot no.192, admeasuring about 161 sq. yds, along with a Villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and more particularly described in the Second Schedule hereunder written both present & future (hereinafter referred to as "the said immovable properties") with intent to create a mortgage by deposit of title deeds to secure on a first charge basis the due repayment and discharge to BOB for their below mentioned financial assistance to Mrs. Haripriya Bhatt Sarkar, W/o. Mr. Shaiwalendra Lal Sarkar and Mr. Shaiwalendra Lal Sarkar, S/o. Late Chiranjeet Lal Sarkar.

<u>Nature of facility</u>	<u>LIMIT</u>
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i) <b>Baroda home Loan</b>	<b>Rs.72,50,000/-</b>
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Aggregating to Rs.72,50,000/-(Rupees Seventy Two Lakhs Fifty Thousand Only) together with interest, additional interest, compound interest, further interest by way of liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and other moneys payable under their Heads of Agreement/Loan Agreements/Letters of Sanction/Memorandum of Terms and Conditions amended from time to time.

THE Depositor further stated that the said title deeds so deposited were the only documents of title relating to the said immovable properties in his possession, power and control and that he had a clear and marketable title to the said immovable properties.

The aforesaid deposit of title deeds was deposited by Mrs. Haripriya Bhatt Sarkar, W/o. Mr. Shaiwalendra Lal Sarkar and Mr. Shaiwalendra Lal Sarkar, S/o. Late Chiranjeet Lal Sarkar in the presence of  
 Mr. S. Bharath of (officer of BOB)

**FIRST SCHEDULE**  
**(List of documents of title, evidences, deeds and writings)**

S.NO	DOCUMENT NUMBER & DOCUMENT DATE	DESCRIPTION OF DOCUMENT	ORIGINAL/CERTIFIED COPY
1	1324 /2026, dated 29-01-2026 registered at SRO, Uppal	Sale Deed	Original
	1334/2026, dated 29-01-2026 registered at SRO, Uppal	Agreement for Construction	Original
2	20-04-2024	Agreement of sale	Original

*SPBhatt*

*1334*

*Shaiwalendra*

**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						
	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	36150	0	0	0	36250
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	7250	0	0	0	7250
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
<b>Total</b>	<b>100</b>	<b>0</b>	<b>43900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44000</b>

Rs. 36150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7250/- towards Registration Fees on the chargeable value of Rs. 7250000/- was paid by the party through E-Challan/BC/Pay Order No ,256HHJ270126 dated ,27-JAN-26 of.,CNRB/

#### Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 43950/-, DATE: 27-JAN-26, BANK NAME: CNRB, BRANCH NAME: , BANK REFERENCE NO: 9776940059428, PAYMENT MODE:NB-1001138, ATRN:9776940059428, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: SHAIWALENDRA LAL SARKAR, CLAIMANT NAME: BANK OF BARODA.

Digitally Signed by:  
Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:27:54 IST 2026

Date:

29th day of January,2026

#### Certificate of Registration

Registered as document no. 1336 of 2026 of Book-1 and assigned the identification number 1 - 1507 - 1336 - 2026 for Scanning on 29-JAN-26

Digitally Signed by:  
Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:27:54 IST 2026

Generated on: 29/01/2026 13:09:35

Bk - 1, CS No 1244/2026 & Doct No 1336/2026.

Digitally Signed by:  
Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:27:54 IST 2026

Sheet 2 of 4



SECOND SCHEDULE  
Description of the Scheduled Land

All that portion of the land area to the extent of Ac.6-18 gts., forming a party of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal–Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:

North By	Cherlapally Village
South By	Neighbours land in Sy. Nos. 5, 8, 9, 10, 13, 168
East By	Neighbours land in Sy. Nos. 133, 136 & 137
West By	HUDA Layout Developed by Silver Oak Realty and Silver Oak Villas LLP

Description of the Schedule Villa:

All that land forming plot no.192, admeasuring about 161 sq. yds, along with a Villa constructed thereon, having built up area 2040 sft, in the housing project named as “Silver Oak Villas” forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal–Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:

North by : Plot No. 191  
South by : 30' wide road  
East by : Plot No. 200  
West by : 30' wide road

(More particularly described in Sale Deed Doct No. 1324 of 2025, & Agreement for Construction bearing Doc No.1334 of 2026 dated 29-01-20269 of SRO, Uppal, Medchal-Malkajgiri District.)

Witness Signature:

1) 

Signature of Depositor

2) 

Generated on: 29/01/2026 13:09:35

**Bk - 1, CS No 1244/2026 & Doct No 1336/2026.**

Digitally Signed by:  
Name: M ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:27:54 IST 2026

Sheet: 3 of 4





Generated on: 29/01/2026 13:09:35

Bk - 1, CS No 1244/2026 & Doct No 1336/2026.

Sheet 4 of 4

Digitally Signed by:  
Name: M. ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:27:54 IST 2026

