

Government of Telangana
Registration And Stamps Department

1336/16

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

Amount Paid By

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

In Words: RUPEES FORTY THREE THOUSAND NINE HUNDRED ONLY

RETURN

SUB-REGISTRAR
UPPAL

Prepared By: SUNITHA

Signature by SR

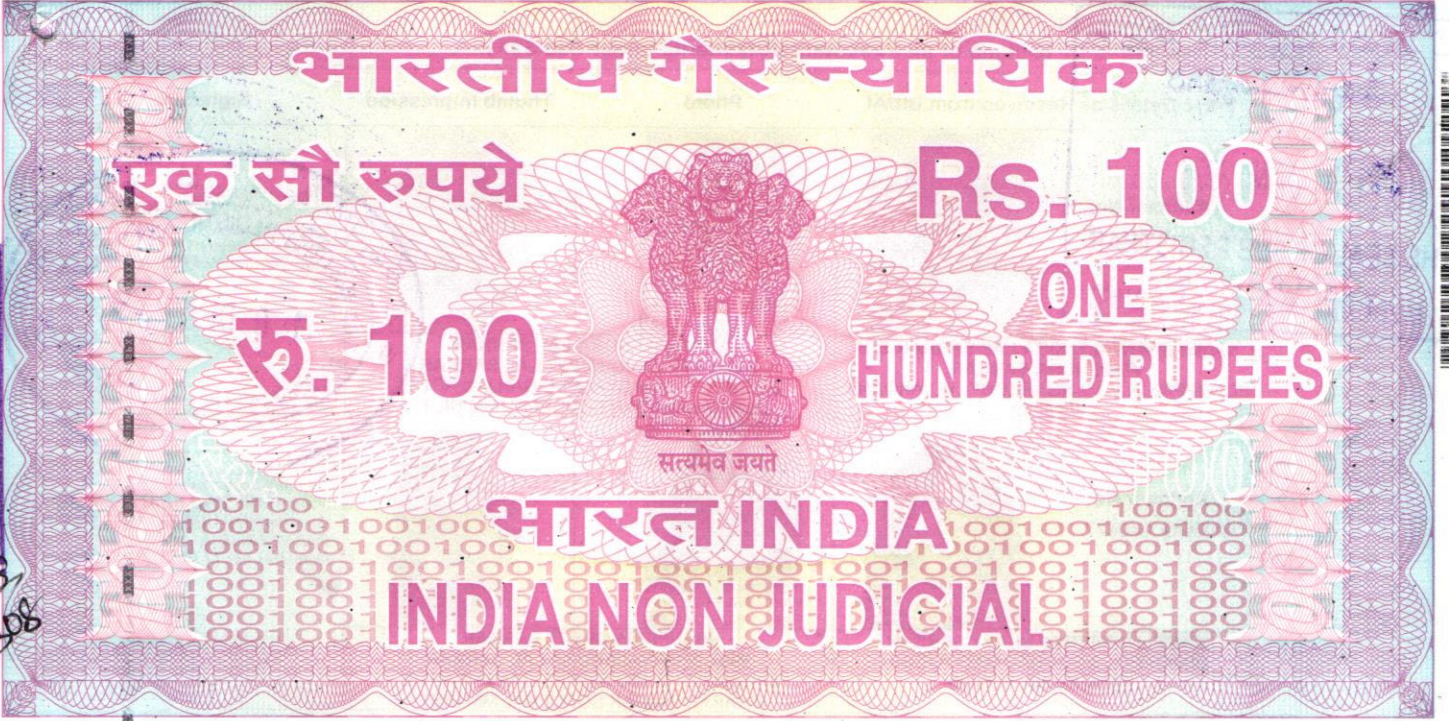
CTP
752-342

X
301

12/01/2026

BOOK - 1 DOC.NO. 1336/2026
SUB REGISTRAR : UPPAL

SCANNED



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,
Malkajgiri Hyderabad
Ph 9959959876

MEMORANDUM OF DEPOSIT OF TITLE DEEDS.

THIS MEMORANDUM DEPOSIT OF TITLE DEEDS is made and executed on this the 29th 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, Boduppall 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 1st 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)

H. Bhatt

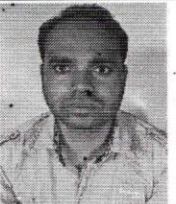



M. Sarkar

Presentation Endorsement:



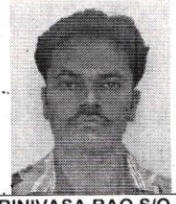
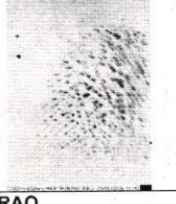
Presented in the Office of the Joint Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7250/- paid on the 29th day of JAN, 2026 by Sri/Smt.

Haripriya Bhatt Sarker 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 MR	Aadhaar No: XXXXXXXX1692 NAME: SHAIWALENDRA LAL SARKAR SHA WALENDRA SARKAR, BODUPPAL, K.V. RANGAREDDY, TELANGANA, 500092	 SHAIWALENDRA LAL SARKAR [1507-1-2026-1244]		Digitally Signed by: Name: SHAIWALENDRA LAL SARKAR Location: SRO UPPAL Reason: Admission of Execution Date: Thu Jan 29 13:25:20 IST 2026
2 MR	Aadhaar No: XXXXXXXX0477 NAME: HARIPRIYA BHATT SARKAR BODUPPAL, MEDCHAL-MALKAJGIRI, TELANGANA, 500092	 HARIPRIYA BHATT SARKAR [1507-1-2026-1244]		Digitally Signed by: Name: HARIPRIYA BHATT SARKAR Location: SRO UPPAL Reason: Admission of Execution Date: Thu Jan 29 13:25:02 IST 2026

Identified by Witness:

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

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.

Nature of facility

LIMIT

i) **Baroda home Loan**

Rs.72,50,000/-

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

HP Bhatt

1334

[Signature]

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
Total	100	0	43900	0	0	0	44000

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.

Date:

29th day of January,2026

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

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

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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 29-01-2026 of SRO, Uppal, Medchal-Malkajgiri District.)

Witness Signature:

1) 

2) 





Signature of Depositor

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

Sheet 3 of 4

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





భారత ప్రభుత్వం
Government of India



అదార్

Aadhaar no. Issued: 117107-19




హరిప్రియా భట్ట సర్కార్
Hari Priya Bhatt Sarkar
పుట్టిన తేదీ/DOB: 12/06/1982
స్త్రీ FEMALE

అదార్ అనేది గుర్తింపు పత్రం మాత్రమే, పౌరత్వం లేదా పుట్టితేదీ కి కాదు. ఇది షెడ్యూల్డ్ అండ్ నోట్ ఫర్ వెరిఫికేషన్ (అన్ లైన్ వెరిఫికేషన్ లేదా QR కోడ్ / అఫ్ లైన్ XML యూజ్, ప్లాస్ట్).


Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3816 0695 0477


भारत सरकार National Identification Authority of India Government of India	
Enrollment No.: 0000/00479/97474	
To Shawalendra Lal Sarkar C/O S L Sarkar H No 1-5-30 Flat No-g1 Street No 8 Near Sai Public School Habsiguda Uppal Uppal 02/06/2013	
K.v. Rangareddy Telangana 500039 7306093354 92495749	
MD924957498FH 	
	
आपका आधार क्रमांक / Your Aadhaar No. : 8761 6490 1694	
मेरा आधार, मेरी पहचान	
 भारत सरकार Government of India Shawalendra Lal Sarkar DOB : 24/06/1983 Male	
	
8761 6490 1694 मेरा आधार, मेरी पहचान	



భారత్ ప్రభుత్వం
Government of India



అధార్




రమేష్ పాట్రో
Ramesh Patro
పుట్టిన తేదీ (DOB): 02.05.1980
పురుషుడు (Male)


అధార్ నెట్ నెట్ గుర్తింపును ఉపయోగించండి. ధృవీకరణ కోసం పుట్టిన తేదీ కి
లాగా అదే పురుషుని పుట్టిన తేదీని ఉపయోగించండి (అన్లైన్ ప్రమాణీకరణ
లేదా QR కోడ్ / అన్లైన్ XML యొక్క ఉపయోగం)

**Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).**

5613 5410 5483

నా అధార్, నా గుర్తింపు


భారత ప్రభుత్వం
Government of India





భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 0000/00867/66765

To
జనార్దన్, జ్ఞాన రావు
Valarodu Srinivasa Rao
S/O Valarodu Narasimha
Plot No 106
IDA Chertlagudi Phase 2
Near XG Merq Quarters
Vishakhapatnam Nagar Colony
Chertlagudi
Machilal mandapam Telangana - 500051
9951177619


Vijaya Indu


 Signature verified
Digitally signed by V. Vijaya Indu
DN: cn=V. Vijaya Indu, o=Aha, ou=Ministry of Information & Public Relations,
c=IN



మీ ఆధార్ నెంబర్ / Your Aadhaar No. :
6697 8705 9391
UID : 9123 5880 1485 8934

నా ఆధార్, నా గుర్తింపు


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Government of India



జనార్దన్, జ్ఞాన రావు
Valarodu Srinivasa Rao
ఇద్దో: 46/DOH- 25/07/1985
గెండ్రుక/ MALE

Issue Date: 30/12/2015

6697 8705 9391
UID : 9123 5880 1485 8934
నా ఆధార్, నా గుర్తింపు

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

Sheet 4 of 4

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

