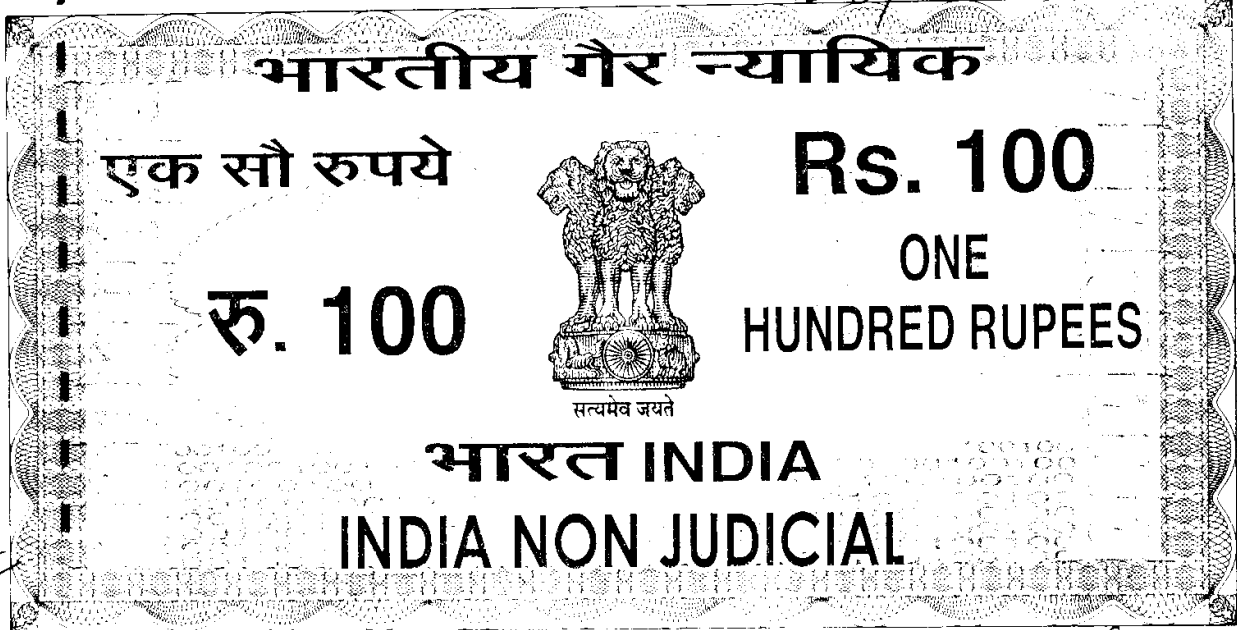


1436/2020



1527
1508

తెలంగాణ తేలంగానా TELANGANA

Sl. No. 2252 Date 10-02-2020

Sold To: Abdul Khaliq s/o Abdul Ghani
For Which: Self cyo/Rang 140 Hyd

Sharada
V 020068
B. SHARADA
(Licenced Stamp Vendor)
LN: 1415004/2007, P: 1415000/2019
H.No: 21-115, Farooq Nagar (V)
Farooq Nagar (V), R.R. Dist.,
PIN-509216, Ph: 9549411543

SALE DEED

This deed of made and executed on this 10th day of February, 2020 by between: -

Mrs. CHEDURUVALLI KARUNA W/o. CHEDURUVALLI VENKATESH GOUD, aged about 31 years, Occu: House Wife, R/o. H.No.6-28, Chandrayanguda Village, Nandigama Mandal, Ranga Reddy District, Telangana State -509228.

[Aadhaar No.7027 4444 4922, Mobile No.9908649888]

(HEREINAFTER called as VENDOR which term unless repugnant to the context shall mean and include all his/her heirs, legal representatives, executors, administrators, successors-in-interest, assignees and nominees etc., of the **FIRST PART.**)

IN FAVOUR OF

1. **Mr. ABDUL KHALIQ S/o. ABDUL GHANI**, aged about 59 years, Occ: Business, R/o. # 04-26-9/1/9, Upperpally Pillar No. 185, PDR G7, Attapur, Rajendranagar, Sogbowli, K.V. Ranga Reddy, Hyderabad, Telangana State - 500048.

[Aadhaar No.5850 5474 0624, Pan No.DNRPK2142A, Mobile No.6305416001]

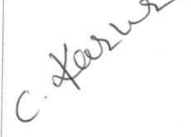
(Karuna)

1) [Signature]
2) [Signature]

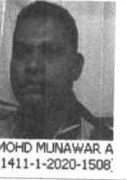
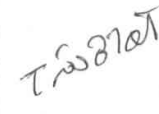
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shadnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2750/- paid between the hours of 5 and 6 on the 10th day of FEB, 2020 by Sri Cheduruvali Karuna

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SHAIK FAREED::10/02/20 [1411-1-2020-1508]	SHAIK FAREED S/O. LATE SHAIK MAHBOOB 13-1-1234/1/4/A/1, SARWAR NAGAR, KULSUMPURA, HYDERABAD, ASIF NAGAR	
2	CL		 ABDUL KHALIQ::10/02 [1411-1-2020-1508]	ABDUL KHALIQ S/O. ABDUL GHANI 04-26- 9/1/9, UPPERALLY, RAJENDRANAGAR, K V RANGAREDDY, ATTAPUR	
3	EX		 CHEDURUVALLI KARUNA:: [1411-1-2020-1508]	CHEDURUVALLI KARUNA W/O. C VENKATESH GOUD 6- 28, CHANDRAYANGUDA, NANDIGAMA , RANGAREDDY, CHANDRAYANGUDA	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MOHD MUNAWAR A [1411-1-2020-1508]	MOHD MUNAWAR ALI R/O SHAMSHABAD	
2		 SURESH::10/02/2020.17:14 [1411-1-2020-1508]	SURESH R/O NARSAPPAGUDA	

10th day of February, 2020

Signature of Sub Registrar
Shadnagar**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4922 Name: CHEDURUVALLI KARUNA	Nandigam, Mahabub Nagar, Andhra Pradesh, 509228	
2	Aadhaar No: XXXXXXXX0624 Name: Abdul Khaliq	S/O Abdul Ghani, Sogbowli, K.V. Rangareddy, Andhra Pradesh, 500048	

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Shadnagar

2. **Mr. SHAIK FAREED S/o. LATE SHAIK MAHBOOB**, aged about 44 years, Occ: Business, R/o. #13-1-1234/1/4/A/1, Sarwar Nagar, Jahirra, Asif Nagar, Kulsumpura, Hyderabad, Telangana State – 500067. [Aadhaar No.2378 5816 7283]

(HEREINAFTER called as VENDEES which term unless repugnant to the context shall mean and include all his/her heirs, legal representatives, executors, administrators, successors-in-interest, assignees and nominees etc., of the **SECOND PART**.)

WHEREAS the VENDOR has in specifically affirmed sincerely states and assures the VENDEES here in that, I am the absolute owner and possessors of the agriculture Land. The VENDOR having purchased Registered **Sale Deed Document No.4578/2017**, registered at Shadnagar Sub - Register office., The Schedule land bearing Survey Nos. **13186/1 (Ac.00-08 Gts)**, **13182/2 (Ac.00-01 Gts)**, **13185/2/2 (Ac.00-20 Gts)** , **1318/11 (Ac. 00-11 Gts)**, **(As Per ROR)** an total Extent of **Ac.01-00** Guntas, Situated at **NANDIGAMA** Village & G.P., Nandigama Mandal, Ranga Reddy District., The VENDOR is mutated this land in concerned authority, and Khata No.4709 and Pass Book No.T05190052200 are issued by Mandal Revenue Office/Mandal Tahasildar Office, Nandigama, Ranga Reddy District, T.S.,

AND WHEREAS the VENDOR here in has collectively offered the VENDEES here in for sale above said agriculture land bearing Survey Nos. **13186/1 (Ac.00-08 Gts)**, **13182/2 (Ac.00-01 Gts)**, **13185/2/2 (Ac.00-20 Gts)** , **1318/11 (Ac. 00-11 Gts)**, an total Extent of **Ac.01-00** Guntas, Situated at **NANDIGAMA** Village & G.P., Nandigama Mandal, Ranga Reddy District., (This property hereinafter called 'said lands' for brevity and convenience which is more particularly and clearly described in the in schedule herein under) for his/her personal, her/his families necessities needs of money for a total sale consideration of Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) to the VENDOR Herein, and the VENDEES herein agreed to purchase the same for the said total sale consideration of Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand Only). IN PURSUANCE of the said offer, acceptance and consideration the VENDEES herein has this day paid the entire said sale considerations to the VENDOR.

C. Karim

1) [Signature]
2) [Signature]

E-KYC Details as received from UIDAI:
SI No Aadhaar Details Address:
3 Aadhaar No: XXXXXXXX7283 S/O Late Shaik Mahboob,
Name: Shaik Fareed Asifnagar, Hyderabad, Andhra Pradesh, 500067

Photo



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	21900	0	0	0	22000
Transfer Duty	NA	0	8250	0	0	0	8250
Reg. Fee	NA	0	2750	0	0	0	2750
User Charges	NA	0	100	0	0	0	100
Total	100	0	33000	0	0	0	33100

Rs. 30150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2750/- towards Registration Fees on the chargeable value of Rs. 550000/- was paid by the party through E-Challan/BC/Pay Order No .779TWC100220 dated ,10-FEB-20 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 33000/-, DATE: 10-FEB-20, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 4870541578012, PAYMENT MODE: NB-1000200, ATRN: 4870541578012, REMITTER NAME: ABDUL KHALIQ AND OTHERS, EXECUTANT NAME: C KARUNA, CLAIMANT NAME: ABDUL KHALIQ AND OTHERS).

Date:
10th day of February, 2020

Signature of Registering Officer
Shadnagar

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1436/2020 Sub Registrar
Shadnagar Sheet 2 of 9

10 FEB 2020 (T.F. 10/2/20)
No. 1436
1411-1-1436-2020
2020 Feb 10

Mohd. Zameeruddin
i/c. Sub-Registrar
SHADNAGAR.

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And the VENDOR collectively hereby severally admit, confirm and acknowledge to has received the same and absolve the VENDEES herein from any kind of further liability of whatsoever nature. THUS, the VENDOR hereby grants, convey and transfer up to and to the use of VENDEES herein forever byway of absolute sale.

ALL THAT PIECE & PARCELS of said schedule property along with all rights, title, interest, easementary rights, appurtenances etc., in the said schedule property from all encumbrances, charges, illegal encroachments, gifts, court litigations and demands etc., of whatsoever nature and delivered the complete vacant and peaceful physical possession of the to the VENDEES.

AND TO HAVE & HOLD the said schedule property unto and to the use of the VENDEES herein forever, the VENDOR & VENDEES on the following terms of sale.

NOW THIS DEED WITNESSETH AS UNDER:

1. That, in pursuance of the above said consideration the VENDEES has paid an amount Rs.5,50,000/- (Rupees Eleven Lakhs Only) to the VENDOR by way of Cash. That the VENDOR herein do hereby grant convey, sell, transfer and assign unto use of VENDEES, it's legal representatives, assignees by way of sale all that rights, title, interest, easements, claim and demand whatsoever of the VENDOR into or upon the schedule property hereby conveyed unto the schedule property hereby conveyed unto the VENDEES absolutely forever.
2. That, the VENDEES shall hereafter peacefully posses retain, hold, use and enjoy the same as its own property without any hindrance, interruption, claim or demand by or from the VENDOR or any other person/s whomsoever claiming under him/her.
3. That, the VENDOR assures that this property is free from all encumbrance, liens, mortgage, prior agreement and financial liability of state, central, any private institutions, any court litigation's all types of tenancy matters, assures unto the VENDEES that, they will be the responsible person to clear of the same on their own expenses.
4. That, the VENDOR herein has delivered the vacant peaceful physical possession of schedule property to the VENDEES on this day.

C. Karu

1) [Signature]
2) [Signature]

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Shadnagar



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5. That, the VENDOR hereby agrees and undertake to indemnify and keep indemnified the VENDEES herein against all losses damages costs and expenses, which may sustain or incur for any reason of any defect in title of the VENORS and is liable for un-liquidated damages claimed by the VENDEES.
6. That, the VENDOR hereby declare that they are the absolute owners and possessors schedule property and have got absolute right to sell the same and there are no other claimants.
7. That, the VENDOR on this day handed over all relevant copies of the documents relating to the schedule of property to the VENDEES.
8. That, the VENDOR has paid the tax etc.; including other dues in respect of the schedule property up to this date and the VENDEES shall bear all such taxes etc., on and from this date.
9. That, the VENDOR hereby covenant, agree and declares that, they will support every lawful application also to co-operate with the VENDEES to get the title of schedule property mutated in the name of the VENDEES in relevant revenue records.
10. That, the VENDOR herein covenant and declares that the said schedule property is free from the provisions of Government. Land reforms (Ceiling on agriculture holding) Act, 1973.
11. That, the VENDOR herein covenant and declare that the schedule property is not assigned land AS DEFINED IN SECTION 2(1) ACT 9 OF 1977 GOVERNMENT.,
12. That, the VENDOR state and declare that there are no proceedings or proposals pending in any department(s) for acquiring the said schedule property by Government or quasi Government.
13. That, the VENDOR hereby declare that there is no permanent construction, any kind of trees such as mango trees, coconut trees, orange groves there is no fish ponds and there is no machinery is fitted and also no Bore well in the premises of schedule property. That the VENDOR further declared that they are not suppressing any material fact/s, if it is noticed in any day of future date the VENDOR will be liable for prosecution as per law besides payable of deficit stamp duty.

C. Kanna

1) S
2) S

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Shadnagar



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SCHEDULE OF THE PROPETY

All that agriculture Land bearing Survey Nos. 1318/1 (Ac.00-08 Gts), 1318/2/2 (Ac.00-01 Gts), 1318/3/3 (Ac.00-20 Gts), 1318/4 (Ac. 00-11 Gts), an total Extent of Ac.01-00 Guntas, Situated at **NANDIGAMA** Village & G.P., Nandigama Mandal, Ranga Reddy District., Sub-Registrar Shadnagar, District Registrar Ranga Reddy.,

BOUNDARIES

NORTH : Land of Anjaneyulu Goud
SOUTH : Land of Venkatesh Goud
EAST : Land of Ravi and Karuna
WEST : Chattanpally Village Shivaru

C. Karuna

1) S. S. S.
2) S. S. S.

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MARKET VALUE STATEMENT UNDER RULE-3

VILLAGE: NANDIGAMA

Survey No.	Extent Ac.Gts	Khatha No.	Pass Book No.	Per Acer Rs.	Total Market Value
1318/1	00-08	4709	T05190052200	Rs.5,50,000/-	Rs. 5,50,000/-
1318/2/2	00-01				
1318/3/3/3	00-20				
1318/4	00-11				
Total	01-00	Rs. 5,50,000/-			

In the witnesses this sale deed is made and executed and signed by the VENDOR in favour of the VENDEES on the day, month and year aforementioned with their own free will consent and good conscience without any coercion, fraud, undue influence, misrepresentation and duress etc., after having fully understood the contents and implications of the same in presence of the below mentioned witnesses.

WITNESSES:

1. T. S. S. S.

2. N

VENDOR

C. Karthi

VENDEES

1) S. S. S.
2) S. S. S.



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Shadnagar

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ತೆಲಂಗಾಣ ಪ್ರಭುತ್ವ ಮೈ
ಪಟ್ಟಾದಾರು ಪಾಸು ಪುಸ್ತಕಂ
ಭಾಷಾ ಯಾಜಮಾನಿ ಹಾಕ್ತು ಪಿತ್ತಿಂ

ಜಿಲ್ಲಾ: ರಂಗಾ ರೆಡ್ಡಿ
ಮಂಡಲಂ: ನಂದಿಗಾಮ

ಡಿವಿಜನ್: ಪಾದ ನಗರ
ಗ್ರಾಮం: ನಂದಿಗಾಮ

ಪಾಸ್ ಬುಕ್ ನಂ. :

T05190052200



ಭಾಷಾ ನಂ.: 4709



1. ಪಟ್ಟಾದಾರು ಪೆರು ಇಂಟಿಮೆರುತ್ : చెదురుపల్లి కరుణ
2. తండ్రి / భర్త పేరు : వెంకటేష్ గౌడ్
3. స్త్రీ / పురుషుడు : Female
4. చిరునామా : నందిగామ
5. కులము : BC-B
6. అధార్ నంబర్ : XXXXXXXX4922
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర



01

కాపీ-శీల్డర్ సంతకం

05

సం.	పట్టాదారు పేరు	పట్టాదారు పేరు	పట్టాదారు పేరు
1	13182/2010	13182/2010	13182/2010
2	13182/2010	13182/2010	13182/2010
3	13182/2010	13182/2010	13182/2010
4	13182/2010	13182/2010	13182/2010

04

సం.	పట్టాదారు పేరు	పట్టాదారు పేరు	పట్టాదారు పేరు
1	1287/2012	1287/2012	1287/2012
2	1287/2012	1287/2012	1287/2012
3	1287/2012	1287/2012	1287/2012
4	1287/2012	1287/2012	1287/2012

T05190052200

T05190052200

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటైజరణ
1-బి సమూహం(ROR)

తేదీ : 10/02/2020

జిల్లా : రంగారెడ్డి
గ్రామము : నందిగామ
పిన్ కోడ్ : 1429

మండలము : నందిగామ
విస్తీర్ణము : ఏ./కుం.
సంవత్సరము : 2019-20

వరుస సం.	పట్టాదారు పేరు	(రింట్/బ్రా దర్శనం)	ఖాతా సంఖ్య	సర్వే సంఖ్య	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు/రు విస్తీర్ణము	పట్టాదారు విదేశీ సంఖ్య/సంఖ్య సంఖ్య	యజమాని/కాలుదారు రాకట్టు పట్టాదారు పేరు/ఖాతా సం.	రెవెన్యూ కావ రూపాయి వివరములు	మౌలిక విలువ.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9/10)	(11/12)	(13)	(14)
1	చెదురుపల్లి కరుణ	పెంకట్ల గోడ	4709	1317/2	మట్ట/ముచ్చ	0.0900		కొనుగోలు			
2	చెదురుపల్లి కరుణ	పెంకట్ల గోడ	4709	1317/1	మట్ట/ముచ్చ	0.1500		కొనుగోలు			
3	చెదురుపల్లి కరుణ	పెంకట్ల గోడ	4709	1318/4/1	మట్ట/ముచ్చ	0.0800		కొనుగోలు			
4	చెదురుపల్లి కరుణ	పెంకట్ల గోడ	4709	1318/2/2	మట్ట/ముచ్చ	0.0100		కొనుగోలు			
5	చెదురుపల్లి కరుణ	పెంకట్ల గోడ	4709	1318/8/8	మట్ట/ముచ్చ	0.2000	1.00	కొనుగోలు			
6	చెదురుపల్లి కరుణ	పెంకట్ల గోడ	4709	1318/లు	మట్ట/ముచ్చ	0.1100		కొనుగోలు			

Close

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Shadnagar

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TSGGDD

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ



1-బి నమూనా (ROR)

Application No:



DROR022025800230

Date : 10/02/2020

జిల్లా : రంగారెడ్డి

గ్రామము : నందగామ

మండలము : నందగామ

ఇయర్ : 2019

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.సెం.

వరుస సం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా సంఖ్య	సర్వే సంఖ్య	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సంక్రమించింది/ పాగుచేసారు
1	2	3	4	5	6	7	8	9/10
1	చెదురుపల్లి కరుణ	వెంకటేష్ గౌడ్	4709	1287/ఓ/2	మెట్ట/ఖుష్కీ	0.0900		కొనుగోలు
2	చెదురుపల్లి కరుణ	వెంకటేష్ గౌడ్	4709	1317/1	పట్టా	0.1500		కొనుగోలు
3	చెదురుపల్లి కరుణ	వెంకటేష్ గౌడ్	4709	1318ఓ/1	మెట్ట/ఖుష్కీ	0.0800		కొనుగోలు
4	చెదురుపల్లి కరుణ	వెంకటేష్ గౌడ్	4709	1318బి/2/2	మెట్ట/ఖుష్కీ	0.0100		కొనుగోలు
5	చెదురుపల్లి కరుణ	వెంకటేష్ గౌడ్	4709	1318/లు	మెట్ట/ఖుష్కీ	0.1100		కొనుగోలు
6	చెదురుపల్లి కరుణ	వెంకటేష్ గౌడ్	4709	1318ఓ/అ/అ	మెట్ట/ఖుష్కీ	0.2000	1.0000	కొనుగోలు

Certified By

Name: SYED HYDER ALI
Designation: TAHSILDAR
Mandal: నందగామ

Verified by Devuja Dhanavath

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.tg.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

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ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

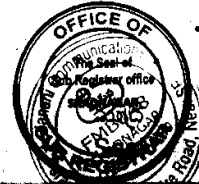
BK 1, CS No 1508/2020 & Doct No 1434/2020

Sub Registrar
Shadnagar

Sheet 8 of 9

సంతకము
Signature

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Shadnagar



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1436/2020

Online Challan Proforma [SRO copy]

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Registration & Stamps Department

Telangana



Registration & Stamps Department

Telangana

Challan No:

779TWC100220

Bank Code : HDFS

Payment : NB

Remitter Details
Name ABDUL KHALIQ AND OTHERS
PAN Card No
Aadhar Card No *****0624
Mobile Number *****888
Address HYDERABAD
Executant Details
Name C KARUNA
Address CHANDRAYANGUDA
Claimant Details
Name ABDUL KHALIQ AND OTHERS
Address HYDERABAD
Document Nature
Nature of Document Sale Deed
Property Situated in(District) RANGAREDDY
Amount Details
Stamp Duty 21900
Transfer Duty 8250
Registration Fee 2750
User Charges 100
TOTAL 33000
Total in Words Thirty Three Thousand Rupees Only
Date(DD-MM-YYYY) 10-02-2020
Transaction Id 4870541578012

Stamp & Signature

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Stamp & Signature

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Document Registration eChallan Slip



Registration & Stamps Department
Telangana

Remitter / SRO / District-Registrar Details

Name	ABDUL KHALIQ AND OTHERS
Mobile Number	9908649888
Challan Number	779TWC100220
PassCode	tix3y