

3124

12536/2023
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తెలంగాణ తేలంగానా TELANGANA

Tran Id. 231006175512136200
Date: 06 OCT 2023, 05:56 PM
Purchased By:
VENKATA SUBBA RAO BELLAMKONDA
S/o BELLAMKONDA GURAVIAH
R/o RANGA REDDY DISTRICT, T.S.
For Whom
BVR INFRA DEVELOPERS

AV 725967
B PAVAN KUMAR
LICENSED STAMP VENDOR
Lic. No. 15-25-032/2012
Ren.No. 15-25-072/2021
7-3/1/1ia, Puppalguda Village,
Gandipet Mandal, Ranga Reddy
Dist.
Ph 9985488000

SALE DEED

This **DEED OF SALE** is made and executed on this the 11 day of **OCTOBER 2023**, at S.R.O., Gandipet, Ranga Reddy District, Telangana State, by and between: -

SRI. VANGALA VIJAYA CHANDRA REDDY, S/O. SRI. V.P.NAGI REDDY, aged about 79 years, Occupation: Doctor, Resident of H.No.6-3-79, Ramnagar, Ananthapur District-515001, Andhra Pradesh State (AADHAAR No.XXXX XXXX 4101, PAN No.AAPV9099F).

HEREINAFTER called the "**VENDOR**", which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc., of the **ONE PART**.

IN FAVOUR OF

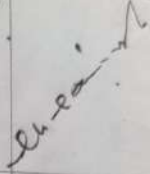
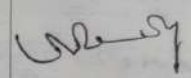
M/s. BVR INFRA DEVELOPERS, (Firm No.1228 of 2023) (PAN No.ABBFB0536G) having its Office at Flat No.405 bearing Municipal H.No.3-15/84/85/F-405, Diamond Block, Twin Diamond Apartment, Constructed on Plot Nos.84 to 89, Road No.13, Kundan Nagar, Alkapoor Township, Puppalguda Village, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District-500089, Telangana State, Represented by Partners:

[Signature]

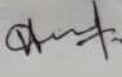
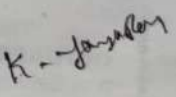
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 63000/- paid between the hours of _____ on the 11th day of OCT, 2023 by Sri V Vijaya Chandra Reddy and _____

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL		 GOPALA KRISHNA CHELAMKURI [1525-1-2023-13127]	GOPALA KRISHNA CHELAMKURI S/O. CHELAMKURI VENKATA REDDY PUPPALGUDA VILL., R.R.DIST.	
2	CL		 M/S. BVR INFRA DEVELOPERS [1525-1-2023-13127]	M/S. BVR INFRA DEVELOPERS (R/P) VENKATA SUBBA RAO BELLAMKONDA S/O. BELLAMKONDA GURAVAIAH NEKNAMPUR VILL., R.R.DIST.	
	EX		 VANGALA VIJAYA CHANDRA [1525-1-2023-13127]	VANGALA VIJAYA CHANDRA REDDY S/O. V P NAGI REDDY RAM NAGAR., ANANTHAPUR DIST.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 V VAMSHI CHELAMKURI::11/ [1525-1-2023-13127]	V VAMSHI CHELAMKURI AADHAR NO XXXX XXXX 5337	
2		 K JAYA RAJU::11/10/2023.13: [1525-1-2023-13127]	K JAYA RAJU AADHAR NO XXXX XXXX 1546	

11th day of October, 2023

Signature of Sub Registrar
GandipetBiometrically Authenticated by
SRO Mohd. Abdul Hafeez
on 11-OCT-2023 13:33:59

E-KYC Details as received from UIDAI:		
Sl No	Aadhaar Details	Address:
1	Aadhaar No: XXXXXXXX4101 Name: Vangala Vijaya Chandrareddy	S/O Late Vangala Pedda Nagireddy, Anantapur, Anantapur, Andhra Pradesh, 515001
2	Aadhaar No: XXXXXXXX9194 Name: Venkata Subba Rao Bellamkonda	C/O B Guravaiah, Neknampur, K.v. Rangareddy, Telangana, 500089



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- a). **SRI. VENKATA SUBBA RAO BELLAMKONDA, S/O. SRI. BELLAMKONDA GURAVAIHAH**, aged about 40 years, Occupation: Business, Resident of H.No.3-1-112, Prashanthi Nagar Colony, Road No.23, Near Reliance Fresh, Alkaapoor Township, Neknampur Village, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District-500089, Telangana State (AADHAAR No.XXXX XXXX 9194, PAN No.ANOPB8930B, Mobile No.9542888844).
- b). **SRI. GOPALA KRISHNA CHELAMKURI, S/O. SRI. CHELAMKURI VENKATA REDDY**, aged about 62 years, Occupation: Business, Resident of Flat No.405 bearing Municipal H.No.3-15/84/85/F-405, Diamond Block, Twin Diamond Apartment. Constructed on Plot Nos.84 to 89, Road No.13, Kundan Nagar, Alkaapoor Township, Puppalguda Village, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District-500089, Telangana State (AADHAAR No.XXXX XXXX 4034, PAN No.ADGPC8061N).

HEREINAFTER called the "**VENDEE**", which term shall mean and include all its/their heirs, executors, administrators, legal representatives, nominees and assignees etc., of the **OTHER PART**.

WHEREAS the above named Vendor herein is the sole and absolute lawful owner and possessor of the following Plots:

- a). **Plot bearing No.179, in Sector-III, in "B" Block, in Survey Nos.236/1 and 237, admeasuring 300.00 Square Yards** or equivalent to 250.8 Square Meters, Situated at: "**ALAKAAPoor TOWNSHIP, PUPPALGUDA VILLAGE**, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State, having purchased the same from: Sri. G.Appa Rao, S/o. Late. Pydiyya, Represented by his G.P.A. Holder: Sri. N.Suresh Reddy, S/o. Sri. N.Rami Reddy (vide **G.P.A. Registered as Document No.14 of 1995**, Registered in the Office of the Sub-Registrar of Rajendranagar, Ranga Reddy District), through a **Registered Sale Deed, bearing Document No.4318 of 2004**, Book-I, Dated: 19/05/2004, Registered in the Office of the Sub-Registrar of Rajendranagar, Ranga Reddy District. And obtained **LRS** from Hyderabad Metropolitan Development Authority, vide **Proceedings No.5719/LPS/HMDA/Plg./2008**, Dated: 04/03/2010
- b). **Plot bearing No.180, in Sector-III, in "B" Block, in Survey Nos.236/1 and 237, admeasuring 300.00 Square Yards** or equivalent to 250.8 Square Meters, Situated at: "**ALAKAAPoor TOWNSHIP, PUPPALGUDA VILLAGE**, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State, having purchased the same from: Sri. G.Appa Rao, S/o. Late. Pydiyya, Represented by his G.P.A. Holder: Sri. N.Suresh Reddy, S/o. Sri. N.Rami Reddy (vide **G.P.A. Registered as Document No.14 of 1995**, Registered in the Office of the Sub-Registrar of Rajendranagar, Ranga Reddy District), through a **Registered Sale Deed, bearing Document No.4317 of 2004**, Book-I, Dated: 19/05/2004, Registered in the Office of the Sub-Registrar of Rajendranagar, Ranga Reddy District. And obtained **LRS** from Hyderabad Metropolitan Development Authority, vide **Proceedings No.5718/LPS/HMDA/Plg./2008**, Dated: 04/03/2010.

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	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	693000	0	0	0	693100
Transfer Duty	NA	0	189000	0	0	0	189000
Reg. Fee	NA	0	63000	0	0	0	63000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	12600	0	0	0	12600
Total	100	0	958100	0	0	0	958200

Rs. 882000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 63000/- towards Registration Fees on the chargeable value of Rs. 12600000/- was paid by the party through E-Challan/BC/Pay Order No. 303TZ101023 dated 10-OCT-23 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 958150/-, DATE: 10-OCT-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6465396234725, PAYMENT MODE: CASH-1001138, ATRN: 6465396234725, REMITTER NAME: BVR INFRA DEVELOPERS, EXECUTANT NAME: VANGALA VIJAYA CHANDRA REDDY, CLAIMANT NAME: BVR INFRA DEVELOPERS)

Date:

11th day of October, 2023

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 12536 of 2023 of Book-1 and assigned the identification number 1 - 1525 - 12536 - 2023 for Scanning on 11-OCT-23.

Registering Officer
Gandipet

(Mohd Abdul Hafeez)

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AND WHEREAS the above named Vendor herein had clubbed the above said Plots and offered to sell the same i.e., **Plot bearing No.179**, admeasuring 300.00 Square Yards and **Plot bearing No.180**, admeasuring 300.00 Square Yards, totally admeasuring **600.00 Square Yards** or equivalent to 501.6 Square Meters, in **Sector-III**, in **"B" Block**, in **Survey Nos.236/1 and 237**, Situated at: **"ALAKAAPoor TOWNSHIP", PUPPALGUDA VILLAGE**, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State, (which is more fully described in the schedule and clearly delineated in the Plan annexed hereto and marked in RED COLOUR) to the VENDEE for a total sale consideration of **Rs.1,26,00,000/- (Rupees One Crore Twenty Six Lakhs Only)** and the Vendee has agreed to purchase the same for said sale consideration.

IN PURSUANCE of the afore said offer and acceptance the VENDEE has paid the entire sale consideration of **Rs.1,26,00,000/- (Rupees One Crore Twenty Six Lakhs Only)** to the Vendor in the following manners:

- A). **Rs.10,00,000/- (Rupees Ten Lakhs Only)** Through Cheque bearing No.926607. Dated: 06/05/2023, drawn on Indian Overseas Bank, Puppalguda branch, Manikonda, Hyderabad.
- B). **Rs.10,00,000/- (Rupees Ten Lakhs Only)** Through Cheque bearing No.926614. dated: 22/06/2023, drawn on Indian Overseas Bank, Puppalguda branch, Manikonda, Hyderabad.
- C). **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** Through Cheque bearing No.926615, dated: 02/08/2023, drawn on Indian Overseas Bank, Puppalguda branch, Manikonda, Hyderabad.
- D). **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** Through Cheque bearing No.926621, dated: 26/08/2023, drawn on Indian Overseas Bank, Puppalguda branch, Manikonda, Hyderabad.
- E). **Rs.46,00,000/- (Rupees Forty Six Lakhs Only)** through RTGS, vide UTR No.IOBAR52023100300437679, dated: 03/10/2023.

And the Vendor hereby admits and acknowledges the receipt of the total sale consideration; and delivered the vacant and peaceful physical possession of the Schedule mentioned Property to the VENDEE today **"TO HAVE AND TO HOLD"** the same absolutely forever.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. WHEREAS the Vendor herein declared that HE is the absolute and lawful owner and peaceful possessor of the Schedule mentioned Property hereby conveyed and that except the above said Vendor there are no other person or persons having any manner of rights, interests in the Schedule mentioned Property; and the Vendor have got full authority to convey the same. Thus the Vendor does hereby sell, transfer, convey and assign in the said Schedule mentioned Property in favour of the VENDEE herein.



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Gandipet



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2. In consideration conveyed to Vendor by owner or
- 3.

2. In consideration of the receiving of entire sale consideration the Vendor hereby conveyed the right, title and interest in the schedule of the property to the Vendee herein and the Vendee shall enjoy the same for-ever as an absolute owner without interruption whatsoever either from the Vendor or any person or persons claiming through or under the Vendor.
3. The Vendor hereby further declares and covenants that the vacant peaceful possession of the schedule property is delivered to the Vendee herein on this day and Vendee is entitled to remain in possession of the said schedule property and enjoy the same for-ever as an absolute owner.
4. The Vendor hereby further declares and covenants that all the rights, title and interest in the schedule property including the easementary right, to air, water, mines, minerals, tree and all that is owned and possessed by the Vendor is absolutely conveyed to the Vendee herein. The Vendee shall be entitled to enjoy the same in perpetuity as an absolute owner without any interruption whatsoever.
5. The Vendor herein hereby declared and assures that if any problem arises in future regarding the location of the Plot or title of the Ownership of the Vendor herein will undertake responsibility to clear of such problems and shall compensate the loss if any sustained by the Vendee due to defective title etc.
6. It is further declared that the schedule property is free from all encumbrances and no out-standing dues are liable to be paid to the Government or any Semi-Government authorities.
7. That the Vendor hereby further declares and covenants that he is in possession the subsisting, valid and marketable title so as to convey the same effectively and completely to the Vendee herein.
8. That the Vendor delivered / handed over the Original Sale Deed Documents, Link Documents pertaining to the Schedule Property to the Vendee herein for its/their records.
9. That the Vendor does hereby further agrees to save harmless and keep indemnified the Vendee from against any loss which the Vendee may be put to sustain by reasons of any defect in the title of the vendor or anybody else claiming through or under the Vendor.
10. The Vendor hereby further declares, and covenant that he shall at all times protect and defend the right, title and interest of the Vendee herein and shall render such assistance as may be required for construction of house at any future point of time.
11. The Vendor further assures and declares that he shall file and execute such necessary affidavits, petitions whatsoever in nature for getting the mutation of the said schedule property in the Municipal, Water and Electricity records and other in the name of the Vendee.



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12. From the date of sale of Schedule mentioned Property the above said Vendor or his any other legal heirs, representatives shall have no more rights, interests, demands, claims over the Schedule mentioned Property and the Vendee has in peaceful enjoyment of the same as absolute and exclusive owner without any objection, disturbances by anybody.
13. THAT the Vendor has transferred all his ownership rights, external, internal rights, interests, demands, privileges, appurtenance etc., in the Schedule mentioned Property to the VENDEE, to have and to enjoy the same as absolute and exclusive owner of the Schedule mentioned Property.
14. THAT if any complication dispute raised by anybody at any stage due to defective title of the Vendor the above said Vendor will clear such dispute with his own expenses and expenditures without fail. In case any loss damage caused to the VENDEE due to defective title of the Vendor, it shall be recovered from the Vendor from his personal and other Properties.
15. If there is any House/structure in the schedule property hereby transferred, the parties may be prosecuted U/S 27 and 64 of Indian Stamp Act.
16. THE VENDOR hereby declares that he is owning a vacant land in the peripheral area of Hyderabad Urban agglomeration, that after issue of the G.O.Ms.No.733, Rev. (UC.I) Dept., dated: 31-10-1988 and availing of the exemption granted therein.
17. That the Vendee can transfer the Schedule mentioned Property to any person or persons by way of Sale, Gift, Mortgage, Will etc., in the light of this document.
18. THAT the Vendor further assures to execute any Rectification or Supplementary Deed required by the VENDEE in future regarding the Scheduled mentioned Property to make perfect title for the VENDEE without demanding any fresh consideration to execute such documents.
19. THE land is not an assigned land within the meaning of A.P. assigned lands (Prohibition of transfers), Act 9 of 1977 and it does not belongs to or under mortgage to Government or their Agencies / undertakings.
20. THAT the Market Value of the Property is **Rs.21,000/- Per Square Yard**, thus the Total Value comes to **Rs.1,26,00,000/-** only for **600.00 Square Yards** on which stamp duty and registration are paid.



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Gandipet



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SCHEDULE OF THE PROPERTY

ALL THAT the **Plot bearing No.179**, admeasuring 300.00 Square Yards and **Plot bearing No.180**, admeasuring 300.00 Square Yards, totally admeasuring **600.00 Square Yards** or equivalent to 501.6 Square Meters, in **Sector-III**, in "**B**" Block, in **Survey Nos.236/1 and 237**, Situated at: "**ALAKAAPUR TOWNSHIP**", **PUPPALGUDA VILLAGE**, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State, and bounded as follows:-

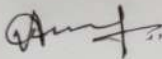
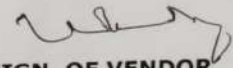
NORTH	::-	Plot No.178.
SOUTH	::-	Plot No.181.
EAST	::-	Plot Nos.170 and 171.
WEST	::-	40' - 0" Wide Road.

And more clearly delineated in the plan annexed hereto and marked in RED COLOUR.

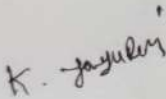
IN WITNESSES WHEREAS the "**VENDOR**" and the "**VENDEE**" herein have signed this "**DEED OF SALE**" with their own free will and consent, without coercion or undue influence after understanding the contents of it and the same explained to them in their Vernacular Language on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1.

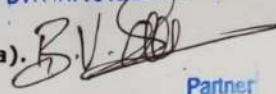


SIGN. OF VENDOR

2.



For BVR INFRA DEVELOPERS

a).


 Partner

b).

For BVR INFRA DEVELOPERS

Partner

SIGN. OF VENDEE

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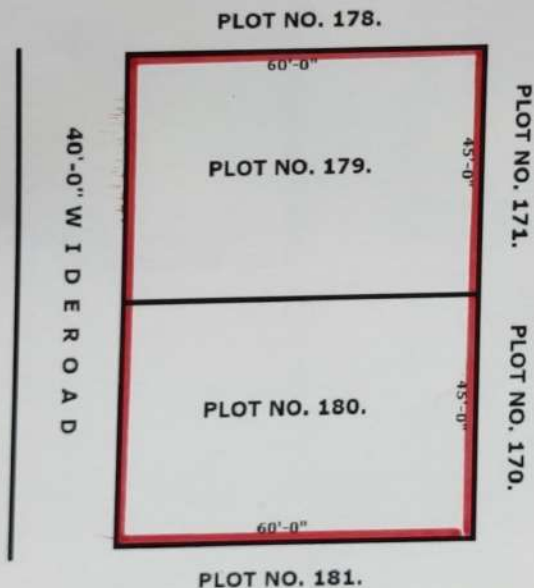
REGISTRATION PLAN SHOWING THE **Plot bearing No.179**, admeasuring 300.00 Square Yards and **Plot bearing No.180**, admeasuring 300.00 Square Yards, totally admeasuring **600.00 Square Yards** or equivalent to 501.6 Square Meters, in **Sector-III**, in **"B" Block**, in **Survey Nos.236/1 and 237**, Situated at: **"ALAKAAPoor TOWNSHIP", PUPPALGUDA VILLAGE**, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State.

VENDOR: **SRI. VANGALA VIJAYA CHANDRA REDDY, S/O. SRI. V.P.NAGI REDDY,**

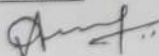
VENDEE: **M/s. BVR INFRA DEVELOPERS**, Represented by Partners:
a). **SRI. VENKATA SUBBA RAO BELLAMKONDA, S/O. SRI. BELLAMKONDA GURAVIAH**
b). **SRI. GOPALA KRISHNA CHELAMKURI, S/O. SRI. CHELAMKURI VENKATA REDDY,**

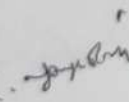
Reference:

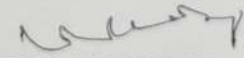
Included	
Excluded	



WITNESSES:

1. 

2. 


SIGN. OF VENDOR

For BVR INFRA DEVELOPERS

a). 

Partner

For BVR INFRA DEVELOPERS

b). 

SIGN. OF VENDEE

Partner

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Gandipet



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వెంకట సుబ్బ రావు బెల్లంకొండ
Venkata Subba Rao Bellamkonda
పుట్టిన తేదీ / DOB : 02/05/1983
పురుషుడు / Male

ఆధార్ పోలింగ్ కార్డు
Aadhaar is a proof of identity, not of citizenship.

5683 0637 9194

मेरा आधार, मेरी पहचान

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వెంగళ విజయ చంద్రారెడ్డి
Vengala Vijaya Chandraredy

పుట్టిన సంవత్సరం / Year of Birth : 1943
పురుషుడు / Male

4488 2527 4101

ఆధార్ - సామాన్య ని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గోపాల కృష్ణ చెలంకూరి
Gopala Krishna Chelamkuri
పుట్టిన తేదీ / DOB : 03/07/1960
పురుషుడు / MALE

9670 4875 4034
VID : 9160 7413 3084 4043

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వెంకట వంశి చెలంకూరి
Venkata Vamsi Chelamkuri
పుట్టిన తేదీ / DOB : 01/08/1990
పురుషుడు / MALE

7387 7741 5337
VID : 9170 1169 5810 4287

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కోట జయ రాజు
Kota Jaya Raju

పుట్టిన సంవత్సరం / Year of Birth : 1971
పురుషుడు / Male

7173 6228 1546

ఆధార్ - సామాన్య ని హక్కు

K. Jayaraj.

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Gandipet



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Online Challan Proforma [SRO copy]
Registration & Stamps Department
Government of Telangana

Challan No: 303ZTZ101023

Bank Code : SBIN

Payment : CASH

Remitter Details

Name BVR INFRA DEVELOPERS
PAN Card No ABBFB0536G
Aadhar Card No
Mobile Number *****558
Address REP BY B VENKATA SUBBA RAO
AND OTHER

Executant Details

Name VANGALA VIJAYA CHANDRA
REDDY
Address ANANTAPUR DISTRICT,A.P.

Claimant Details

Name BVR INFRA DEVELOPERS
Address REP BY B VENKATA SUBBA RAO
AND OTHER

Document Nature

Nature of Document Sale Deed
Property Situated RANGAREDDY
in(District)
SRO Name GANDIPET

Amount Details

Stamp Duty 693000
Transfer Duty 189000
Registration Fee 63000
User Charges 500
Mutation Charges 12600
Haritha Nidhi 50
TOTAL 958150
Total in Words Nine Lakh Fifty Eight Thousand
One Hundred Fifty Rupees Only
Date(DD-MM-YYYY) 10-10-2023
Transaction Id 6465396234725
Stamp & Signature

Online Challan Proforma [Citizen copy]
Registration & Stamps Department
Government of Telangana

Challan No: 303ZTZ101023

Bank Code : SBIN

Payment : CASH

Remitter Details

Name BVR INFRA DEVELOPERS
PAN Card No ABBFB0536G
Aadhar Card No
Mobile Number *****558
Address REP BY B VENKATA SUBBA RAO
AND OTHER

Executant Details

Name VANGALA VIJAYA CHANDRA
REDDY
Address ANANTAPUR DISTRICT,A.P.

Claimant Details

Name BVR INFRA DEVELOPERS
Address REP BY B VENKATA SUBBA RAO
AND OTHER

Document Nature

Nature of Document Sale Deed
Property Situated RANGAREDDY
in(District)
SRO Name GANDIPET

Amount Details

Stamp Duty 693000
Transfer Duty 189000
Registration Fee 63000
User Charges 500
Mutation Charges 12600
Haritha Nidhi 50
TOTAL 958150
Total in Words Nine Lakh Fifty Eight Thousand
One Hundred Fifty Rupees Only
Date(DD-MM-YYYY) 10-10-2023
Transaction Id 6465396234725
Stamp & Signature

Bk - 1, CS No 13127/2023 & Doct No
12536/2023. Sheet 9 of 11 Sub Registrar
Gandipet



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