भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100

TSGGDE 72[illegible]798

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

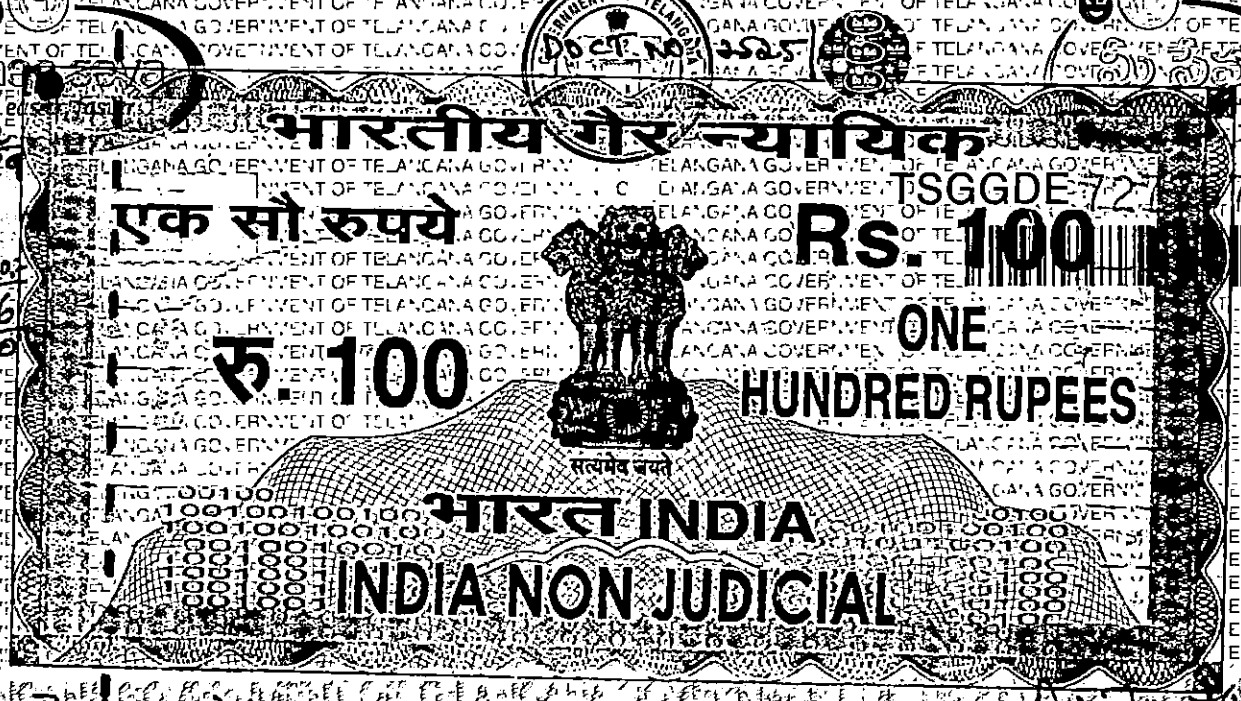
తెలంగాణ तेलंगाना TELANGANA

Z 085436

S.No. 5593 D.

Gunti Sanjana W/o Jeevan

Self [illegible]



SALE DEED

THIS DEED OF SALE is made and executed on this 23rd DAY OF JULY, 2020, BY:-

SRI. PATIBANDLA BAPI RAJU, S/O. NARASIMHA RAO, Aged about 48 Years, Occupation: Private Employee, R/o. H.No.22-11/3/12, Indrani Towers, Saipuram Colony Road, Gollapudi, Krishna District, A.P., PIN 521225, Pan No.AHNPB0746L, Aadhar No.579102080370.

(Hereinafter called **"THE VENDOR"**) ;;

IN FAVOUR OF

1. **SMT. GUNTI SANJANA, W/O. GUNTI JEEVAN,** Aged about 25 Years, Occupation: Business, Aadhar No.741491818265, Pan No.CPZPG1573E.
2. **SRI. GUNTI JEEVAN, S/O. GUNTI ARVAPALLI,** Aged about 31 Years, Occupation: Business, both are R/o. H.No.20-67, Market Road, Nakrekal Mandal, Nalgonda District, Aadhar No.9869 0338 1595, Ph.9701023369.

(Hereinafter called **"THE VENDEES"**) ;;

MEE SEVA

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 సిస్టమ్స్‌లో 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.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్‌లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యథార్థతను 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.

Signature

SRR ENTERPRISES
Meeseva,TS-Y250,
14-31, P&T Colony, Dilsukhnagar,Saroornagar Mandal,
Ranga Reddy Dist. Telangana State-500060.

Seal

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Saroornagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 36000/-, paid between the hours of 02 and 03 on the 23rd day of JUL, 2020 by Sri Patibandla Bapi Raju

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GUNTI JEEVAN::23/07/ [1513-1-2020-2576]	GUNTI JEEVAN S/O. GUNTI ARVAPALLI R/O. H.NO. 20-67, MARKET ROAD., NAKREKAL MANDAL, NALGONDA DIST.	
2	CL		 GUNTI SANJANA::23/07/ [1513-1-2020-2576]	GUNTI SANJANA W/O. GUNTI JEEVAN R/O. H.NO. 20-67, MARKET ROAD., NAKREKAL MANDAL, NALGONDA DIST.	
3	EX		 PATIBANDLA BAPI RAJU::23/07/ [1513-1-2020-2576]	PATIBANDLA BAPI RAJU S/O. NARASIMHA RAO R/O. H.NO. 22-11/3/12, INDRANI TOWERS, SAIPURAM COLONY ROAD., GOLLAPUDI, KRISHNA DIST, A.P.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 M.SATYANARAYANA::23/07/ [1513-1-2020-2576]	M.SATYANARAYANA HNO 3-15-82 L B NAGAR R.R DIST	
2		 V.SHYAM KUMAR::23/07/ [1513-1-2020-2576]	V.SHYAM KUMAR HNO 5-1-65/C/1 NGL DIST	

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23rd day of July,2020

Signature of Sub Registrar
Saroornagar

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0370 Name: Patibandla Bapiraju	S/O Narasimharao, Gollapudi, Krishna, Andhra Pradesh, 521225	
2	Aadhaar No: XXXXXXXX8265 Name: Gunti Sanjana	W/O Gunti Jeevan, Nakrekal, Nalgonda, Telangana, 508211	

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The terms 'the Vendor' and 'the Vendees' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

WHEREAS, the Vendor is the sole and absolute owner and peaceful possessor of the Flat No.103, in First Floor, in G.V.R. RESIDENCY, House No.3-14-124/77,78/103, PTI No.1030316658, having its plinth area 1377 Sq.feet Including common areas and balconies along with Car Parking area of 100 Sq.feet, and together with Undivided share of land admeasuring 52.45 Sq.Yards or 43.85 Sq.Mtrs, out of total extent of 800 Sq.Yards on plot Nos.77 and 78 in Survey No.28, 29, 30 and 44, Ward No.3, Block No.14, SITUATED AT VIVEKANANDA NAGAR COLONY, ADJACENT TO JUDGE'S COLONY, MANSOORABAD VILLAGE, SAROORNAGAR REVENUE MANDAL, UNDER GHMC., L.B. NAGAR CIRCLE, RANGA REDDY DISTRICT, (Hereinafter called the Said Property); and more clearly described in Schedule of property and marked in RED colour in plan annexed hereto; having purchased the same from Sri. A. Bapi Raju, S/o.A. Droneswara Rao, through a regd.sale deed document No.849/2017, of Book-I, Dated.01-03-2017, Registered at S.R.O. Saroornagar.

WHEREAS the Vendor has offered to sell the above said property, free from encumbrances for a total consideration of **RS.72,00,000/- (RUPEES SEVENTY TWO LAKHS ONLY),** to the Vendees, and the Vendees also agreed to purchase the same for the said consideration.

WHEREAS the Vendor has received from the said Vendees the entire sale consideration of **RS.72,00,000/- (RUPEES SEVENTY TWO LAKHS ONLY),** as follows:

1. Rs.31,80,000/- (Rupees Thirty One Lakhs Eighty Thousand only), through housing loan availed from Uco Bank, Bandlaguda Branch, vide D.D.No.763848, Dated.22-07-2020, drawn on UCO Bank Bandlaguda Branch.
2. Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand only), vide D.D.No.763828, Dated.30-06-2020, drawn on UCO Bank Bandlaguda Branch, towards closing the vendor's loan account in Canfin Homes Limited.
3. Rs.15,00,000/- (Rupees Fifteen Lakhs only), through Bank transfer to vendor account.

the receipt of which the Vendor hereby admits and acknowledges.

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX1595 Name: Gunti Jeevan	S/O Gunti Arvapalli, Nakrekal, Nalgonda, Andhra Pradesh, 508211	

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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	287900	0	0	0	288000
Transfer Duty	NA	0	108000	0	0	0	108000
Reg. Fee	NA	0	36000	0	0	0	36000
User Charges	NA	0	100	0	0	0	100
Total	100	0	432000	0	0	0	432100

Rs. 395900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 36000/- towards Registration Fees on the chargeable value of Rs. 7200000/- was paid by the party through E-Challan/BC/Pay Order No ,487DU7210720 dated ,21-JUL-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 432000/-, DATE: 21-JUL-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3885006092516,PAYMENT MODE:CASH-1000200,ATRN:3885006092516,REMITTER NAME: G SANJANA ,EXECUTANT NAME: P BAPI RAJU,CLAIMANT NAME: G SANJANA AND ANOTHER) .

Date:
23rd day of July,2020

Signature of Registering Officer
Saroornagar

Bk-1, CS No 2576/2020 & Doct No 2525/2020. Sheet 2 of 9 Sub Registrar Saroornagar

Registered as Document No. 2525 2020(1942) S.E. of the Book-I and assigned the Identification Number 1513-2525-Book-I 2020 for scanning

Date 23/07/2020

Registering Officer

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NOW THEREFORE this Deed of Sale witnesses that in pursuance of the said consideration of the sum of **RS.72,00,000/- (RUPEES SEVENTY TWO LAKHS ONLY),** thus received by the Vendor from the Vendees, the said Vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in RED Colour does hereby sell, transfer, convey and assign free from encumbrances all the said property to hold the same to the said Vendees as absolute owners together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendees shall hold and enjoy the same as absolute owners and forever.

THE VENDOR HEREBY COVENANTS WITH THE VENDEES AS FOLLOWS:

The said property shall be quietly entered into and upon by the Vendees who shall hold and enjoy the same as absolute owners without any interruption from the Vendors or any persons claiming through the Vendor.

The Vendor has delivered the vacant peaceful and physical possession of the said property to the Vendees.

The Vendees shall have and hold the said property unto and to their use and their heirs, successors, legal representatives, and assigns absolutely and forever, in the manner they desire, as exclusive owners thereof for all time to come without any claim or demand whatsoever from the Vendor or any persons claiming through or under them.

The Vendor has paid all taxes etc., payable on the said property upto date and the Vendees will have to pay such taxes etc., payable hereafter. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachments and it is not subject to any other litigation. And the Vendors have power and absolute authority to sell the schedule mentioned property to the vendees.

The previous Original title deeds relating to the said property are hereby handedover to the Vendees.

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Saroornagar

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The Seal of Sub Registrar office SAROORNAGAR

The Vendor hereby agrees to co-operate with the Vendees to get title of the said property changed / mutated in the Municipal, Electricity and in concerned Revenue Records etc.,

The Vendor does hereby further agree with the Vendees at all times hereafter and at the cost of the Vendees to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendees.

The Vendor does hereby agree to keep indemnified the vendees from and against all losses which the Vendees may sustain by reason of any claim being made by anybody to the said property. The walls shown in the plan separating the said property from the neighbouring flats shall be common. The Vendor has also agreed with the vendees that if for any defect in the title of the Vendor the Vendees are deprived of the whole or any part of the said property the Vendor hereby undertakes to Indemnify and / or compensate the vendees.

The Vendees shall not make any structural alterations or modifications of the said property which encroaches upon the right of the other owners of the premises or endanger their property.

The Vendees shall have proportionate right in the land and premises which works out to **52.45** Sq.yards but shall not have exclusive right in any part of the land except her / his / their own flat.

The Vendees shall join the Association of all flat owners for managing common areas and facilities and pay his/ her / their share of subscription. The land appurtenant to the building shall be common to all owners as parking place etc. Nobody shall be entitled to put up any constructions thereon and cause any obstruction to other occupants of the building.

The land on which the apartment was constructed is not an assigned land within the meaning of A.P.Assigned lands (Prohibition of Transfers), Act 9 of 1977 and it does not belong to and is not under mortgage to Govt. or their Agencies/undertakings.

The Schedule of property is not prohibited for registration under any statue or law or court orders i.e., Government lands/ Assigned lands / Wakf Lands / Endowments lands etc. This declaration is made in accordance with the Section 82 of the Indian Registration Act 1908.

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The Vendees shall:-

i. Not use the said property in any manner which may or likely to cause nuisance or annoyance to the other occupants of the building or for any illegal or immoral purpose.

ii. Not store in the said property any goods of hazardous or combustible nature or any goods so heavy as to adversely affect the structure of the main building.

SCHEDULE OF PROPERTY

ALL THAT the Flat No.103, in First Floor, in G.V.R. RESIDENCY, House No.3-14-124/77,78/103, PTI No.1030316658, having its plinth area 1377 Sq.feet, Including common areas and balconies along with Car Parking area of 100 Sq.feet, and together with Undivided share of land admeasuring 52.45 Sq.Yards or 43.85 Sq.Mtrs, out of total extent of 800 Sq.Yards on plot Nos.77 and 78 in Survey No.28, 29, 30 and 44, Ward No.3, Block No.14, SITUATED AT VIVEKANANDA NAGAR COLONY, ADJACENT TO JUDGE'S COLONY, MANSOORABAD VILLAGE, SAROORNAGAR REVENUE MANDAL, UNDER GHMC., L.B. NAGAR CIRCLE, RANGA REDDY DISTRICT, and bounded by:-

BOUNDARIES FOR ENTIRE LAND

NORTH : 30' WIDE ROAD.
SOUTH : PLOT NO.55 and 56.
EAST : PLOT NO.79.
WEST : PLOT NO.76.

BOUNDARIES FOR FLAT

NORTH : OPEN TO SKY.
SOUTH : STAIRCASE.
EAST : CORRIDOR.
WEST : OPEN TO SKY.

And more clearly marked in RED colour in Plan and annexed hereto.

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The Seal of Sub Registrar office SAROORNAGAR

ANNEXURE – 1A

Nature of Roof	: R.C.C.
Plinth Area	: 1377.00 Square Feet.
Car Parking Area	: 100 Sq.feet.
UDS. Land Extent	: 52.45 Sq.Yards
Sale consideration	: Rs.72,00,000/-

IN WITNESSES WHEREOF the Vendor and the Vendees have signed this deed of sale out of free will and consent on the date first above mentioned in the presence of the following witnesses.

SIGN.OF THE VENDOR

1. G. Sajan

2.

SIGN.OF THE VENDEES

WITNESSES:

1.

2. V. Shyam

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The Seal of Sub Registrar office SAROORNAGAR

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Property Tax History

i) Property Tax Details

PTIN NO : 1030316658
Name : PATIBANDLA BAPI RAJU
Door Number : 3-14-124/77,78/103 Locality : Vijayasri Cly, Judges Cly, Chitrase
Circle : 3-Hayathnagar

Payments Done in Current Year

Slno	Receipt No	Date of Payment	Payment Mode	Amount Paid()
1	T1030316658202005311052220	31/05/2020	ICICI NET BANKING	10700
2	0610511220720409	22/07/2020	Bill Collector	4237

ii) Property Tax Due as on Date

Tax Details	Demand Year	Tax Amount ()	Interest()	Total ()	Payment Status
Arrear Tax	2018-2019-1	2185	924	3109	Cleared
Arrear Tax	2018-2019-2	2185	660	2845	Cleared
Arrear Tax	2019-2020-1	2185	396	2581	Cleared
Arrear Tax	2019-2020-2	2185	135	2320	Cleared
Current Tax	2020-2021-1	2021	40	2061	Cleared
Current Tax	2020-2021-2	2021	0	2021	Cleared
			Total() 14937		

iii) Property Tax Amount to be Pay

Arrear Tax()	: 0
Arrear Interest()	: 0
Current Tax()	: 0
Current Interest()	: 0
Cheque Bounce Penalty()	: 0
Total Amount to Pay()	: 0

TOTAL TAX CLEARED

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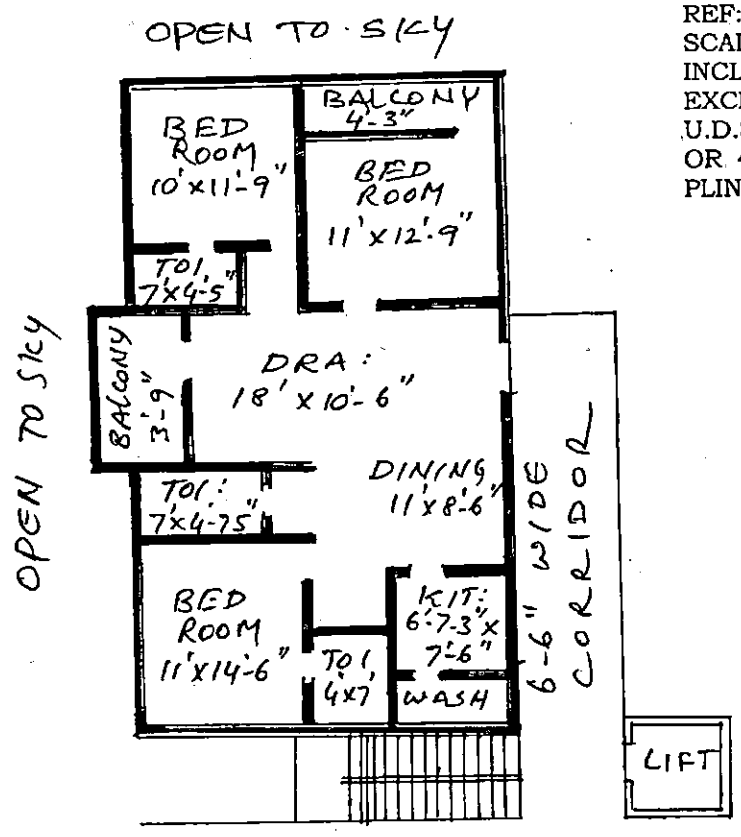
REGISTRATION PLAN SHOWING THE FLAT NO.103, IN FIRST FLOOR, IN G.V.R. RESIDENCY, HOUSE NO.3-14-124/77,78/103, ON PLOT NOS.77 AND 78 IN SURVEY NO.28, 29, 30 AND 44, WARD NO.3, BLOCK NO.14, SITUATED AT VIVEKANANDA NAGAR COLONY, ADJACENT TO JUDGE'S COLONY, MANSOORABAD VILLAGE, SAROORNAGAR REVENUE MANDAL, UNDER GHMC., L.B. NAGAR CIRCLE, RANGA REDDY DISTRICT.

VENDOR : SRI. PATIBANDLA BAPI RAJU, S/O. NARASIMHA RAO.

VENDEES : 1.SMT. GUNTI SANJANA, W/O. GUNTI JEEVAN,
2.SRI. GUNTI JEEVAN, S/O. GUNTI ARVAPALLI.



REF:
SCALE :
INCL :
EXCL :
U.D.S. AREAS 52.45 SQ.YDS
OR 43.85 SQ.MTRS
PLINTH AREA : 1377 SFT.

WITNESSES:
1.

2. V. Shyam Kumar

SIG. OF THE VENDOR

1) G. Sajana

2) G. Jeevan Kumar

SIG. OF THE VENDEES

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7414 9161 8265
నా ఆధార్, నా గుర్తింపు
7414 9161 8265
9869 0338 1595
- సామాన్యుని హక్కు
7760 4252 4671
నా ఆధార్ - నా గుర్తింపు
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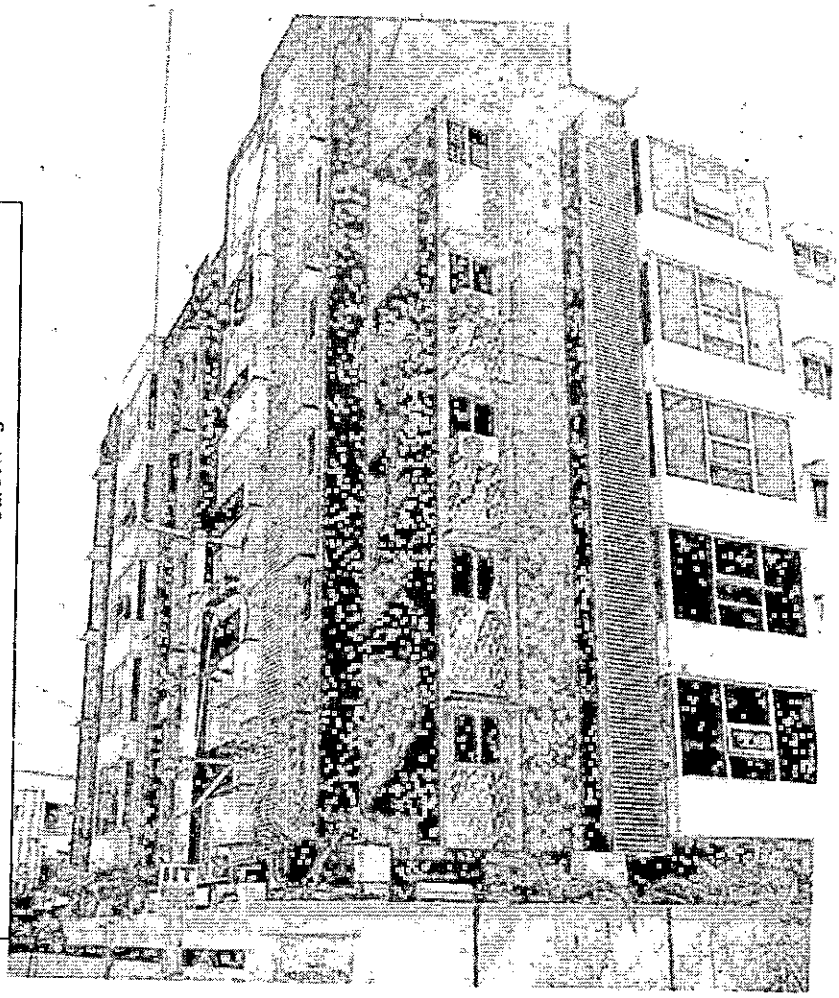
2581 0113 6551
- సామాన్యుని హక్కు



Bk - 1, CS No 2576/2020 & Doct No 2525/2020. Sheet 9 of 9 Sub Registrar Saroornagar

जारी करने वाली शाखीय स्टेट बैंक
Issuing Branch RAJENDRA NAGAR MANSOORABAD
कोड सं /CODE No: 21487
Tel No. 040-24114299

बैंकर्स चैक
BANKERS CHEQUE

Key: PAMKOT
Sr. No: 586407

D	D	M	M	Y	Y	Y	Y
2	3	0	7	2	0	2	0

PAY COMMISSIONER GHMC **********

को या उनके आदेश पर
OR ORDER

रुपये RUPEES Seven Thousand Two Hundred Only

अदा करें ₹ 7200.00

IQI 000499024251
Name of Applicant MACHENAPALLY SATYANARAYANA GOUD

Key: PAMKOT Sr. No: 586407 AMOUNT BELOW 7201(7/4)
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कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

OFFICE OF The Seal of Sub Registrar office SAROORNAGAR SUB REGISTRAR

AUTHORISED SIGNATORY BRANCH MANAGER

अहस्तांतरणीय / NOT TRANSFERABLE

केवल 3 महीने के लिए वैध
VALID FOR 3 MONTHS ONLY

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⑈0 24 25 1⑈ 00000 2000⑆ 000499⑈ 16

Online Challan Proforma [SRO copy]

Registration & Stamps Department
Telangana

Challan No: 487DU7210720

Bank Code : **SBIN** Payment : CASH

	Remitter Details
Name	G SANJANA
PAN Card No	CPZPG1573E
Aadhar Card No	
Mobile Number	********369
Address	NALGONDA DIST
	Executant Details
Name	P BAPI RAJU
Address	KRISHNA DIST
	Claimant Details
Name	G SANJANA AND ANOTHER
Address	NALGONDA DIST
	Document Nature
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
	Amount Details
Stamp Duty	287900
Transfer Duty	108000
Registration Fee	36000
User Charges	100
TOTAL	432000
Total in Words	Four Lakh Thirty Two Thousand Rupees Only
Date(DD-MM-YYYY)	21-07-2020
Transaction Id	**3885006092516**

Stamp & Signature _____

Online Challan Proforma[Citizen copy]

Registration & Stamps Department
Telangana

Challan No: 487DU7210720

Bank Code : **SBIN** 2525 Payment : CASH

	Remitter Details
Name	G SANJANA
PAN Card No	CPZPG1573E
Aadhar Card No	
Mobile Number	********369
Address	NALGONDA DIST
	Executant Details
Name	P BAPI RAJU
Address	KRISHNA DIST
	Claimant Details
Name	G SANJANA AND ANOTHER
Address	NALGONDA DIST
	Document Nature
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
	Amount Details
Stamp Duty	287900
Transfer Duty	108000
Registration Fee	36000
User Charges	100
TOTAL	432000
Total in Words	Four Lakh Thirty Two Thousand Rupees Only
Date(DD-MM-YYYY)	21-07-2020
Transaction Id	**3885006092516**

Stamp & Signature _____

TSTS Ltd. **RECEIPT** AA1445727

TION - CERTIFIED COPY OF REGISTRATION DOCUMENT RECEIPT

Name :	CERTIFIED COPY OF REGISTRATION DOCUMENT		
of Payment:	**07/24/2021**	Payment Mode:	Cash
Application No. :	**CC022105087726**	Transaction ID :	TTCC022105087726
Applicant Name :	**B V SRINIVASULU**	Applicant Village :	Saroornagar
Document District :	RANGA REDDY	SRO :	SAROORNAGAR
ar of Registration :	2020	Document ID :	1-2020-002525-SIGNED
mber of Pages :	**20**	Challan Amount (Rs.) :	220
User Charges(Rs.) :	**35**	Print Charges (Rs.) :	38
Authorized Agent:	TS-Y250	Total Amount Paid (Rs.) :	**293**

Total Amount=(Challan Amount+User Charges+Print Charges[(Number of copies-1)*2])

Sd/-

SRR Enterprises

Signature

TSTS Ltd. 2nd Floor, HACA Bhavan, Near Assembly, Hyderabad - 500 004.

Help Line [illegible]

Please do not pay any extra amount to the franchisee other than the total amount printed in this receipt.

Note: The Transaction Id should be kept for further correspondence.