

2025

Registration Of GPA



Contents

Login	2
Registration of GPA	5
Payment	13
Generate Document	14
Slot Booking.....	17

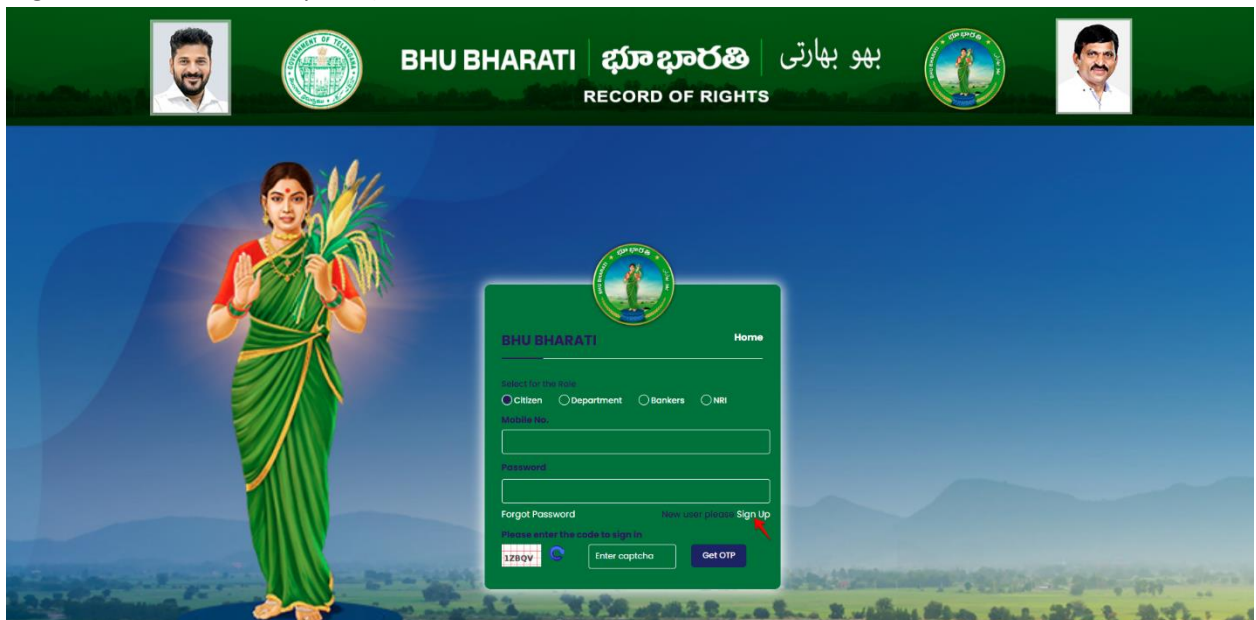


Login

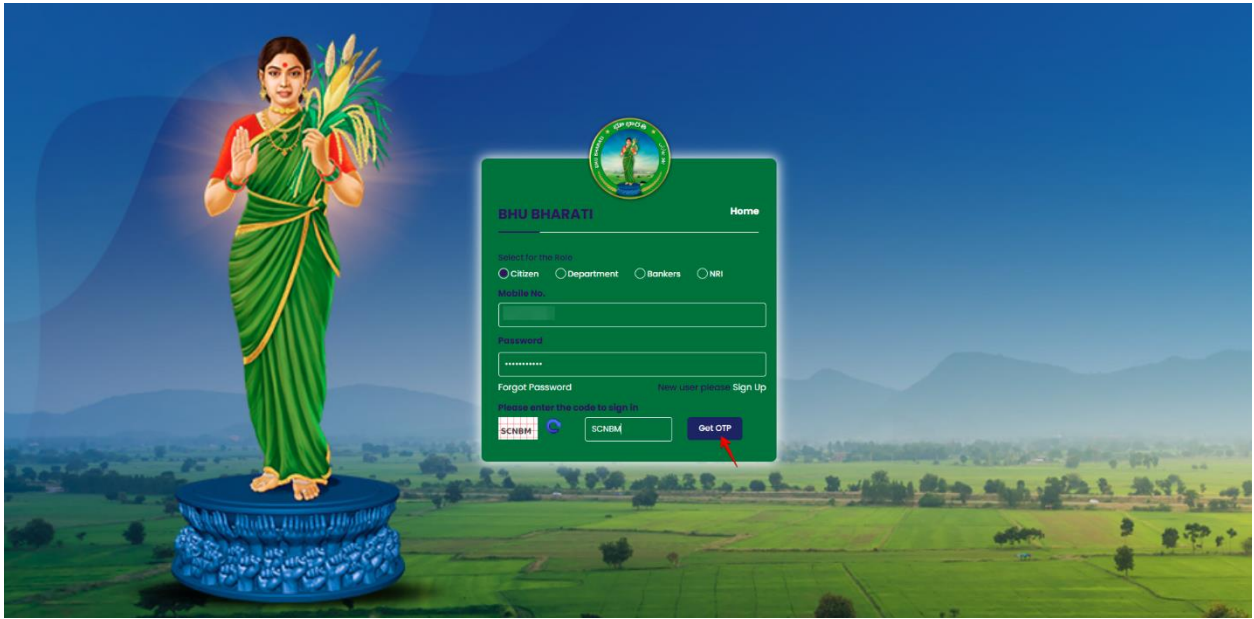
- 1) Visit Bhu Bharati (<https://bhubharati.telangana.gov.in/>) portal and click on the Login button to avail any service.



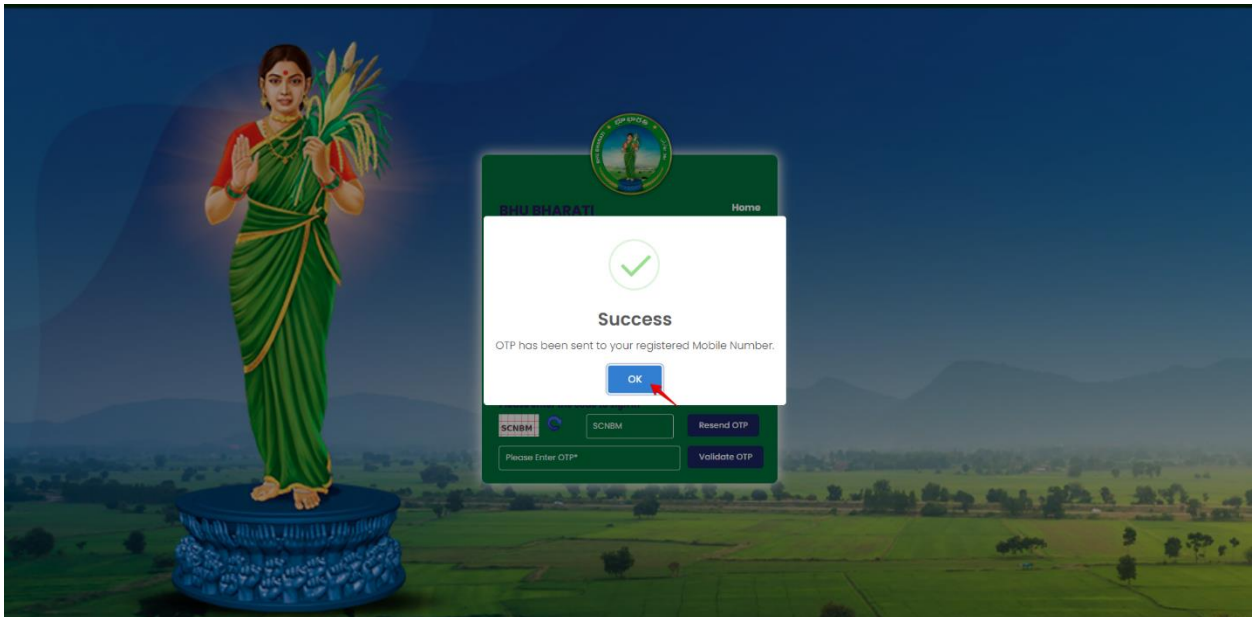
- 2) If not registered with Bhu Bharati, click on the Signup to register into the portal (check user registration manual if required).



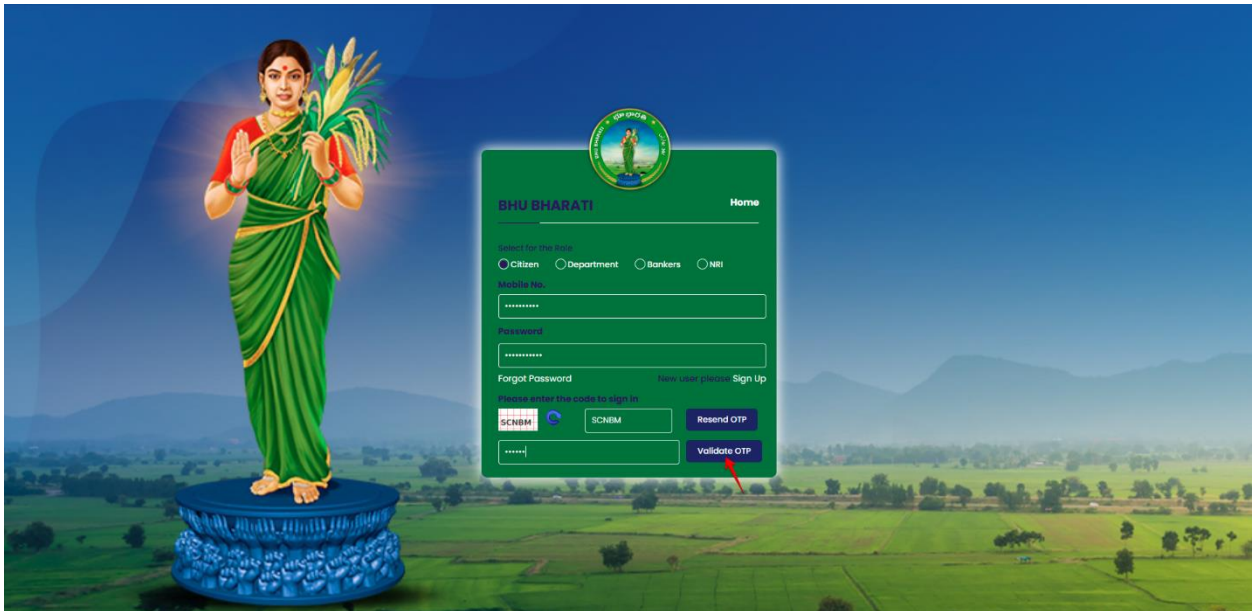
- 3) If already registered with Bhu Bharati, login to the portal by entering the mobile number, password, captcha, and click on the Get OTP button.



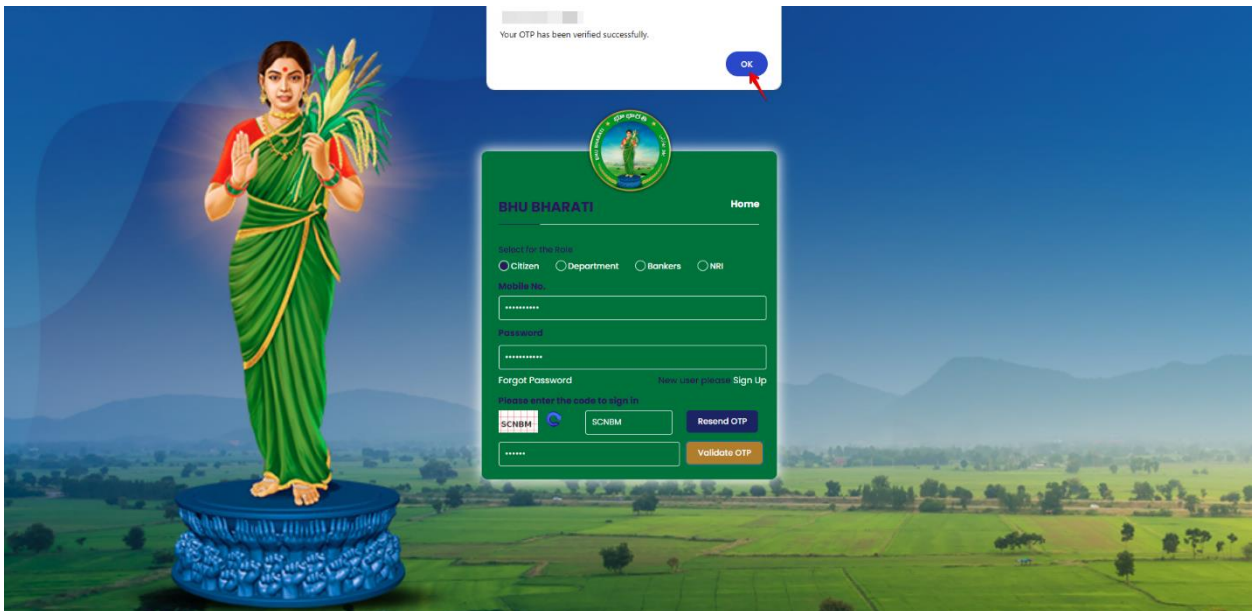
- 4) OTP has been successfully sent to the registered mobile number. Click on the OK button.



5) Enter OTP and click on the Validate OTP button.



6) OTP has been verified successfully. Click on the OTP button.



7) Citizen Dashboard is now open for using any service.

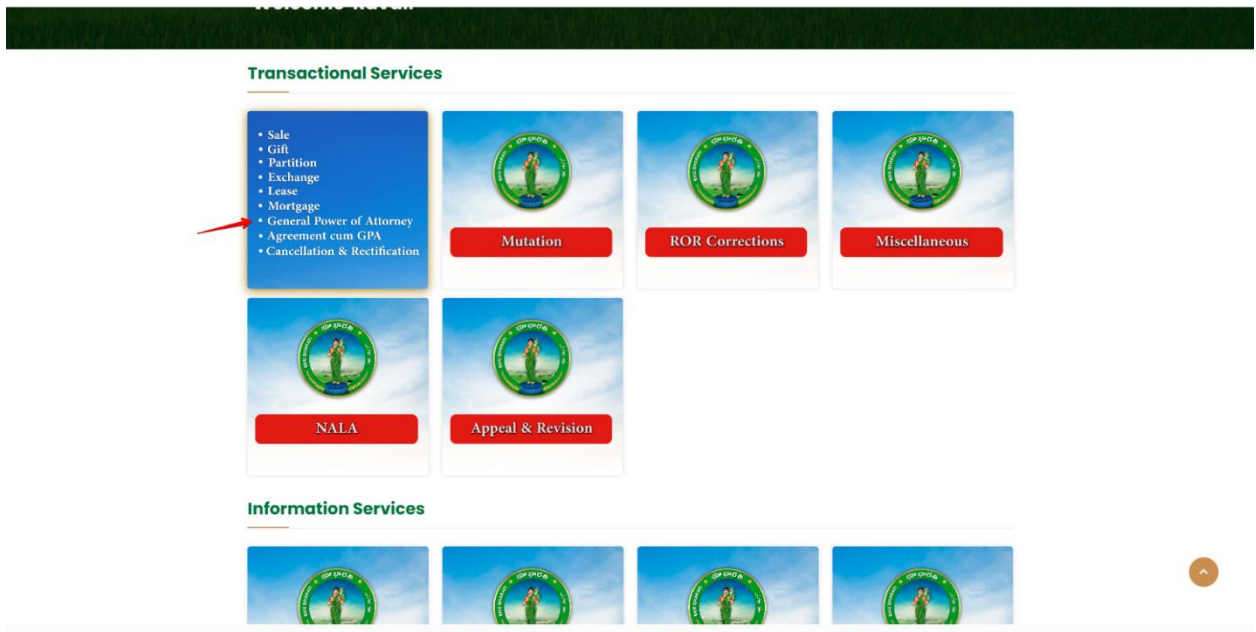


Transactional Services

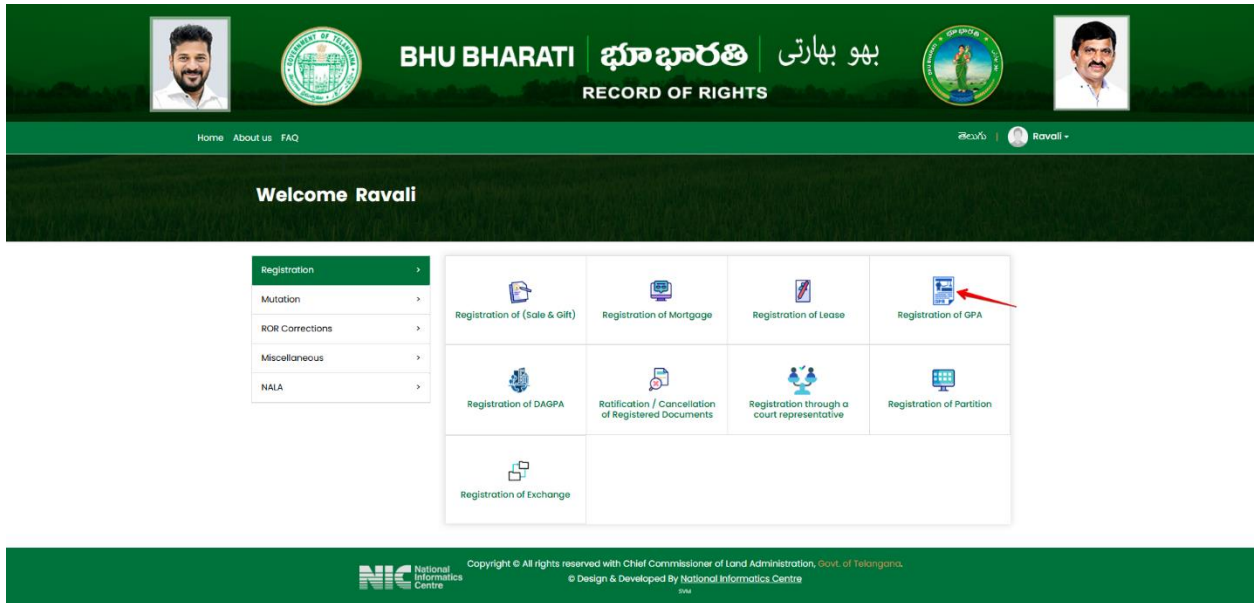


Registration of GPA

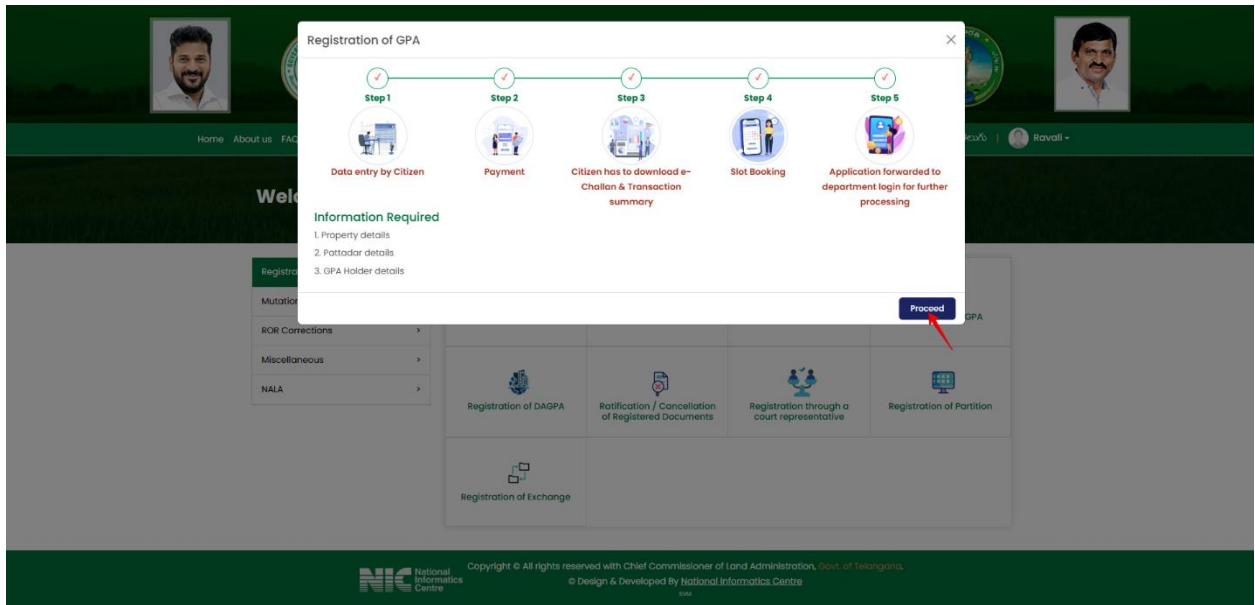
1) To avail the Registration for GPA service, hover over Registration Modules and click on it.



2) Choose Registration of GPA.



3) You can check all the citizen side flows involved in the application and click on the Proceed button to move further into the application.



4) Select the Nature of Deed, Nature of Sub Deed, enter PPB (Passbook) Number, and click on the Fetch button. The sub deed can be a GPA given to sell property in favour of a family member (or) power given to a person other than family members to sell the property. Here, GPA given to sell



property in favour of a family member is selected.

Pre Registration Information required for Citizen Slot booking Application Txn No : **Not Generated**

Nature of Deed * Nature of Sub Deed * PPB Number*

POWER OF ATTORNEY | బలాధీకార పత్రం GPA GIVEN TO SELL IMMOVABLE PRC **Fetch** **Reset**

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana. 2014

5) The property details populate. Select the checkbox corresponding to the extent of land. Enter the extent of land for which power of attorney is to be registered. Click on the Proceed button.

Pre Registration Information required for Citizen Slot booking Application Txn No : **Not Generated**

Nature of Deed * Nature of Sub Deed * PPB Number*

POWER OF ATTORNEY | బలాధీకార పత్రం GPA GIVEN TO SELL IMMOVABLE PRC **Fetch** **Reset**

Property Details

District	Mandal	Village	Khata No.	Pattadar Name	Father/ Husband's Name
Vikarabad	Yelali				

Select	S.No.	Survey No./ Sub-Division No.	Extent Owned (Ac.Gts)	Transacted Extent (Ac. Gts)	Market Value (Rs.)
<input type="checkbox"/>	1		0.6100		
<input type="checkbox"/>	2		0.0400		
<input checked="" type="checkbox"/>	3		0.2000	0.2000	4998
<input type="checkbox"/>	4		1.2000		
<input type="checkbox"/>	5		1.2000		
Total			3.2500	0.2000	4998

Proceed



6) A pop-up appears asking for confirmation to proceed. Click on the OK button.

The screenshot shows a web application interface for 'Pre Registration'. At the top, there is a navigation bar with 'Home' and a user profile. A pop-up window is displayed in the center, asking 'Are you sure, you want to proceed further?' with 'OK' and 'Cancel' buttons. Below the pop-up, the 'Pre Registration' form is visible. It includes fields for 'Nature of Deed' (POWER OF ATTORNEY), 'Nature of Sub Deed' (GPA GIVEN TO SELL IMMOVABLE PRC), and 'PPB Number'. A 'Fetch' button is next to the PPB Number field. Below this is the 'Property Details' section, which contains a table with columns: District (Wikarabad), Mandal (Pargi), Village, Khata No., Pattadar Name, and Father/ Husband's Name. The table lists five entries with checkboxes, and a 'Total' row. A 'Proceed' button is located at the bottom left of the form.

7) Enter boundary details and click on the Proceed button.

The screenshot shows the 'RECORD OF RIGHTS' form. It features the same 'Property Details' table as the previous screenshot. Below this table is the 'Four Boundary Details' section, which has columns for 'Survey No./ Sub-Division No.', 'North', 'South', 'East', and 'West'. Each column contains a 'Survey Number' dropdown menu and a text input field. A red arrow points to the 'Proceed' button at the bottom left of the form.



8) Enter Personal, Communication Details and click on the Save and Continue button.

Personal Details

Passbook No. []

Aadhaar No.*** xxxxxxxx3704

Father/Husband's Name(In Telugu)* []

Gender* []

Father/Husband's Name(In English)* WFO | వో | []

Age* 65

Pan Card Available [No] PAN No.* []

Name(In Telugu)* []

Social Status* BC-D

Name (In English)* []

Occupation* HOUSE WIFE | భార్య | []

Form-60/61 Submitted* Form 60 []

Communication Address Details

House No.* []

State* TELANGANA | తెలంగాణ | []

Mandal* Parg | పర్గ | []

Pin Code* []

Email id []

Locality* []

District* WIKARABAD | వికారాబాద్ | []

Village/City/Town* []

Mobile No.* []

Save And Continue

9) Family member details populate. You can add more family members by clicking on the Add More button. Click on Save and Continue.

Family Information Application Tax No.: []

Principal Details

PPB No. []

Name (In English)* []

Aadhaar Number* xxxxxxxx3704

Name in Telugu* []

Principal Family Member Details **Add More**

S.No.	Aadhaar Number	Name	Age	Mobile No.	Relationship	Action
1	[]	[]	[]	[]	BROTHER భ్రాతృ []	[]

Save And Continue

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana, 504



10) Select Applicant Type, Validate Aadhaar, add Attorney's Personal, Communication details, and click on the Save and Continue button.

Home Welcome Ravali (CITIZEN)

Do you have PPB number in Telangana State? Yes No [Aadhaar Details](#)

Applicant Type* INDIVIDUAL | వ్యక్తిగత Aadhaar No.*** *****

Name(In Telugu)* Father/Husband's Name(In Telugu)*

Social Status* GENERAL | జనసంధ Gender* FEMALE | స్త్రీ

Name (in English)* Father/Husband's Name(In English)* W/O | వ్య

Age* Occupation* HOUSE WIFE | గృహిణి

Pan Card Available [No] PAN No.* Form-60/61 Submitted* Form 60

Communication Address Details

House No.* Locality*

State* TELANGANA | తెలంగాణ District* VIKARABAD | వికారాబాద్

Mandal* Parg | పర్గాణా Village/City/Town*

Pin Code* Mobile No.*

Email id

Save And Continue

Please enter & re-verify address and mobile number.

11) Add Attorney's family member's details and click on the Save and Continue button.

Home Welcome Ravali (CITIZEN)

Get Started Principal Attorney Consenting Party Details of payments of consideration Payment

Family Information Application Txn No:246000901

Attorney Details

PPB No. Aadhaar Number* XXXXXXXX

Name (in English)* Name In Telugu*

Attorney Family Member Details [Add More](#)

S.No.	Aadhaar Number	Name	Age	Mobile No.	Relationship	Action
1					BROTHER వ్యక్తి	

Save And Continue

Copyright © All rights reserved with Chief Commissioner of Land Administration, Gov. of Telangana. 5/0



- 12) If you want to add consenting party details, choose 'Yes' radio button for Do you want to add consenting party details? Else select 'No' and you will be redirected to the next step.

Consenting Party Details

Application Txn No: 240000901

Do you want to fill Consenting Party details? * Yes No

Consenting Party Details [Add More](#)

S.No.	Aadhaar Number	Name	Address	Mobile No.	Action
1					

[Save And Continue](#)

Copyright © All rights reserved with Chief Commissioner of Land Administration, Gov. of Telangana. 508

- 13) If you want to add payments of consideration details, choose 'Yes' radio button for Do you want to details of payments of consideration? Else select 'No' and you will be redirected to the next step.

Details of payments of consideration

Application Txn No:

Do you want to add Details of payments of consideration ? * Yes No

Details of payments of consideration [Add More](#)

S.No.	Date	Amount	Mode of payment	Bank Name	Branch Name	Account number	IF SC Code	Remarks	Action
1			Select Mode of						

[Save And Continue](#)

Copyright © All rights reserved with Chief Commissioner of Land Administration, Gov. of Telangana. 508

- 14) Click on the Transaction Summary Receipt button.

Payment & Transaction Summary

Application Txn No: 240000901

[Transaction Summary Receipt](#) [Reset](#)

Copyright © All rights reserved with Chief Commissioner of Land Administration, Gov. of Telangana. 508



15) Transaction summary receipt is downloaded.

Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Pargi, Vikarabad

Transaction Summary

Application No. : [REDACTED]

S. No.	Party Type	PPR No.	Asst/Sec Number	Name	Father's / Husband's Name	Social Status	Gender	Occupation	Form 60 / Form 61 / PAN No.	Address
1	Principal	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	SC-O	[REDACTED]	HOUSE WIFE	Form 60	[REDACTED]
2	Attorney	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	GENERAL	[REDACTED]	HOUSE WIFE	Form 60	[REDACTED]

Details of Land Transferred

Type of Transaction: POWER OF ATTORNEY (GPA GIVEN TO SELL IMMOVABLE PROPERTY IN FAVOUR OF FAMILY MEMBERS)

S.No.	Passbook No.	Survey No.	Khata No.	Extent Transferred (Aa.Ga)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	[REDACTED]	[REDACTED]	[REDACTED]	0.2000	0	2499	2499
Total				0.2000			2499

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	1000
Mutation Charges	0
PPR Charges (Including Counter Charges)	0
Transfer Duty	0
Registration Fees	2000
Months Note	50
Total Amount	Rs. 3000

Tahsildar & Jt. Sub Registrar Office,
Pargi, Vikarabad

It appears there is some discrepancy in area of sub-divisions in 61 to 031 survey number. You are advised to satisfy yourself about the area as per ground position.

16) Choose Yes or No radio button for Have you verified information present in Transaction Summary Receipt? Click on the Proceed for Payment button.

BHU BHARATI భూ భారతి
RECORD OF RIGHTS

Home | Welcome Ravali (CITIZEN)

Get Started | Principal | Attorney | Consenting Party | Details of payments of consideration | Payment

Payment & Transaction Summary Application Txn No: 240000901

Transaction Summary Receipt | Reset

Have you verified information present in Transaction Summary Receipt ? Yes No **Proceed for Payment**

Copyright © All rights reserved with Chief Commissioner of Land Administration, Gov. of Telangana. 5/14



Payment

- 17) Payment can be made by either Principal or Attorney. By default, Attorney is selected. Click on the Generate Challan button.

Home Welcome Ravali (CITIZEN)

Generate eChallan

Amount Paid By* Principal Attorney

Party Details

Paid By	Party type	Party Name	Address	Mobile No.
*	Attorney			

Payment Details

Stamp Duty (INR)*	Registration Fee (INR)*	Transfer Duty (INR)*	Harizha Nidhi (INR)
1000	2000	0	50

PPB Charges (including Courier Charges) (INR)	Mutation Charges (INR)	Total Payable Amount (INR)*
0	0	3050

[Generate eChallan](#)

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana. 5/16

- 18) Check the checkbox for accepting terms and conditions and click on the Proceed button.

Home Welcome Ravali (CITIZEN)

Payment Details

Application No.	Service Name	Total Amount (in INR)	Payment Date & Time	Remitter Name	Payment Status	e-Challan No.	Pass code
240000901	Registration	3050	15-04-2025 11:38 AM				

Accept terms & conditions of payment. [Click Here](#) to read terms & conditions.

[Proceed](#)

Disclaimer :-

1. If payment is successful, Please proceed to "My Applications" under "Dashboard" for Slot Booking.
2. If payment is failed, Please proceed to "My Applications" under "Dashboard" for Re-payment.
3. If amount is debited from account and payment is not processed, Please wait for some time for Payment Status.

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana. 5/16

- 19) You will be redirected to the payment gateway and pay the fee.



Generate Document

20) Go to the Dashboard.

21) Click on the Generate Document button for that application.

Application No.	Type of Application	Application Subtype / Nature of Deed	Date of Application	Status	Action
2410225738	SUCCESSION	SUCCESSION	14/04/2025	Slot booked	Download Receipts
240000901	REGISTRATION PROCESS	POWER OF ATTORNEY	15/04/2025	Generate Document	Download Receipts



22) Click on the Generate Document button. You can also download eChallan and Transaction Summary receipts from here.

Pre Registration Application Txn No :2460000901

S.No.	Document Type	Action
1	eChallan	
2	Transaction Summary	

Generate Document

Disclaimer :
1. User can bring system generated deed document to Tahsildar & Jt. Sub Registrar office or user can prepare his/her own Deed Document.

Copyright © All rights reserved with Chief Commissioner of Land Administration, Gov. of Telangana.

23) The power of attorney deed document is generated and downloaded.

Power Of Attorney, Deed Document_21481.pdf

1 / 2 100%

తెలంగాణ ప్రభుత్వం
భూ భారతి **GOVERNMENT OF TELANGANA**
BHU BHARATI

GENERAL POWER OF ATTORNEY
(GPA GIVEN TO SELL IMMOVABLE PROPERTY IN FAVOUR OF FAMILY MEMBERS)

This GENERAL POWER OF ATTORNEY is made and executed on this the 15 April 2025 by and between:
Sri/Smt./Kumari, W/O, aged 65 years, Occ: HOUSE WIFE, R/o, Pargi, VIKARABAD, TELANGANA, 500063.
Hereinafter called the "PRINCIPAL"

AND

Sri/Smt./Kumari, W/O, aged 38 years, Occ: HOUSE WIFE, R/o, Pargi, VIKARABAD, TELANGANA, 500063.
(Hereinafter referred to as "AGENT")

(The expression "PRINCIPAL" and "AGENT" unless contrary to or repugnant to the context, shall mean and include their respective heirs, legal successors, representatives, agents, executors, administrators and assignees)

WHEREAS the PRINCIPAL herein is the absolute owner and peaceful possessor of Agricultural Land to an extent of 0.2000 AC.GTS in Survey Number, situated at Pargi Village, Pargi Mandal, VIKARABAD District Telangana State having acquired through a Sale Deed Registered as Document No. of 2025 of Book of S.R.O. Pargi and possess Passbook cum Title Deed bearing No. issued by Tahsildar, Pargi. More clearly described in the Schedule; and hereinafter called the Schedule Property.

Principal is the of the Agent. Therefore, they are family members as per the Indian Stamp Act, 1959.

Principal is not in a position to take care of the property. Principal is planning to sell/develop/lease the property. Keeping in view the above, the Principal is authorizing the Agent to do the following in respect of the Scheduled Property and appointed the Agent as lawful



24) Click on the Confirm Document button.

The screenshot shows the 'Pre Registration' page of the BHU BHARATI RECORD OF RIGHTS portal. The header includes the BHU BHARATI logo and the text 'భూ భారతి' and 'بهو بهارتی'. The user is logged in as 'Ravali (CITIZEN)'. The page displays 'Transaction Receipt Details' for Application Txn No: 2400000901. A table lists two transactions: S.No. 1 (eChallan) and S.No. 2 (Transaction Summary). Below the table, the 'Confirm Document' button is highlighted with a red arrow. A disclaimer is visible below the buttons.

S.No.	Document Type	Action
1	eChallan	Download
2	Transaction Summary	Download

Generate Document Confirm Document

Disclaimer :
1. User can bring system generated deed document to Tahsildar & JT, Sub Registrar office or user can prepare his/her own Deed Document.

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana.

25) Click on Proceed for Slot booking button.

The screenshot shows the 'Pre Registration' page of the BHU BHARATI RECORD OF RIGHTS portal. The header includes the BHU BHARATI logo and the text 'భూ భారతి' and 'بهو بهارتی'. The user is logged in as 'Ravali (CITIZEN)'. The page displays 'Transaction Receipt Details' for Application Txn No: 2400000901. A table lists two transactions: S.No. 1 (eChallan) and S.No. 2 (Transaction Summary). Below the table, the 'Proceed for Slot Booking' button is highlighted with a red arrow. A disclaimer is visible below the buttons.

S.No.	Document Type	Action
1	eChallan	Download
2	Transaction Summary	Download

Generate Document Proceed for Slot Booking

Disclaimer :
1. User can bring system generated deed document to Tahsildar & JT, Sub Registrar office or user can prepare his/her own Deed Document.

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana.



Slot Booking

26) Select a date and time for slot booking. Click on Book Slot button.

Slot Booking

Application Type*
Registration

Application Txn No*
2400000901

Tahsildar & Jt. Sub Registrar Office
Tahsildar & Jt. Sub Registrar Office, Pa.

Slot Booking Date*
16/04/2025

Available Slot **

09:30	09:45	10:00	10:15
10:30	10:45	11:00	11:15
11:30	11:45	12:00	12:15
12:30	12:45	13:00	13:15
13:30	13:45	14:00	14:15
14:30	14:45	15:00	15:15
15:30	15:45	16:00	16:15
16:30	16:45	17:00	17:15
17:30	17:45		

Book Slot

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana. 2014

27) Click on the Submit button.

Slot Booking

Application Type*
Registration

Application Txn No*
2400000901

Tahsildar & Jt. Sub Registrar Office
Tahsildar & Jt. Sub Registrar Office, Pa.

Slot Booking Date*
16/04/2025

Available Slot **

09:30	09:45	10:00	10:15
10:30	10:45	11:00	11:15
11:30	11:45	12:00	12:15
12:30	12:45	13:00	13:15
13:30	13:45	14:00	14:15
14:30	14:45	15:00	15:15
15:30	15:45	16:00	16:15
16:30	16:45	17:00	17:15
17:30	17:45		

Submit

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana. 2014



28) Confirm the slot booking date and time by clicking on the OK button.

Dear User, you have requested time slot at 09:45, 16/04/2025.
Do you want to Book Slot?

OK Cancel

Slot Booking

Application Type*
Registration

Application Txn No*
2400009901

Tahsildar & Jt. Sub Registrar Office
Tahsildar & Jt. Sub Registrar Office, Pa...

Slot Booking Date*
16/04/2025

Available Slot **

09:30	09:45	10:00	10:15
10:30	10:45	11:00	11:15
11:30	11:45	12:00	12:15
12:30	12:45	13:00	13:15
13:30	13:45	14:00	14:15
14:30	14:45	15:00	15:15
15:30	15:45	16:00	16:15
16:30	16:45	17:00	17:15
17:30	17:45		

Submit

Copyright © All rights reserved with Chief Commissioner of Land Administration, Govt. of Telangana.

29) Slot is booked. Click on the Slot Receipt button to download the receipt. The application is forwarded to the Operator for capturing of photo and biometrics. Visit concerned Tahsildar office for further process on the date of slot booked.

Congratulations !! Your appointment has been booked.

Deed Name	Sub Deed	Tahsildar & Jt. Sub Registrar Office	Application Txn No	Slot Transaction No.	Appointment Date	Appointment Time
POWER OF ATTORNEY పాతానాధికారము	GPA GIVEN TO SELL IMMOVABLE PROPERTY IN FAVOUR OF FAMILY MEMBERS GPA GIVEN TO SELL IMMOVABLE PROPERTY IN FAVOUR OF FAMILY MEMBERS	Pargi	2400009901	9215	16/04/2025	09:45 AM

Slot Receipt

