

CS No. 6882

DOCT. No. 6818 2007

Acno-7005

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 5524 Date 25/5/07 100:
To D. Phani Kumar
By D. N. Murthy
For May Flower Heights

See Back

L. G. Chimalge
H 594823
LEELA G CHIMALGE
STAMP VENDOR
N. 102/200
5-4-76/A, Gollar, Ranigum
SECUNDERABAD 500 003

RATIFICATION DEED

This Ratification Deed is made and executed at Hyderabad on this the ²⁷ 31 day of May 2007 at Hyderabad by:

SMT. M. GEETHA, WIFE OF SHRI N. KRISHNA RAO, aged about 38 years, Occupation: House wife, resident of H No. 23-78/4, Opp: Devi Apartments, R. K. Nagar, Malkajgiri, Hyderabad, hereinafter called the "FIRST PARTY".

IN FAVOUR OF

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3 & 4, third floor. Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners Mr. Soham Modi, son of Sri Satish Modi, aged about 36 years, occupation: Business, Chanda Srinivasa Rao, S/o. Shri. Parameshwar, aged about 42 years, resident of Plot No. 266, New Vasavi Nagar, Kakaguda, Secunderabad - 500 003 and Shri. G. S. Kohli, S/o. Shri. T.S. Kohli aged about 24 years Occupation: Business, resident of 1-12-48/1, Rockline, Staff Road, Opp: Secunderabad Club, Secunderabad - 500 003, hereinafter referred to as the "SECOND PARTY" which term shall mean and include all their heirs, successors-in-interest assignees etc"

The terms "FIRST PARTY" and "SECOND PARTY" herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators, nominees and assignees etc.,

M. Geetha

- A) WHEREAS by virtue of Sale Deed dated 16th September 2006, registered as document no. 15639/2006, with the office of the Sub-Registrar, Uppal, Mrs. M. Geetha along with her sister Mrs. M. Suneetha represented by her GPA Holder Mr. M. Venkat Ramana Rao, has conveyed and transferred absolutely in favour of the SECOND PARTY land admeasuring Ac. 3-39 Gts. in survey nos. 1/1 (Ac. 1-39 Gts) & 191 (Part) (Ac. 2-00 Gts) of Mallapur Village, Uppal Mandal, R. R. District (hereinafter referred to as Scheduled Property and more fully described at the foot of this document) for a consideration. The Sale Deed dated 16.06.2006, hereinafter referred to as the Principal Deed Document.
- B) WHEREAS the said Principal Deed Document is executed by Sri. Venkat Ramana Rao, S/o. Sri. Venkat Rama Rao as GPA Holder of Ms. M. Geetha duly constituted under GPA dated 14.03.2006, which is validated in file bearing No. 1995/E/2006 and registered at D. R. Office, Ranga Reddy District
- C) WHEREAS the FIRST PARTY is aware of the sale transaction in favour of the SECOND PARTY as stated above and has agreed to execute this deed ratifying and confirming the action of the GPA Holder Sri. Venkat Ramana Rao, so as to ensure and assure perfect legal title of the Scheduled Property in favour of the SECOND PARTY.

NOW THEREFORE THIS RATIFICATION DEED WITNESSETH AS UNDER:

1. That the FIRST PARTY confirms and ratifies the sale transaction entered into by Mr. Venkat Ramana Rao, S/o. Mr. Venkat Rama Rao in respect of the Scheduled Property.
2. At the request of the second Party, the first party has agreed to execute this ratification deed to confirm that the above sale that has been made by the GPA holders of the first Party has been done with full knowledge of the first party and the first party further admits the receipt of the full sale consideration mentioned in the above refereed Principal Deed Document.
3. The first party hereby confirms and ratifies that the Principal Deed Document refereed above are valid and the second party is hereby the absolute owners and possessor of the scheduled property.
4. The first party further confirms that she has no right, title or interest of whatsoever nature in the Scheduled Property.
5. The first party further confirms and declares that this Ratification Deed is executed to ensure and assure the second party that the Scheduled Property sold and conveyed by Mr. Venkat Ramana Rao, S/o. Mr. Venkat Rama Rao is her absolute property and the second party shall have and always have peaceful enjoyment of the same without any let, hindrance, claim, etc., directly or indirectly of whatsoever nature from first party and / or any one claiming through her.
6. The first party hereby agdress that she shall sign, verify and execute such further documents that may be required to effectively transfer / mutate the Scheduled Property on to and in favour of the second party.

M. Geetha

SCHEDULE OF THE PROPERTY


ALL THAT PART AND PARCEL OF AGRICULTURAL LAND admeasuring about Ac. 3-39 Gts, in survey nos. 1/1 (Ac. 1-39 Gts.) & 191 (part) (Ac. 2-00 Gts.), of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Sy. No. 2/1/2 (Road)
South : Village
East : Sy. No. 2/1/1 & Village
West : Sy. No. 2/1/1, 189,190 and the balance part of Sy. No. 191

IN WITNESS WHEREOF the FIRST PARTY has signed this Deed of Ratification on the date first above mention in the presence of the following witnesses:

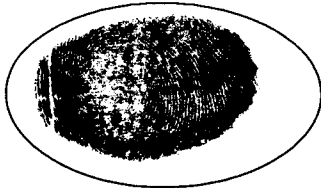
WITNESSES:

1. M. Ramesh
2. R. Srinivas


M. GEETHA
SIG.OF THE EXECUTANT

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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FIRST PARTY:

SMT. M. GEETHA
W/O. SHRI N. KRISHNA RAO
R/O. H. NO. 23-78/4
OPP: DEVI APARTMENTS
R. K. NAGAR
MALKAJGIRI
HYDERABAD.

SIGNATURE OF WITNESSES:

1. *M V R ...*
2. *...*

SIGNATURE OF EXECUTANTS

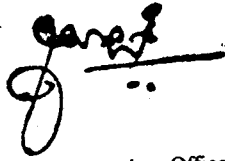
Address / చిరునామా

23-78/4

Malkajigiri, R.K.Nagar
Secunderabad

23-78/4

మల్కాజిగిరి, ఆర్.కె.నగర్
సికింద్రాబాద్



Electoral Registration Officer

ఓటరునిజ్ఞాప్తి అధికారి

Secunderabad (Cantt) Assembly Constituency

సికింద్రాబాద్ (కాంటన్మెంట్) విధానసభ నియోజకవర్గము

Place/ స్థలము Secunderabad సికింద్రాబాద్

Date /తేదీ 10-05-1996

This Card may be used as an identity card
under different Government schemes

ఈ కార్డును వివిధ ప్రభుత్వ పథకములలో
గుర్తింపుకార్డు గా ఉపయోగించవచ్చును

MPIC No : 16/00/01/000/00038/04

154-79



Election Commission of India

భారత ఎన్నికల సంఘము

IDENTITY CARD

గుర్తింపుకార్డు

AP/31/211/459467



Elector's Name N Geetha

ఓటరు పేరు ఎన్ గీత

Father's/Mother's/
Husband's Name N Krishna Rao

తండ్రి/తల్లి/భర్త పేరు ఎన్ కృష్ణ రావు

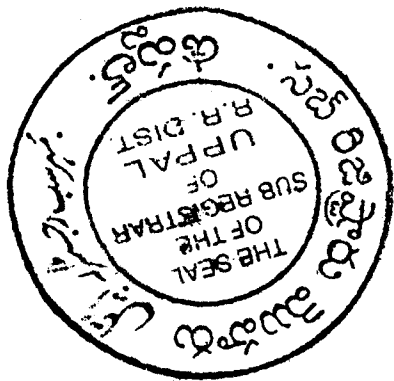
Sex F లింగము స్త్రీ

Age as on 1-1-95

1-1-95 నాటికి వయస్సు

27

N. Geetha



సబ్-రిజిస్ట్రార్

[Handwritten mark]

.....

.....

.....

.....

[Handwritten signature]

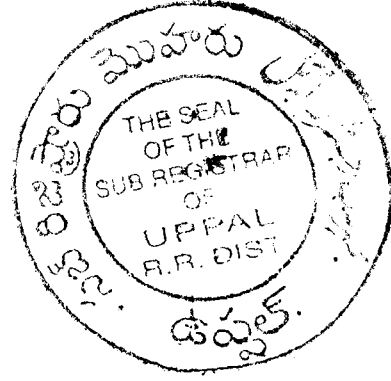
1వ పుస్తకము.....సంఖ్య 6818(6)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 5.....ఈ కాగితపు వరుస

సంఖ్య.....6


మన్ కరిష్యామి

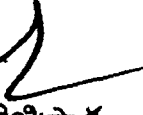


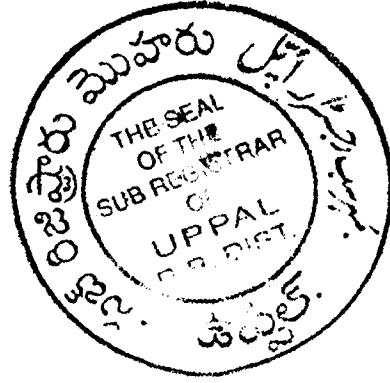
1. వ పుస్తకము.....సంఖ్య

ధస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


సబ్-రిజిస్ట్రార్



1 వ పుస్తకము 6818/07

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....



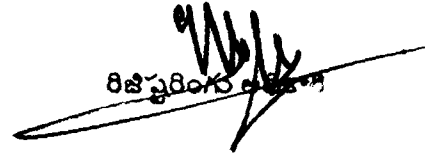
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు.6818/07

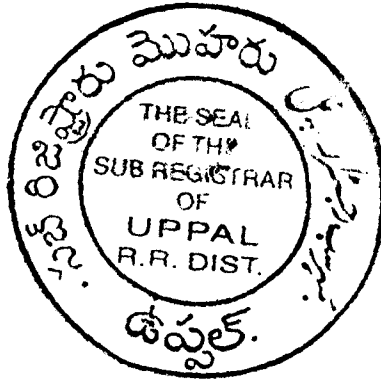
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు.డి.డి.నం.1-200) ఇవ్వడమైన

200) సం॥ మే.నెల.నె./.....తేది

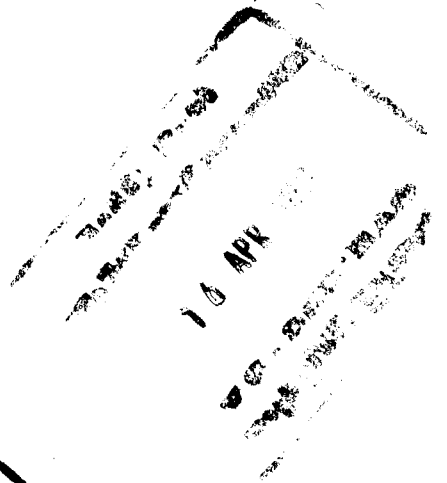


రిజిస్ట్రారు



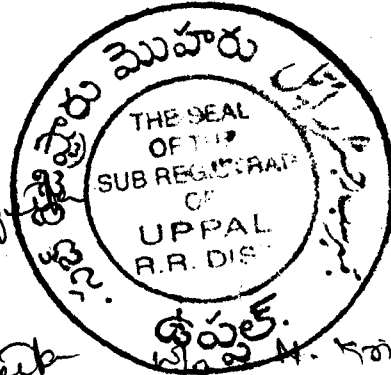
వ పుస్తకము.....నంబు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు



2007 వ సం||.....నెల?/.....వ తేది
 1927 వ.శ.శా.....మాసము.....వ తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ M. Geetha
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా బాధ్యుని
 రుసుము రూ||.....చెల్లించినారు.



Receipt No.....Dt.....Vide
 SBH, Hapsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నద.
 ఎడమ బొటనవ్రేలు



నిరూపించినది.

శ్రీ M. Krishna Rao
 occ: Housewife R/o. 23-78/4
 opp: Devi Apts, R.K. Nagar,
 Malrajgiri, Hyderabad

శ్రీ M.V. Rama Rao

S/o. M. Venkata Narshima Rao occ: Business
 R/o. 2-90, Mallapur (V), Uppal (M)
 R.R. Dist

శ్రీ K.P. Reddy

S/o. K.P. Reddy occ: Service
 2-3-64/10124, Amberpet, Hnd.

2007 వ.సం||.....నెల?/.....వ తేది
 1927 వ.శ.శా.....మాసం.....వ తేది.

సబ్-రిజిస్ట్రారు