

9824

9425/2007



7488

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

7211 25/7/07 100-
 Date
 Sold to: Sohan Modi
 S/o: Sateesh Modi
 For Whom: Paramount Estates

R.R. Dist

L. G. Chimalg!
 H 634256
 LEELA G CHIMALG!
 STAMP VENDOR
 N. 02/2007
 5-4-76/A. (Cellar, Ranigunj)
 SECUNDERABAD-500 003

RATIFICATION DEED

This Ratification Deed is made and executed at Hyderabad on this the 28th day of July, 2007 by:

1. Shri. Bijja Das Goud, S/o. Late Shri. Bijja Maisaiah, aged about 61 years, Occupation: Business, R/o. 42-72, Old Moulali, Hyderabad – 500 047.
 2. Shri. Bijja Raj Goud, S/o. Shri. Das Goud, aged about 38 years, Occupation: Business, R/o. 42-72, Old Moulali, Hyderabad – 500 047.
 3. Shri. Bijja Anil Goud, S/o. Shri. Das Goud, aged about 28 years, Occupation: Business, R/o. 42-72, Old Moulali, Hyderabad – 500 047.
 4. Shri. Bijja Anand Goud, S/o. Shri. Das Goud, aged about 27 years, Occupation: Business, R/o. 42-72, Old Moulali, Hyderabad – 500 047.
 5. Shri. Bijja Vijay Kumar Goud, S/o. Shri. Das Goud, aged about 24 years, Occupation: Business, R/o. 42-72, Old Moulali, Hyderabad – 500 047.
- Hereinafter jointly called the "FIRST PARTY" and severally as FIRST PARTY No. 1, FIRST PARTY No.2, FIRST PARTY No.3 , FIRST PARTY No. 4 and FIRST PARTY No. 5.

1. [Signature]
 4. [Signature]

2. [Signature]

3. [Signature]

5. [Signature]

IN FAVOUR OF

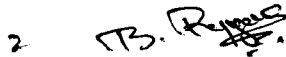
M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, second floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partner Mr. Soham Modi, son of Sri Satish Modi, aged about 37 years, occupation: Business, hereinafter called the “SECOND PARTY”

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

WHEREAS

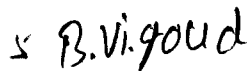
- A) By virtue of Sale Deed dated 04.04.2007, registered as document no. 4988/07 with the office of the Sub-Registrar, Shamirpet, Shri. Bijja Sathaiah and Shri. Bijja Yadaiah have conveyed and transferred absolutely in favour of the SECOND PARTY, land admeasuring about Ac. 2-00 Gts., forming a part of Sy. No. 233 of Nagaram Village, Keesara Mandal, R.R. District (hereinafter referred to as Scheduled Property) for a consideration. The Sale Deed dated 04.04.2007 is hereinafter referred to as the Principal Deed.
- B) Whereas the Vendors of the Principal Deed namely Mr. Bijja Sathaiah and Bijja Yadaiah, sons of Late Shri. Veeraya Goud became owners of lands admeasuring Ac. 11-34 Gts., forming a part of Sy. No. 137 (Ac. 6-39 Gts.), Sy. No. 224 (Ac. 0-10 Gts.), Sy. No. 233 (Ac. 2-30 Gts.) and Sy. No. 604 (Ac. 1-35 Gts.) of Nagaram Village, Keesara Mandal, R.R. District by virtue of the proceedings of the MRO bearing no. B/828/86 dated 4.5.1988.
- C) Whereas by the proceeding dated 14.3.1996 bearing No. J/773/86, the RDO Hyderabad East Division, the name of the original pattedars namely Shri. Bijja Misaiah was deleted and in his place the names of Shri. Bijja Sathaiah and Shri. Bijja Yadaiah were registered as pattedars. Vide further proceedings referred to above, Patta Passbooks and Title books were issued in favour of Shri. Bijja Sathaiah and Shri. Bijja Yadaiah as per the details given below:

1 

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S.No.	Name of the Pattedar	Patta no.	Passbook no.	Title Book no.	Extent of land in Sy. No. 233
1.	Bijja Sathaia	191	29139	251887	Ac. 1-15 Gts.
2.	Bijja Yadaiah	192	29140	251888	Ac. 1-15 Gts.

D) Whereas FIRST PARTY NO. 1 is the son of late Shri. Bijja Maisaiah and FIRST PARTY NO. 2 to FIRST PARTY NO. 4 are the grandsons of late Shri. Bijja Maisaiah.

E) 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 so as to ensure and assure perfect legal title of the Scheduled Property in favour of the SECOND PARTY, *without receiving any sale consideration*

NOW THEREFORE THIS RATIFICATION DEED WITNESSETH AS UNDER:

1. That the FIRST PARTY confirms and ratifies the sale transaction entered into by Shri. Bijja Sathaiah and Shri. Bijja Yadaiah in favour of the Second Party as per the sale deed referred above in respect of the Scheduled Property.
2. The FIRST PARTY further confirms that they have no right, title or interest of whatsoever nature in the Scheduled Property. The FIRST PARTY further confirms that they have no right, title or interest of whatsoever nature in the lands belonging to Shri. Bijja Sathaiah and Shri. Bijja Yadaiah referred to in clause B and C herein and that the Patta Passbooks and Title Books issued to them by the MRO have been done so with their knowledge and consent.
3. 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 Shri. Bijja Sathaiah and Shri. Bijja Yadaiah was their 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 them.
4. The FIRST PARTY hereby agrees that he 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.

1 *[Signature]*

2

[Signature]

3 B. ANI 2

4 *[Signature]*

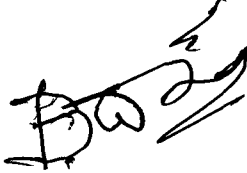
5 B. Vignoud

SCHEDULE OF THE PROPERTY

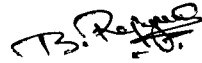
All that part and parcel of agricultural land admeasuring about Ac. 2-00 Gts., forming a part of Sy. No. 233 of Nagaram Village, Keesara Mandal,, Ranga Reddy District, under S. R. O. Shamirpet which is bounded by:

North : Sy. No. 234 & Sy. No. 235
South : Sy. No. 226 & Sy. No. 227
East : Sy. No. 232
West : Balance Portion of Sy. No. 233

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:



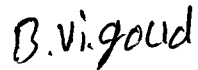
FIRST PARTY



1. (Mr. Bijja Das Goud)

2. (Bijja Raj Goud)

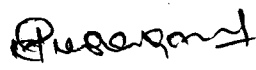
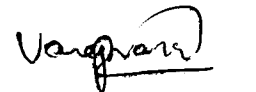
3. (Bijja Anil Goud)






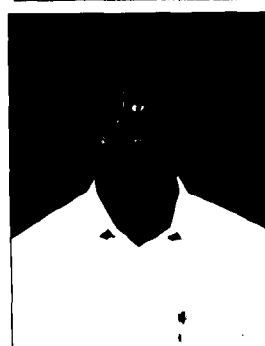
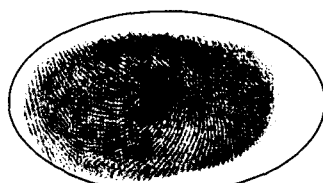

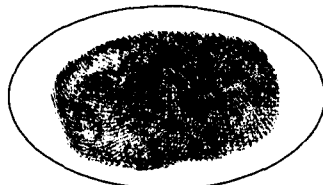



4. (Bijja Anand Goud)

5. (Bijja Vijay Kumar Goud)

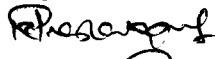
WITNESSES:


1. 
2. 

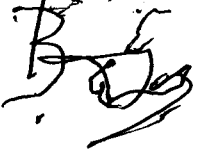
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>FIRST PARTY:</u> 1. SHRI. BIJJA DAS GOUD S/O. LATE SHRI. BIJJA MAISAIAH R/O. 42-72 OLD MOULALI HYDERBABAD - 500 0047.
			2. SHRI. BIJJA RAJ GOUD S/O. SHRI. DAS GOUD R/O. 42-72 OLD MOULALI HYDERBABAD - 500 0047.
			3. SHRI. BIJJA ANIL GOUD S/O. SHRI. DAS GOUD R/O. 42-72 OLD MOULALI HYDERBABAD - 500 0047.
			4. SHRI. BIJJA ANAND GOUD S/O. SHRI. DAS GOUD R/O. 42-72 OLD MOULALI HYDERBABAD - 500 0047.
			5. SHRI. BIJJA VIJAY KUMAR GOUD S/O. SHRI. DAS GOUD R/O. 42-72 OLD MOULALI HYDERBABAD - 500 0047.


SIGNATURE OF WITNESSES:

1. 


2. 



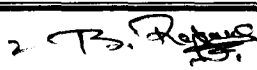


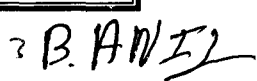




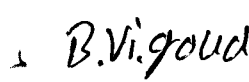




2 


3 

SIGNATURE OF EXECUTANTS


1 

HOUSEHOLD CARD

Card No : WAP1582395D0088
 F.P Shop No : 395
 పేరు : బిజ్జయ్య . దాస్ గౌడ్
 Name of Head of Household : Bijjya . Dass Goud
 పండ్/భర్త పేరు : లేట్ బిజ్జయ్య మైసయ్య
 Father/ Husband Name : Late Bijjya Maisaiah
 పుట్టిన తేదీ/Date of Birth :
 వయస్సు/Age : 56
 వృత్తి/Occupation : Others(OTHERS)
 ఇం.నెం./House No. : 42-837
 రోడ్/Street : MOULALI
 Colony : MOULALI
 Ward No. : 12/ Ward-12
 Municipality : మల్కాజ్ గిరి / Malkajgiri
 జిల్లా/District : రంగ రెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 18,000
 LPG Consumer No. : / (No Cylinder)
 LPG Dealer Name :



15026941





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Laxmamma	Wife		50
3	Anand Goud	Son	25.12/80	26
4	Vijay Goud	Son	24.05/82	24

397
 300
 B. W. S.
 28/01/2006
 కార్యదాసు సంకరం/పెమ్మడ
 కార్యదాసు **Att. Registrar of Co-operative Societies**

HOUSEHOLD CARD

Card No : WAP1582395D0093
 F.P Shop No : 395
 పేరు : బిజ్జయ్య . అనీల్ గౌడ్
 Name of Head of Household : Bijjya . Anil Goud
 పండ్/భర్త పేరు : దాస్
 Father/ Husband Name : Dass
 పుట్టిన తేదీ/Date of Birth :
 వయస్సు/Age : 30
 వృత్తి/Occupation : Others(OTHERS)
 ఇం.నెం./House No. : 42-837
 రోడ్/Street : MOULALI
 Colony : MOULALI
 Ward No. : 9/ Ward-9
 Municipality : మల్కాజ్ గిరి / Malkajgiri
 జిల్లా/District : రంగ రెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 18,000
 LPG Consumer No. : / (No Cylinder)
 LPG Dealer Name :

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Saritha	Wife	14/08/82	24
3	Pavani	Daughter	19/11/03	3
4	Saikiran	Son	15/09/05	1

397
 225
 B. W. S.
 28/01/2006
 కార్యదాసు సంకరం/పెమ్మడ
 కార్యదాసు **Att. Registrar of Co-operative Societies**

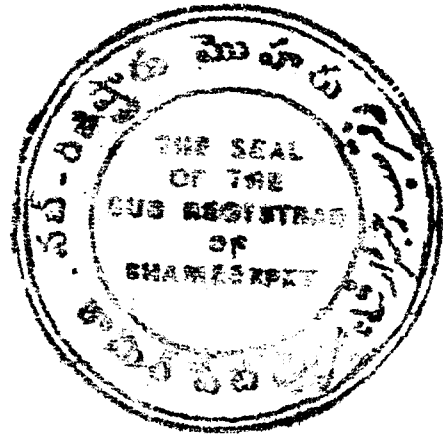


Handwritten signature or initials

16498 / SD / 93
28.10.1993
B. RAJ GOUD
B. DASS GOUD
H.NO. 1-5-338/15/2
NORTH LALLAGUDA
SECUNDERABAD
H.NO. 1-5-338/15/2
NORTH LALLAGUDA
SECUNDERABAD
10.02.1968

Iవ పుస్తకము 2007 వ సం॥ పు..... 9425
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 7
ఈ కాగితము వరుస సంఖ్య..... 7

సబ్-రిజిస్ట్రార్



Iవ పుస్తకము 2007 వ సం॥ ను..... 9425
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 7
ఈ కాగితము వరుస సంఖ్య..... 6

పబ్-రిజిస్ట్రార్



5

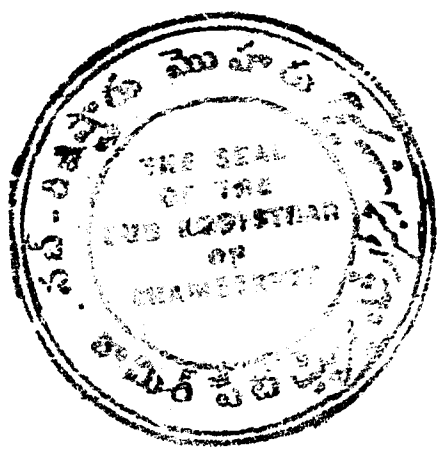
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ఈ కాగితము వరకు సంఖ్య..... 5

సబ్-రిజిస్ట్రార్

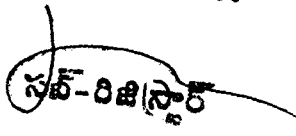


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ఈ కా గితము వరుస సంఖ్య..... 4

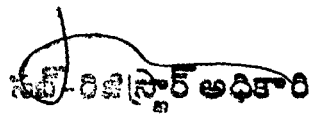
సన్-రిజిస్ట్రార్



1వ పుస్తకము 2007 వ సం॥ పు..... 9425
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 7
 ఈ కాగితము పదున సంఖ్య..... 3


 సబ్-రిజిస్ట్రార్


1వ పుస్తకము 2007 సం॥ (కా.శ 122 9) సం॥ పు
 ...9425...నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1613- I-.....9425...- 2007
 ఇవ్వడమైనది
 2007 సం॥.....2007...నెంబరు.....2007...వతేది


 సబ్-రిజిస్ట్రార్ అధికారి



1వ పుస్తకము 2007 వ సం॥ పు..... 9425
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 7
 ఈ కాగితము వరుస సంఖ్య..... 7

సబ్-రిజిస్ట్రార్

కమల గౌడ్ (వె) Devigoud


శ/ం. Dev Goud
 ర/ం. 42-72, old



విరూపాచలినరీ

1) Prasanna శ/ం. S. P. Reddy o.c.e. service
 (0) 5-6-18/3 & 4, M.G. Road, Bodipal

2) V. R. Varaprasad. శ/ం V. Pullaiah o.c.e. service
 R/ం 12-7-46/1A, Shankarapur, Bodipal.

2007 వ సం॥2007.....నెల.....24.....వతేది సబ్-రిజిస్ట్రారు
 192 శ.వ. శా.శ.సం. 192.....మాసము.....6.....వతేది కామిర్షెట్

ప్రస్తుతము 2007 వ సం॥ పు..... 9425
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 7
 ఈ కాగితము వరుస సంఖ్య.....

2007 వ సం॥..... సులలి..... నెల..... 28..... 3 ది
 1929 వ. క. న. 10 వ. మాసం..... 6..... వది
 పత్రము..... మరియు..... గంటల మధ్య

శా. బి. సె. సుబ్ రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి..... B. Day.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 - ఎ ను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ..... 100..... లు తెల్లించినారు.
 వ్రాసియున్నట్లు ఒప్పుకొన్నది
 ఎక్కడు నోటన ప్రేలు

సుబ్-రిజిస్ట్రార్
 I herc by certify that on the
 production of the original Instruments
 I have satisfied myself that the
 stamp duty of Rs..... has
 been paid therefor

[Handwritten Signature]

Sub-Registrar



[Handwritten Signature]
 occ: Business, R/o. 42-72,
 Hyderabad.

ఎకమ కోట ప్రేలు — *[Signature]*

S/o. Das Goud occ: - Business
 R/o. 42-72, old moulali, Hyderabad

ఎకమ కోట ప్రేలు — *[Signature]*

S/o. Das Goud occ: Business
 R/a. 42-72, old moulali, Hyderabad

ఎకమ కోట ప్రేలు — *[Signature]*

S/a. Das Goud occ: Business
 R/a. 42-72, old moulali, Hyderabad.

