

7309

7282/2008



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 361736

Date : 24-07-2008 Serial No : 29,908 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SECBAD

RATIFICATION DEED

This Ratification Deed is made and executed at Hyderabad on this the 25th day of July 2008 by:

1. Smt. Anjamma, D/o. Late Shri. Eega Pentaiah, aged about 55 years, Occupation: Housewife, residing at H. No. 2-3-54, Chinna Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently R/o. 41-101, Gandhinagar, Moulali, Malkajgiri, Ranga Reddy District.
2. Shri. Bhaskar alias Raju, S/o. Smt. Eega Anjamma, aged about 30 years, Occupation: Business, residing at H. No. 2-3-54, Chinna Cherlapally, Ghatkesar Mandal, Ranga Reddy District., presently R/o. 41-101, Gandhinagar, Moulali, Malkajgiri, Ranga Reddy District.

Hereinafter collectively referred to as the "FIRST PARTY" and severally as FIRST PARTY No 1 and FIRST PARTY No. 2 respectively.

IN FAVOUR OF

M/S. MEHTA & MODI HOMES, a partnership firm having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 57 years, Occupation: Business, hereinafter, called the "SECOND PARTY"



(A mark of Anjamma)

2 MRATU

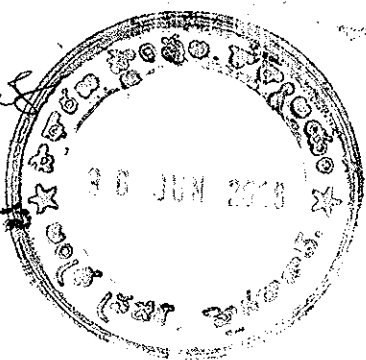
7282
SCANNED

142
7/25/08

ENDORSEMENT

certified that the following amounts have been paid in respect of this document:

Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. —
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act, 1899, if any	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100/-
IV. User Charges:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100/-
Sub-Registrar	Total: Rs. 300/-

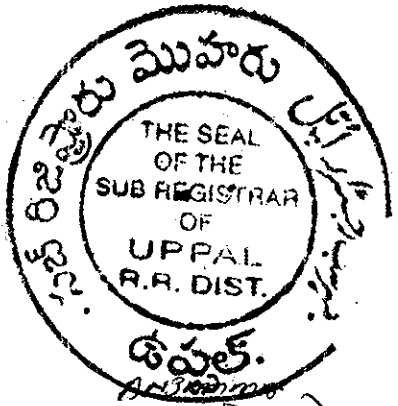


వ పుస్తకమునకి. రి. రి. సం||
 ప్రస్తావనల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరు
 సంఖ్య.....

1920- వ.శ.శా. (రి. రి. మా. సము. రి. తేది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Eega Anyamma
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు పేలిముద్రలతో సహా దాఖలు చేసి
 రూ. 100/- చెల్లించినారు.

Receipt No. Dt. Vid
 Habsiguda Branch, Sec'bad



ప్రాస యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రౌటనశ్రేణులు



ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

(X More of Eega Anyamma)
 Smt. Anyamma D/o. Late Eega Pentavola or H-wife
 R/o. 2-3-54, China Chulopally, Ghatkesar mandal,
 R.R. Dist presently R/o. 41-101, Gandhinagar, Moulali
 Malkajgiri, R.R. Dist.

M. K. A. R. O. Eega Anyamma or: Business
 R/o. No. 2-3-54, China Chulopally, Ghatkesar mandal,
 R.R. Dist, Presently R/o. 41-101, Gandhinagar, Moulali,
 Malkajgiri, R.R. Dist.

1. Presence of Sh. K.P. Reddy, o/c: Business
 5-6-187/3 & 4, M.G. Road, Sec'bad.

2. Sh. J. Dharmraj or: Service
 R/o. 1-10-263, New Banugally, Sec'bad.

2008వ సం||... నెల... వ తేది
 1920 వ.శ.శా. (రి. రి. మా. సము. రి. తేది.

(Signature)
 సబ్-రిజిస్ట్రారు

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.,

- A) WHEREAS by virtue of Sale Deed dated 5th October, 2007, registered as document no. 12465/2007 with the office of the Sub-Registrar, Uppal, Shri.Palle Sanjeeva Reddy, Shri Palle Prabhakar Reddy, Palle Ravinder Reddy and others have conveyed and transferred absolutely in favour of the SECOND PARTY land admeasuring Ac.4-00 Gts. in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District (hereinafter referred to as Scheduled Property) for a consideration. The Sale Deed dated 5th October, 2007 is hereinafter referred to as the Principal Deed.
- B) Whereas Late Shri Eega Pentaiah alias Pentadu has been recorded as protected tenant in the said tenancy registrar for the lands in in Sy. No. 11, 12, 14, 15, 16, 17, 18 & 294 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Late Shri Eega Pentaiah alias Pentadu in his life time itself was not cultivating the said land and as such had surrendered his rights in favour of the Pattedars namely Sri. Palle Sanjeev Reddy, S/o. Late Shri. P. Sai Reddy, Sri. Palle Prabhakar Reddy S/o. Late Shri. Narsa Reddy, Smt. Palle Renuka, W/o. Shri. Bal Reddy, Sri. Palle Ravinder Reddy, S/o. Late Shri. Narsa Reddy, Sri. Palle Pratap Reddy, S/o. Late Shri. Ram Reddy, Sri. Palle Purushotham Reddy, S/o. Late Shri. P. Sarabha Reddy, Sri. Palle Venkat Ram Reddy, S/o. Late Shri. P. Sarabha Reddy, Smt. Palle Susheela, W/o. Shri. P. Narasimha Reddy, Sri Palle Narayana Reddy, S/o. Late Shri. P. Malla Reddy, Palle Narsimha Reddy, S/o. Late Shri. P. Malla Reddy. The fact as to surrender of the rights of the protected tenants and his legal heirs was not brought to the notice of the concerned authorities i.e., The Mandal Revenue Officer. Now appropriate applications have been made to The Mandal Revenue Officer to delete the names of the protected tenant and his legal heirs in the Government records.
- C) Whereas the FIRST PARTY No. 1 Shri. Eega Anjamma is the daughter of Late Eega Pentaiah alias Pentadu and FIRST PARTY No. 2 Shri Bhasker alias Raju is the grandson of Eega Pentaiah alias Pentadu.
- D) 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.



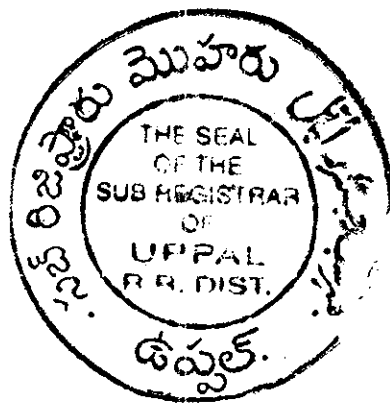
(X mark of Anjamma)

2 M R A J C

1 వ పుస్తకము గ్రా.శి.సంఖ్య/౨
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...౨...ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (కా.శి) పు...7282/08
 నింబరుగా రిజిస్ట్రారు చేయబడి స్వామిని నిమిత్తం
 గుర్తింపు నింబరు...7282...-200...శివప్రసాద్
 200...సంఖ్య...నెల...మే...తేదీ
 రిజిస్ట్రారు అధికారి



NOW THEREFORE THIS RATIFICATION DEED WITNESSETH AS UNDER:

1. That the FIRST PARTY confirms and ratifies the sale transaction entered into by Sri. Palle Sanjeev Reddy, S/o. Late Shri. P. Sai Reddy, Sri. Palle Prabhakar Reddy S/o. Late Shri. Narsa Reddy, Smt. Palle Renuka, W/o. Shri. Bal Reddy, Sri. Palle Ravinder Reddy, S/o. Late Shri. Narsa Reddy, Sri. Palle Pratap Reddy, S/o. Late Shri. Ram Reddy, Sri. Palle Purushotham Reddy, S/o. Late Shri. P. Sarabha Reddy, Sri. Palle Venkat Ram Reddy, S/o. Late Shri. P. Sarabha Reddy, Smt. Palle Susheela, W/o. Shri. P. Narasimha Reddy, Sri Palle Narayana Reddy, S/o. Shri. P. Malla Reddy, Palle Narsimha Reddy, S/o. Late Shri. P. Malla Reddy in respect of the Scheduled Property.
2. The FIRST PARTY further confirms that he has no right, title or interest of whatsoever nature in the Scheduled Property.
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 Sri. Palle Sanjeev Reddy, S/o. Late Shri. P. Sai Reddy, Sri. Palle Prabhakar Reddy S/o. Late Shri. Narsa Reddy, and others is 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 him.
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.

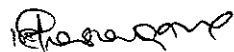
SCHEDULE OF THE PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 4-00 Gts. forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy under S. R. O. Uppal, and bounded by:

North	: Village Settlement & Sy. No. 293
South	: Sy. No. 296 & Land belonging to P. Sanjeev Reddy
East	: Balance land belonging to the Vendors
West	: 60' wide road


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. 



2 M B A J O

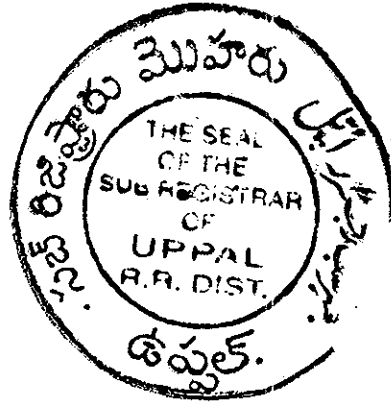
2.  (X mark of Sanjeev)

FIRST PARTY.





3

1 వ పుస్తకమునకి.శి.సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

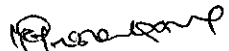

పబ్-రిజిస్ట్రార్



**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>
			<u>FIRST PARTY:</u> 1. SMT. ANJAMMA D/O. LATE SHRI EEGA PENTAI AH R/O. H. NO. 2-3-54 CHINNA CHERELAPALLY GHATKESAR MANDAL RANGA REDDY DISTRICT.
			2. SHRI. BHASKER ALIAS RAJU S/O. SMT. EEGA ANJAMMA R/O. H. NO. 2-3-54 CHINNA CHERELAPALLY GHATKESAR MANDAL RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES:

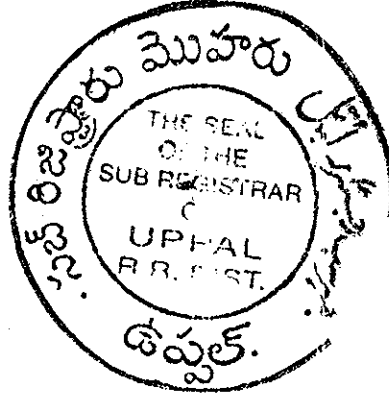
1. 
2. 


 MRAJU
 (X mark of Anjamma)

SIGNATURE OF EXECUTANTS

1 వ పుస్తకముగి.2వ.3వ.సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

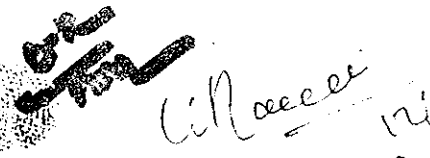
పబ్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Bhikshapathi	Husband	26/08/45	60
3	Bhasker	Son	14/12/83	22
4	Renuka	Daughter	05/04/87	18


Asst. Registrar of
Co-operative Societies
 ఆంధ్రప్రదేశ్ రాష్ట్రం, విజయవాడ జిల్లా, మల్కాజగిరి మున్సిపాలిటీ, 55.05 నె / 2.25.2

HOUSEHOLD CARD

Card No : WAP1582206D0481
 F.P Shop No : 206
 పేరు : మూర . అంజమ్మ
 Name of Head of Household : Moora . Anjamma
 తండ్రి/భర్త పేరు : బిక్షపతి
 Father/ Husband Name : Bikshapathi
 పుట్టినతేదీ/Date of Birth : 4/10/1950
 వయస్సు/Age : 55
 వృత్తి /Occupation : Domestic Servant
 ఇంటి.నెం./House No. : 42-101
 వీధి /Street : GANDHINAGAR
 Colony : MOULALI
 Ward No. : 5వ వార్డు / Ward-7
 Municipality : మల్కాజగిరి / Malkajgiri
 జిల్లా /District : రంగ రెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 10,000
 LPG Consumer No. : / (No Cylinder)
 LPG Dealer Name :



1 వ పుస్తకము 28.2.2004 లో
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

పద్-అక్షరాల

