

9810036

9611/06

Annex 10038



SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH

Sl. No. 58068 Date 28/06/2006

Name D. Phani Kumar

S/o - D.N. Mehta

For whom Mehta and Modi Homes

B 064333

A. DAGHUNATH

WED VENDOR
S.V.L No 15/03, R No 36/2006
Shed No 2-12-85,
Marredpally, Secunderabad.

RATIFICATION DEED

This Ratification Deed is made and executed at Hyderabad on this 29th day of June 2006 by:

SHRI M. VENKATA RAMA RAO, SON OF LATE SHRI M. VENKATA NARASIMHA RAO, aged about 63 years, Occupation: Agriculture, resident of 2-90, Mallapur Village, Hyderabad, hereinafter called the "FIRST PARTY"

IN FAVOUR OF

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III 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 and Mr. Suresh U. Mehta, son of Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter called the "SECOND PARTY".

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.V. Rama Rao

- A) WHEREAS by virtue of Sale Deed dated 29th June 2006 registered as document no. 9610/06 with the office of the Sub-Registrar, Uppal, Mrs. M. Geetha Bai has conveyed and transferred absolutely in favour of the SECOND PARTY land admeasuring Ac. 0-37 Gts. in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District (hereinafter referred to as Scheduled Property) for a consideration. The Sale Deed dated 29.06.2006 is hereinafter referred to as the Principal Deed Document.
- B) Late Smt. Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 – 02 Gts.
- C) Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her grand daughter Smt. M. Geetha Bai, the VENDOR herein, by will dated 9th June, 1992.
- D) WHEREAS the FIRST PARTY is the father of Smt. M. Geetha Bai is also one of the legal heirs of Late Smt. Chandu Bai. Whereas the Scheduled Property referred above has been bequeathed to Smt. M. Geetha Bai and the FIRST PARTY has no right or interest in the Scheduled Property.
- 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.

NOW THEREFORE THIS RATIFICATION DEED WITNESSETH AS UNDER:

1. That the FIRST PARTY confirms and ratifies the sale transaction entered into by Smt. M. Geetha Bai 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 Smt. M. Geetha Bai, w/o. N. Krishna 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 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.

M. V. Rama Rao

SCHEDULE OF THE PROPERTY

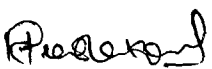
ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 0-37 Gts. in Sy. No. 82/1/9 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R.O. Uppal and bounded by:

North	: Railway Track
South	: Sy. No. 82/1 part (Road)
East	: Open Land
West	: Sy. No. 82/1 part (Vendor's land & neighbor's property).

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.


(R. P. Reddy)



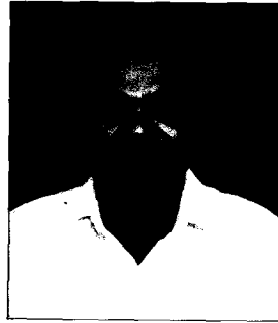
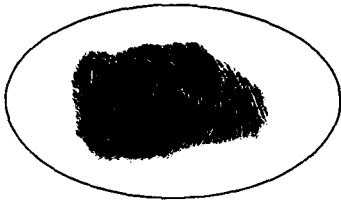
**(M. VENKATA RAMA RAO),
FIRST PARTY.**

2.


(RAMESH)

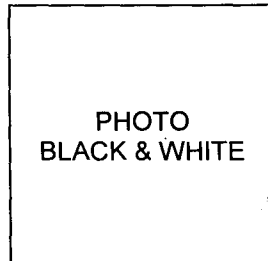
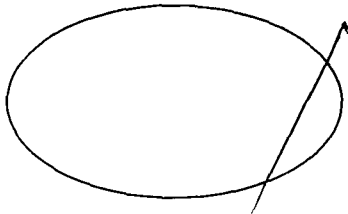
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<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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VENDEE:

MR. M. VENKATA RAMA RAO
S/O. LATE. M. VENKATA NARASIMHAA RAO
OCCUPATION: AGRICULTURE
R/O. H. NO. 2-90
MALLAPUR
HYDERABAD.



SIGNATURE OF WITNESSES:

- 1.
2.
(RAMESH)

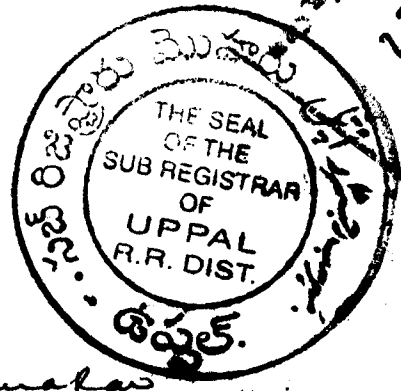
SIGNATURE OF EXECUTANT

9611/06
 2వ పుస్తకము.....సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. 1.....ఈ కాగితపు వరుస
 సంఖ్య.....

200 వ సంఖ్య.....నెల.....
 192 వ.శ.శా. రిజిస్ట్రేషన్ మాసము.....
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

27 JUN 2006
 U.P.P.A.L. R.R. DIST.



శ్రీ...M. Venkata Rama Rao
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥.....100.....చెల్లించినారు.

M. V. Ramakrishna

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

M. V. Ramakrishna

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



M. Venkata Rama Rao S/o. M. Venkata Narshime Rao
 Occupation : Agriculture, R/o. 2-90, Malleshw
 Village, Hyderabad.

నిరూపించినది.

① Prabakar Reddy

(K. Prabhakar Reddy S/o. K. R Reddy
 Occupation : service (0) S-U-18/13/4
 M. G. Road, Sec'bad.

② RAMESH

S/o. NARSING RAO OCC: SERVICE
 R/o. H no: 1-3-176/D/2, Kovadiguda, Sec'bad

2006 వ. సంఖ్య.....నెల.....నెలది వ తేది
 192 వ.శ.శా. రిజిస్ట్రేషన్ మాసము.....నెలది వ తేది

1వ పుస్తకము.....సం|| 9611/06

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....4. ఈ కాగితపు వరుస

సంఖ్య.....2.....



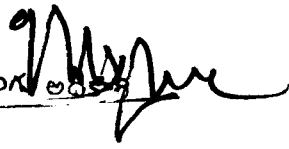
సబ్-రిజిస్ట్రారు

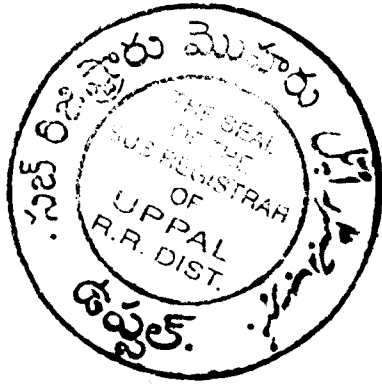
1వ పుస్తకము సం|| (కా.క) పు.....9611/06

వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు సంఖ్య.....9611.....1-200 ఆవ్యవహారము

200 సం|| 9611/06 నెల.....29.....తేదీ

రిజిస్ట్రారు అంకితం 



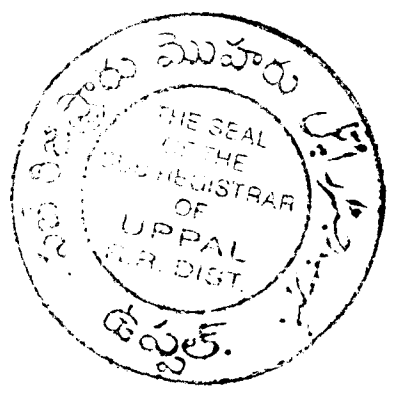
1వ పుస్తకము.....సంఖ్య 964406

దస్తావేజాల ముత్తం కాగితముల

సంఖ్య.....4 ఈ కాగితపు వయస్

సంఖ్య.....3

సబ్-రిజిస్ట్రార్



1వ పుస్తకము..... 96/11/06 సంగీత

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 4... ఈ కాగితపు వచన

సంఖ్య 4.....

పబ్-రిజిస్ట్రార్
