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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352489

Amount 20,000/- Rs. 100/-
 Name... Ramesh
 S/o. of... Mahesh Rao
 For Whom... M/S. Vista Homes

K. Srinivas
 SVL No.26/98, R.No.11/2007
 City Civil Court
 SECUNDERABAD.

RATIFICATION DEED

This Ratification Deed is made and executed at Hyderabad on this the 7th day of June 2007 by:

Shri. Singireddy Srikanth Reddy S/o. Shri. Singireddy Anji Reddy aged about 25 years Occupation: Education, Permanent Resident of H. No. 1-9-184, Kapra Municipality, Kushaiguda Village, Keesara Mandal, R. R. District and Presently residing at 11921, Misty Cove CT, APT # 102, Richmond, VA - 23233.
 Hereinafter called the "FIRST PARTY".

IN FAVOUR OF

M/s. Vista Homes, a registered partnership firm having its office at 103, First Floor, Hariganga Complex, Ranigunj, Secunderabad- 500 003, represented by its partners Shri. Mehul V. Mehta S/o. Late. Shri. Vasanth. U. Mehta aged 32 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad - 500 003 and Mrs. Ajeeta Mody W/o. Shri. Gaurang Mody aged 35 years, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016., hereinafter, called the "SECOND PARTY"

Srinivas

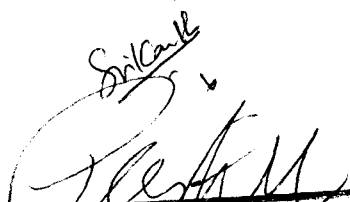
PAMELA LANGPITT
 NOTARY PUBLIC
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES DEC. 31, 2011

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.,

- D) WHEREAS by virtue of Sale Deed dated 21.04.2007, registered as document No. 3000/2007 with the office of the Sub-Registrar, Malkajgiri, R. R. District, Singireddy Chilakamma and others have conveyed and transferred absolutely in favour of the SECOND PARTY land admeasuring Ac. 1-10 Gts., in Sy. No. 193 of Kapra Village, Keesara Mandal, R. R. District. (hereinafter referred to as Scheduled Property) for a consideration. The Sale Deed dated 21.04.2007 is hereinafter referred to as the Principal Deed.
- E) Whereas the FIRST PARTY is the son of Shri Singireddy Anji Reddy being the Vendor in the Principal Deed
- F) 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:

5. That the FIRST PARTY confirms and ratifies the sale transaction entered into by Singireddy Chilakamma, Singireddy Dhanpal Reddy, Singireddy Madhusudhan Reddy, Singireddy Anji Reddy, and Singireddy Srinivas Reddy in respect of the Scheduled Property.
6. The FIRST PARTY further confirms that he has no right, title or interest of whatsoever nature in the Scheduled Property.
7. 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 Singireddy Chilakamma, Singireddy Dhanpal Reddy, Singireddy Madhusudhan Reddy, Singireddy Anji Reddy and Singireddy Srinivas Reddy 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 them.
8. 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.

Sri Lanka

PAMELA LANGFITT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2011

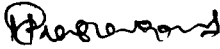
SCHEDULE OF THE PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. Ac. 1-10 Gts., equal to 6,050 Sq. yds., being the northern part of Sy. No. 193 situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under S. R. O. Malkajiri and bounded by:

North : Sy. No. 199
South : Balance part of Sy. No. 193 being to the purchaser
East : Sy. No. 199 & 40 ft. wide approach road
West : Sy. No. 199

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. 

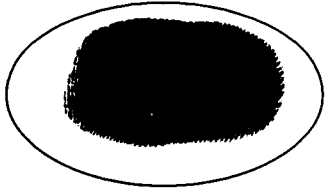


Shri Srikanth Reddy


PAMELA LANGFITT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2011

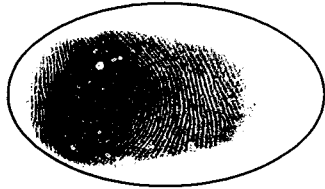
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<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:

SHRI. SRIKANTH REDDY
S/O. SHRI. SINGIREDDY ANJI REDDY
R/O. H. NO. 1-9-184
KAPRA MUNICIPALITY
KUSHAIGUDA VILLAGE
KEESARA MANDAL
R. R. DISTRICT.



SPECIAL POWER OF ATTORNEY:

SHRI SINGIREDDY ANJI REDDY
S/O. LATE SATHI REDDY
R/O. H. NO. 1-9-184
KAPRA MUNICIPALITY
KUSHAIGUDA VILLAGE
KEESARA MANDAL
R. R. DISTRICT.

SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF EXECUTANTS

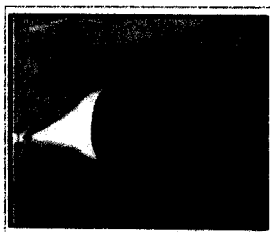
PAMELA LANGFITT
 NOTARY PUBLIC
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES DEC. 31, 2011

Virginia

DRIVERS LICENSE

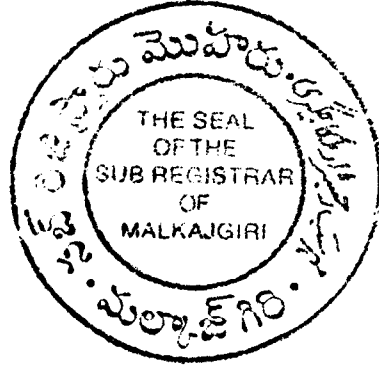
CUSTOMER NO. 187-13-7365
CLASS NONE
ENDORSEMENTS NONE
SEX M
DISTRICT 1
DOB 12-24-1981
EXPIRES 12-07-2009
ISSUED ON 02-03-2007
COURT CODE

SINGI REDDY SRIKANTH R
8716 BEACONFIRE LANE APT 7
RICHMOND, VA 23294-4723
RICHMOND CITY



వస్తుకము 200 న. త. సం. 4881. దస్తావేజులు
మొత్తము కాగితముల సంఖ్య .. 5 ..
ఈ కాగితపు పరుస సంఖ్య 5 ..

~~స. రిజిస్ట్రారు~~

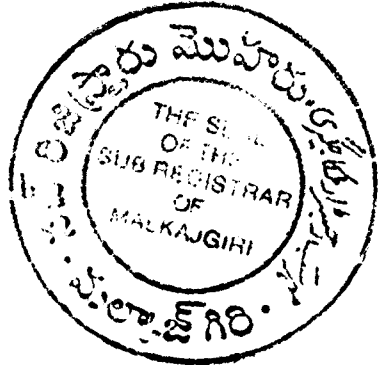


వస్తువలు 2009 వ సం.పు. 4881 దస్తావేజులు

మొత్తము లాగితిములు రూ. 5

ఈ కాగితపు పయత సంఖ్య 4

~~సీ-రిజిస్ట్రారు~~



1వ పుస్తకము కౌగిరి నంబు 4831 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 5

ఈ కాగితపు వరుస సంఖ్య 3

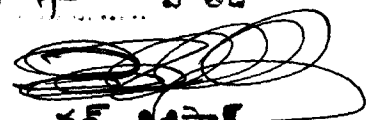
~~శ్రీ రవిస్థారు~~

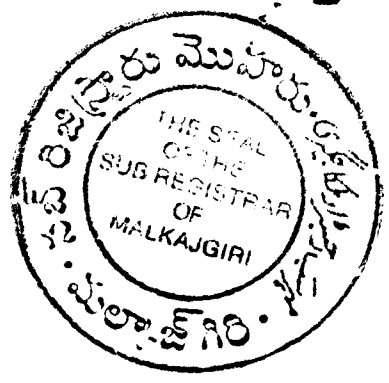


వస్తుకము 200 శ.నం. 4881 రస్తావేబాబు
 మొత్తము కాగితముల సంఖ్య 5
 ఈ కాగితపు వరుస సంఖ్య 2

~~రిజిస్ట్రారు~~

వస్తుకము 200 శ.నం./కా. శ. 1929
 4881 నె.బుగా రిజిస్ట్రారు చేయబడి
 స్కానింగ్ ఉపయోగం గుర్తింపు నె.బు
 1512-4881/200 శ. గా నివ్వబడినది.
 200 శ. సంఖ్య 2 నం. 7 వ తేది


 రిజిస్ట్రారు



16 APR 2007
 SUB-REGISTRAR
 MALKAJGIRI

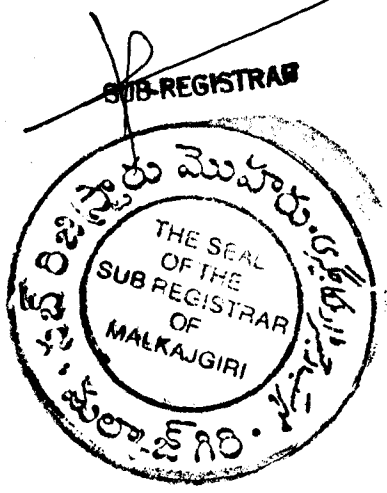
వస్తుకము 2007 వ సం. 488! దస్తావేజులు
 మొత్తము కాగితముల సంఖ్య 5.....
 ఈ కాగితపు వరుస సంఖ్య1.....

[Signature]
 సబ్-రిజిస్ట్రారు

2007 వ సం. 488! నెల...నె...నె...వ తేది
 1929 శా.శ. సం. 1000...మాసము...నె...వ తేది
 పగలు...!.....వరియ...?.....గంటల మధ్య
 మల్కాజ్ గిరి సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. S. Anji Reddy.....
 రిజిస్ట్రేషన్ కు సంబంధించి 1998 లోని సర్కార్ డి.ఎను
 అనుసరించి పాటించినట్లుగా పాత పాత్రావులు
 మరియు వేలములకు సంబంధించి గతా దాఖలు చేసి
 రుసుము రూ. 100.....లు చెల్లించినారు.

I hereby certify that on the production of original instrument. I have satisfied myself that the stamp duty of Rs. 216750/- has been paid therefor

Dated 7/2/02



(వారి అభిప్రాయం ఒకటిగా) ఎడమ బొటన వేలు



[Signature]

Singi Reddy Anji Reddy s/o late Sathi Reddy
 occ. Business R/o H. No. 1-9-184, Kapra munda
 -Palithy, Kushanguda (V), KRRSARA (M), R.R. DIST
 Through Special Power of Attorney Validated vide
 File No. 8765/E/2007, Dt. 07.07.07 at D.R. Office
 Moolapat, R.R. DIST

వికాసించినది

- 1. *[Signature]* s/o. K. S. Reddy occ. Service 2-3-12/124, Amberpet, Hyderabad.
- 2. *[Signature]* Krishna murthy s/o. Rama Rao occ. Business file No. 105, 5th 5th apt, Neredmet, R.R. DIST

2007 వ సం. 488! నెల...నె...నె...వ తేది
 1929 శా.శ. సం. 1000...మాసము...నె...వ తేది
[Signature]