

4993

4886/2002

Age 5320



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K. <sup>beal</sup> Arinivas H 352488

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

20/06/2007 Rs. 100/-  
 Name: Ramesh  
 S/o. D. Narayana Rao  
 For what: M/S. Vista Homes

RATIFICATION DEED

This Ratification Deed is made and executed at Hyderabad on this the 7<sup>th</sup> day of July 2007 by:

Shri Vikranth Reddy S/o. Shri. Singireddy Anji Reddy aged about 21 years Occupation: Education, Permanent Resident of H. No. 1-9-184, Kapra Municipality, Kushaiguda Village, Keesara Mandal, R. R. District and Presently residing at 510, East Nields, ST, Apt # 07, Westchester, PA – 19382, USA. 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”

*[Handwritten signature]*

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 19.02.2007, registered as document no. 1426/2007 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. 3-01 Gts., in Sy. No. 193, 194 & 195 of Kapra Village, Keesara Mandal, R. R. District. (hereinafter referred to as Scheduled Property) for a consideration. The Sale Deed dated 19.02.2007 is hereinafter referred to as the Principal Deed.
- B) Whereas the FIRST PARTY is the son of Shri Singireddy Anji Reddy being the Vendor in the Principal Deed
- 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 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 Singireddy Chilakamma, Singireddy Dhanpal Reddy, Singireddy Madhusudhan Reddy, Singireddy Anji Reddy, Singireddy Srinivas Reddy and Others 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 Singireddy Chilakamma, Singireddy Dhanpal Reddy, Singireddy Madhusudhan Reddy, Singireddy Anji Reddy, Singireddy Srinivas 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 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.




SCHEDULE OF THE PROPERTY

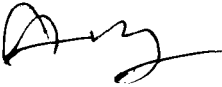
All that part and parcel of agricultural land admeasuring about Ac. 3-01 Gts., equal to 14,641 Sq. yds., being the southern part of Sy. No. 193 (6,171 Sq. yds.), the northern part of Sy. No. 194 (3,630 Sq. yds.) and the northern part of Sy. No. 195 (4,840 Sq. yds.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under S. R. O. Malkajgiri and bounded by:

North : Balance part of Sy. No. 193 (6,050 Sq. yds.)  
South : Balance part of Sy. No. 194 (1,452 Sq. yds) & balance part of  
Sy. No. 195 (5,082 Sq. yds.)  
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. 

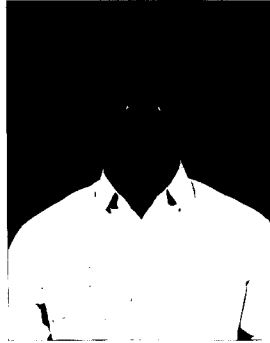
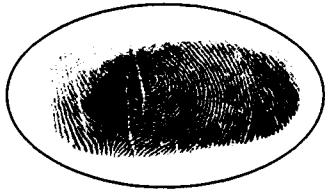
2. 



Shri Balwanth Reddy

**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 &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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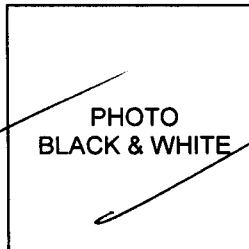


FIRST PARTY:

SHRI VIKRANTH 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.



*South*

*South*

SIGNATURE OF WITNESSES:

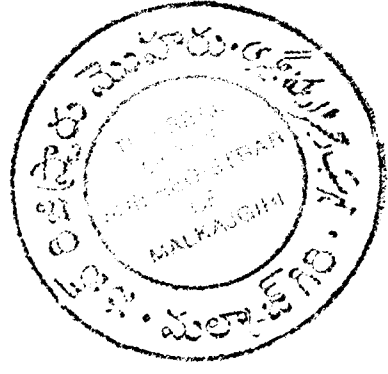
1. *Presentant*
2. *Buyer*

*x South*

SIGNATURE OF EXECUTANTS

వస్తువుల వివరము 2007 వ సం. ప్ర. 4886 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య 4  
ఈ కాగితపు పనుల సంఖ్య 4


~~చే-రిజిస్ట్రారు~~

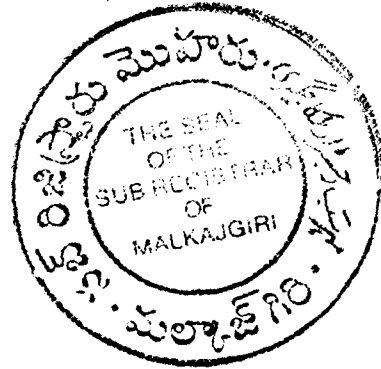


1వ వుత్తరము 2007 నాద సంఖ్య 4886 బస్తావేజులు

మొత్తము కాగితముల సంఖ్య 4

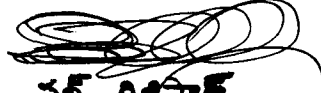
ఈ కాగితపు పరుస సంఖ్య 3

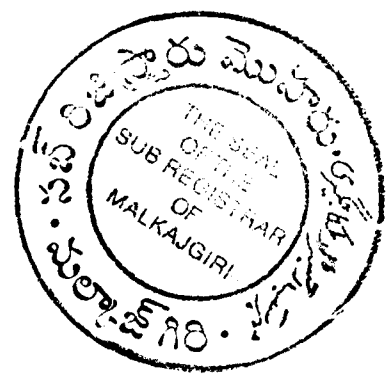
-రిజిస్ట్రారు



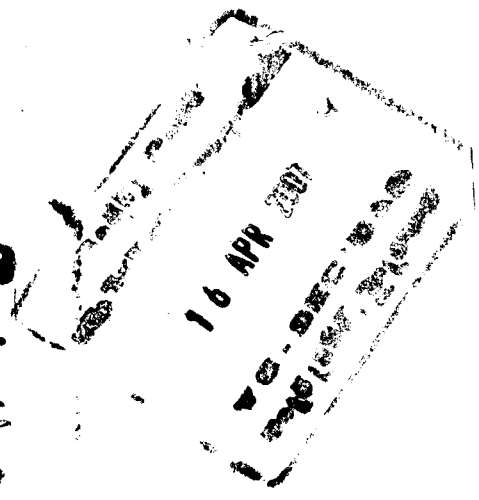
1వ పుస్తకము 200 శ. సం. పు. 4886 దస్తావేజు  
 మొత్తము కాగితముల సంఖ్య 4  
 ఈ కాగితపు పదున సంఖ్య 2  
 ప. రిజిస్ట్రారు

1వ పుస్తకము 200 శ. సం. / శా. శ. 1929  
 పు. 4886 నెంబరుగా రిజిస్టరు చేయబడిన  
 స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు  
 1512-4886-7 గా యివ్వడిమైనది.  
 200 శ. సం. జులై నెం. 7 వ తేదీ

  
 ప. రిజిస్ట్రారు



1వ వుత్తకము 2007వ సం. 4886 రిజిస్ట్రేషన్  
 మొత్తము కాగితముల సంఖ్య 4  
 ఈ కాగితపు వరుస సంఖ్య 1

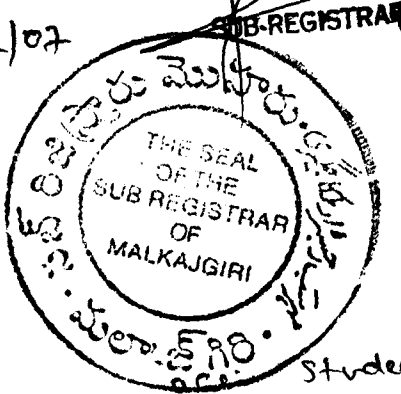


*సబ్-రిజిస్ట్రారు*

మొదటి సం. రిజిస్ట్రేషన్... నెల... 7... వ తేది  
 1927 శా.శ. సం. రిజిస్ట్రేషన్... మాసము. 7... వ తేది  
 పగలు... 1... మరొక... 2... గంటల మధ్య  
 మల్కాజిగిరి సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ. S. Vikramth Reddy  
 రిజిస్ట్రారు పదవిలో ఉన్నప్పుడు  
 అనుసరించిన... పాత... పత్రావులు  
 మరియు... పత్రావులు... పత్రావులు చేసి  
 రుసుము రూ. 100... చెల్లించినారు.

I hereby certify that on the production of original instrument, I have satisfied myself that the stamp duty of Rs. 1976535/- has been paid therefor

Dated 7/2/07

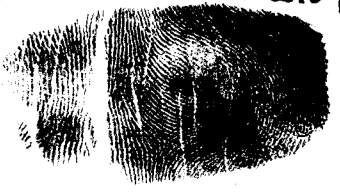


*S. Vikramth Reddy*

*S. Vikramth Reddy*

S. Vikramth Reddy Student  
 S/o. S. Anji Reddy R/o. 1-9-184,  
 Kushaiguda (V), Kapra Municipality  
 Keergare (M), R.R. Dist

వానా కచ్చానాట్టా ఒప్పాకన్నం  
 ఎకమ బొటన | వేలు



విశాసించినది

1) *అంబేద్కర్*

2) *Amr*

S/o. K. P. Reddy R/o. 2-3-64/10/24  
 Amberpet, Hyderabad.

S/o. Late S. Sathi Reddy oee. Susineth  
 R/o. 1-9-184, Kushaiguda (V), R.R. Dist

2007వ సం. రిజిస్ట్రేషన్... సం. 7... వ తేది  
 1927 శా.శ. సం. రిజిస్ట్రేషన్... మాసము. 7... వ తేది