

7316

729/2008

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

P 361741

Date : 24-07-2008 Serial No : 29,913 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 25<sup>th</sup> day of July 2008 by:

1. Smt. Eega Chukkamma, D/o. Late Shri. Eega Pentaiah, aged about 60 years, Occupation: Housewife.
  2. Shri. Jangaiah, S/o. Smt. Eega Chukkamma, aged about 32 years, Occupation: Business,
  3. Shri. Satyanarayana, S/o. Smt. Eega Chukkamma, aged about 26 years, Occupation: Business
- all are residing at H. No. 2-3-54, Chinna Cherelapally, Ghatkesar Mandal, Ranga Reddy District

Hereinafter collectively referred to as the "FIRST PARTY" and severally as FIRST PARTY No 1, FIRST PARTY No. 2 and FIRST PARTY No. 3 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"



2. G. Jangaiah

3. Shri. Satyanarayana Page 1

(X name of Chukkamma)

**ENDORSEMENT**

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

<b>i. Stamp Duty:</b>	
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. —
<b>ii. Transfer Duty:</b>	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
<b>iii. Registration fee:</b>	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100/-
<b>iv. User Charges:</b>	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100/-
Sub-Registrar	Total: Rs. 300/-



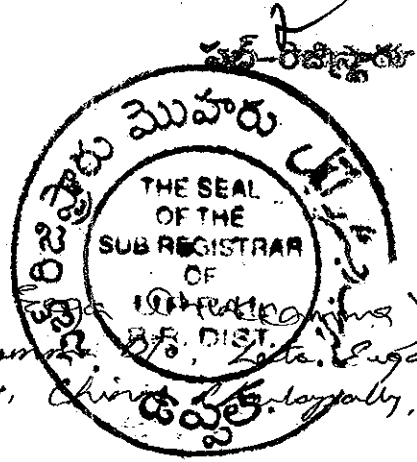
1920- వ.సం||.....నెల.....వ.తది

1920- వ.శ.శా.శ్రీ.....మాసము.....తేది  
పగలు.....మరియు.....గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ.....Eega Chukkamma.....  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
కుసుము రూ||.....చెల్లించినారు.

Receipt No.....Dt.....Vid  
R.H. Habsiguda Branch Sec'bad  
నాన యిచ్చినట్లు ఒప్పుకొన్నది

1. వ పుస్తకమునకి.....సం||.....  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
పంఖ్య.....



ఎడమ బ్రతుకనీచులు

(X name of witness)  
Smt Eega Chukkamma, W/o. Late. Eega Pentaiiah  
R/o. A.No. 2-3-54, Chinnu Cherlopally, Chotkason Mandol,  
R.R. Dist.



ఎడమ బ్రతుకనీచులు

G. Jugalakshmi Ho. Eega Chukkamma our Business  
R/o. A.No. 2-3-54, Chinnu Cherlopally, Chotkason Mandol,  
R.R. Dist.



ఎడమ బ్రతుకనీచులు

Satyamavajjany Ho. Eega Chukkamma our Business  
R/o. A.No. 2-3-54, Chinnu Cherlopally, Chotkason  
Mandol, R.R. Dist.

సహాపించినది.

1. కిషోర్

శ్రీ. కి.కె. రెడ్డి

అం. సర్వీస్  
5-4-187/3 & 4, M.G. Road, Sec'bad

2. కె.కె.ఎం

శ్రీ. కె.కె.ఎం

అం. సర్వీస్  
R/o. 1-10-213, near Bannipally, Sec'bad

2008 వ. సం||.....నెల.....వ. తది

1920 వ. శా.శ. శ్రీ.....మాసం.....వ. తది.

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 Agreement of Sale cum General Power of Attorney dated 17<sup>th</sup> May, 2008, registered as document no. 4784/2008 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.7-37 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 Agreement of Sale cum General Power of Attorney dated 17<sup>th</sup> May, 2008 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.



(X) Mark of Chikkanna

2G. Sugubh

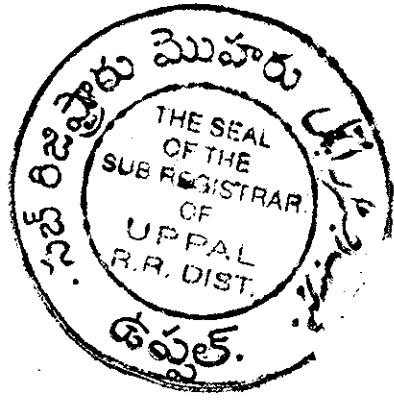
3G. Satyanarayana

1 వ పుస్తకము 729/08 సంఖ్యలో  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 1... ఈ కాగితపు వరుస  
సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా. 2) 729/08  
నెంబరుగా రిజిస్ట్రారు కేసునాటి స్కానింగు ని... త్తం  
గుర్తింపు నెంబరు 729/08-1-200 కి వ్యతిరేకమున  
200 కేసు... పో... వై... నెల... గా... తది.....

రిజిస్ట్రారు గౌరవార్థం



- C) Whereas the FIRST PARTY No. 1 Smt. Eega Chukkamma is the daughter of Late Eega Pentaiah alias Pentadu, FIRST PARTY No. 2 & 3 Shri Jangaiah, Shri Satyanarayana are 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.

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.



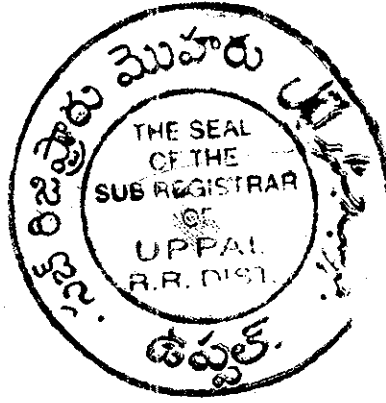
(X mark of Chukkamma)

2 G. Jangaiah

3 G. Satyanarayana

వ పుస్తకముగి.చి.సి.సంఖ్య/క్  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ...ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్-రిజిస్ట్రార్



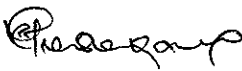

**SCHEDULE OF THE PROPERTY**



All that part and parcel of land admeasuring about Ac. 7-37 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:

<b>North</b>	Village settlement
<b>South</b>	Sy. Nos. 5, 8, 9, 10, 13, 168
<b>East</b>	Sy. Nos. 133, 136 & 137
<b>West</b>	Land belonging to Purchaser

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:

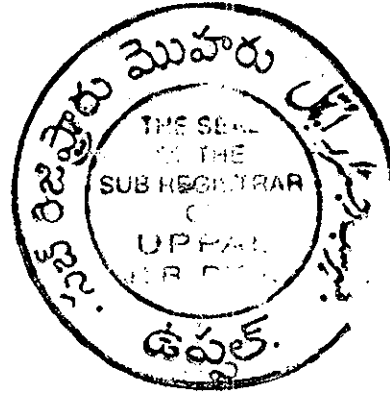
WITNESSES:

1. 
2. 

1   
(X mark of )  
FIRST PARTY.  
2 G. Jyothsna  
3 G. Satyanarayana

1 వ పుస్తకము 2. రి. స. 11  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 6... ఈ కాగితపు వరుస  
సంఖ్య... 4.....

పబ్-రిజిస్ట్రార్.





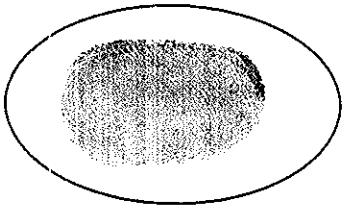
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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FIRST PARTY:



1. SMT. EEGA CHUKKAMMA  
D/O. EEGA PENTAIAH  
R/O. H. NO. 2-3-54  
CHINNA CHERELAPALLY  
GHATKESAR MANDAL  
RANGA REDDY DISTRICT.



2. SHRI. JANGAIAH  
S/O. EEGA CHUKKAMMA  
R/O. H. NO. 2-3-54  
CHINNA CHERELAPALLY  
GHATKESAR MANDAL  
RANGA REDDY DISTRICT.



3. SHRI. SATYANARAYANA  
S/O. EEGA CHUKKAMMA  
R/O. H. NO. 2-3-54  
CHINNA CHERELAPALLY  
GHATKESAR MANDAL  
RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES:

1.

2.

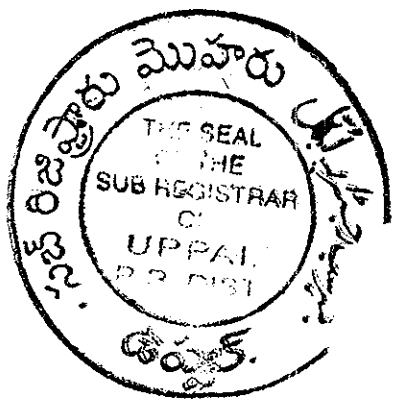


(name of executant)

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2. రి. 1... సంగ్రహం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 1... ఈ కాగితపు వరుస  
సంఖ్య. 2.....

పబ్-రిజిస్ట్రార్.





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Sukamma	Wife	24/10/45	60
3	Satyanairayana	Son	14/08/80	25
4	Ramesh	Grandson	14/08/01	4
5	Venkatesh	Grandson	24/02/02	3

01/01/2006

*39* *2006*  
*11/10/06*  
 Assn. Regd. & a

కాన్సల్టెంట్ పంచాయతీ/వేరిమొద

జాతీయ తది.

Co-operative Soc

HOUSEHOLD CARD

Card No : WAP1582395B0328  
 F.P Shop No : 395  
 పేరు : గజావాల . సందయ్య  
 Name of Head of Household : Gajawal . Sandaiah  
 తండ్రి/భర్త పేరు : రమణ లేట్  
 Father/ Husband Name : Ramana Late  
 పుట్టిన తేదీ/Date of Birth : 12/04/35  
 వయస్సు/Age : 70  
 వృత్తి /Occupation : Others(OTHERS)  
 ఇంటి నెం./House No. : 42-1  
 వీధి /Street : MOULALI  
 Colony : MOULALI  
 Ward No. : 11/ Ward-11  
 Municipality : మల్కాజ్గిరి / Malkajgiri  
 జిల్లా /District : రంగ రెడ్డి / Ranga Reddy  
 Annual Income (Rs.) : 15,000  
 LPG Consumer No. : / ( No Cylinder )  
 LPG Dealer Name :



1వ ప్రస్తుతావళి 2019... నంబర్/08

దక్కణ్ జిల్లా రిజిస్ట్రార్ కార్యాలయం

హంబ్యం... కార్యాలయం

సంఖ్య... ర్...

✓  
సబ్-రిజిస్ట్రార్

