

CS 5027

4882/2007

Aue 5356

DOCUMENT GANNEW



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*L. G. Chimalgi*  
H 594744

LEELA G CHIMALGI

STAMP VENDOR

5-4-76/A, Ganga Ranigunj  
SECUNDERABAD-500 003

No. 5027 Date 18/5/07 Rs. 100/-  
 Sec  
 To Shri. Anji Reddy  
 For M. V. Mehta  
 At Vista Homes

RATIFICATION DEED

This Ratification Deed is made and executed at Hyderabad on this the 7<sup>th</sup> 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"

*Srikanth*

*Pamela Langfitt*

PAMELA LANGFITT  
 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.,

- 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 Principial 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 aggress 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 *Singireddy*

*P. Langfitt*

**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. 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 subdivision under Kapra Village, Keesara Mandal, R. R. District, under S. R. O. Malkajiri and bounded by:


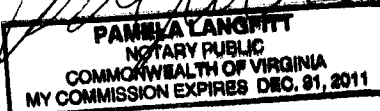
North : Balance part of Sy. No. 193 (6,050 Sq. yds.)  
South : Balance part of Sy. No. 194 (1,452 Sq. yds) & balance part of  
Sy. No. 195 (5,082 Sq. yds.)  
East : Sy. No. 199 & 40 ft. wide approach road  
West : Sy. No. 199

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:

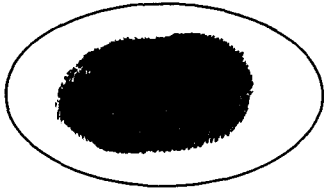
1. 

2. 

  
Shri Srikanth Reddy  


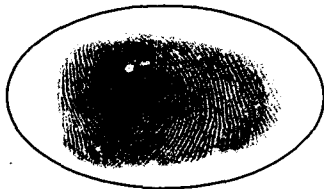
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

<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. 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:

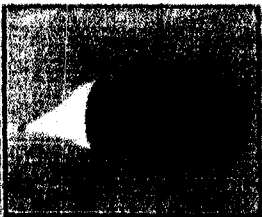
- 1.
- 2.

SIGNATURE OF EXECUTANTS

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

Virginia

DRIVER'S LICENSE



CUSTOMER NO 157-15-7955  
CLASS NONE  
ENDORSEMENTS NONE  
SEX M  
HT 5-08  
HAIR BROWN  
EYES BLUE  
DOB 12-24-1981  
EXPIRES 12-07-2009  
ISSUED QM 02-03-2007  
CLASSIFICATION NONE  
PRINT CODE

SINGI REDDY SRIKANTH R  
5715 BEACON TREE LANE APT 7  
RICHMOND, VA 23294-4723  
RICHMOND CITY

1వ పుస్తకము 2007 నవంబరు 4882 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 5

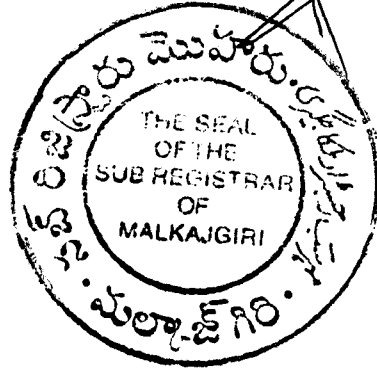
ఈ కాగితపు వయస్ సంఖ్య 5

సి.వి. రెడ్డి



1వ పుస్తకము 2007 వ సంపు 4882 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య 5  
ఈ కాగితపు పరుస సంఖ్య 4

శ్రీ-రిజిస్ట్రారు

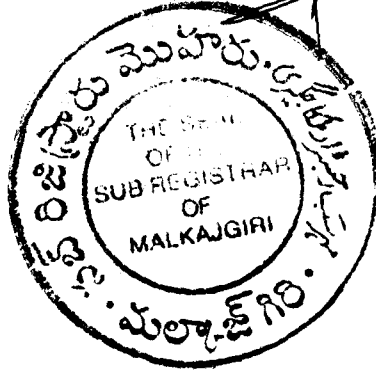


వస్తుకము 200౯. వ సం 4882 దస్తావేజా

మొత్తము కాగితము సంఖ్య 5

ఈ కాగితపు వరుస సంఖ్య 3

రజిస్ట్రారు





1వ వుస్తకము 200 శ. వ సం. పు <sup>4882</sup>..... దస్తావేజులు  
 మొత్తము కాగితముల సంఖ్య .. 5.....  
 ఈ కాగితపు పరుస సంఖ్య ..... 2.....

~~ప. రిజిస్ట్రారు~~

1వ వుస్తకము 200 శ. సం. / శా. క. 1929  
 ప. 4882..... నెంబరుగా రిజిస్టరు చేయబడి  
 స్కానింగ్ పనియందు గుర్తింపు నెంబరు  
 152-1-4882-17 గా యివ్వడమైనది,  
 100 శ. సం. జి. రి. నెం. 17 వ తది

~~ప. రిజిస్ట్రారు~~



16 APR 2007

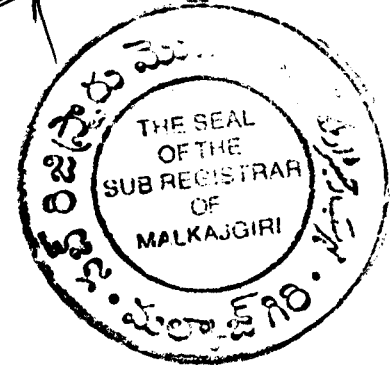
వస్తుకము 200 గవ సంఖ్య 4882 దస్తావేజులు  
 మొత్తము కాగితముల సంఖ్య 5  
 ఈ కాగితపు వరుస సంఖ్య 1

పబ్లికేషన్

I here by certify that on the production of original instrument. I have satisfied myself that the stamp duty of Rs. 1976535 has been paid therefor

Dated 7/7/07

SUB-REGISTRAR



200 గవ సంఖ్యలో... నెం... గ... వ...  
 1929 శా.శ. సంఖ్య... మాసము... వ...  
 పగలు... మరియు... గంటల మధ్య  
 మల్కాజిగిరి జిల్లా... కార్యాలయములో  
 శ్రీ. S. Anji Reddy  
 రిజిస్ట్రారు... విని... విని... విని...  
 అనుసరించి... పాటించాడు.  
 మరియు... పాటించాడు.  
 రుసుము రూ. 100... లు చెల్లించినారు.

వాని అచ్చినట్లు బహుశన్నం  
 ఎడమ బొటన | వేలు



S. Anji Reddy s/o. S. Sathu Reddy (Late)  
 occ. Business R/o. 1-9-184, Kapra Municipality  
 Kushaiguda (V), Keesara (M), R.R. Dist, Through  
 Special Power of Attorney validated under  
 Decreeing File No. 8766/E/2007, dt. 07.07.07  
 at D.R. Office, Mousapet, R.R. Dist.

శ్రీ. R. P. Reddy occ. Service  
 2-3-64/1a/24, Amberpet, Hyderabad

Koushika Muthy s/o. Rama Reddy occ. Business  
 R/o. Flat No. 105, Sri Sai Apts, Meredmet  
 R.R. Dist

200 గవ సంఖ్యలో... వ...  
 1929 శా.శ. సంఖ్య... మాసము... వ...  
 పబ్లికేషన్

అధికారి

1) అధికారి

2) అధికారి