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DOCUMENT SCANNER



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352490

June 20/07/2007 100/-
 Name... Ramesh
 S/o. D...
 For which... 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 7¹⁵ 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.,

- 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.





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:

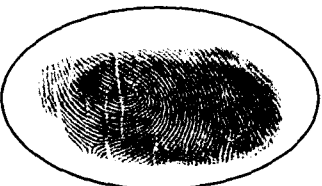

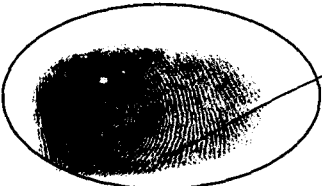
WITNESSES:

1. 
2. 



Shri Vikranth Reddy

**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
			<p><u>FIRST PARTY:</u></p> <p>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.</p>
		<p>PHOTO BLACK & WHITE</p>	<p><u>SPECIAL POWER OF ATTORNEY:</u></p> <p>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.</p>

With

With

SIGNATURE OF WITNESSES:

1. *[Signature]*
2. *[Signature]*

[Signature]

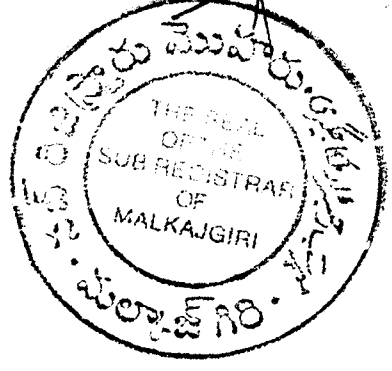
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2007 సంపు 4885 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 4

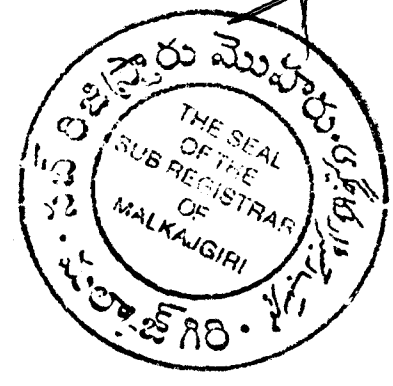
ఈ కాగితపు వరుస సంఖ్య 4

సబ్-రిజిస్ట్రారు



వస్తుకము 200 గా. వ సంపు ⁴⁸⁸⁵ దస్తావేజులు
మొత్తము కాగితముల సంఖ్య .. 4 ..
ఈ కాగితపు వరుస సంఖ్య .. 2 ..

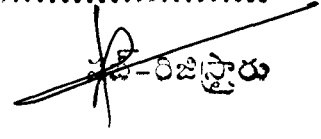
శ్రీ-రిజిస్ట్రారు



1వ పుస్తకము 200శ.వ సంపు. 4885 దస్తావజాబు

మొత్తము కాగితముల సంఖ్య 4

ఈ కాగితపు పరుస సంఖ్య 2

 రిజిస్ట్రారు

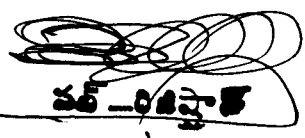
1వ పుస్తకము 200శ.వం./శా. శ. 1929

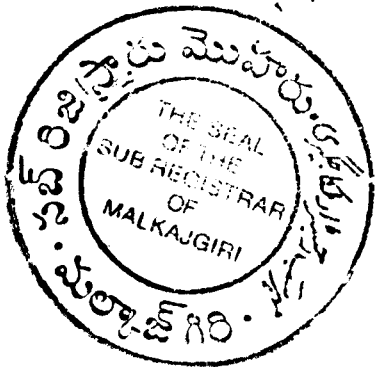
పు. 4885 నెంబరుగా రిజిస్టరు చేయబడితి

స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు

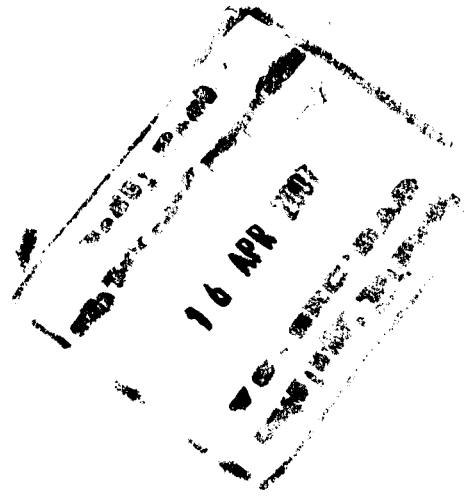
1512-4885/200శ. గా యివ్వడమైనది.

200శ.వ సంపుటి నెం. 2 వ లేదా

 రిజిస్ట్రారు



1వ స్తంభము 2007 సం. 4885 దస్తావేజు
 మొత్తము కాగితముల సంఖ్య 4
 ఈ కాగితపు వరుస సంఖ్య 1

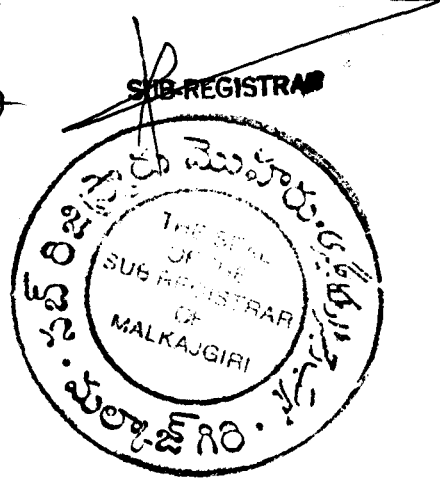


[Signature]
 రిజిస్ట్రారు

2007వ సం. 4885 నెం. 4 వ తేది
 1929 కా. శ. సం. 1000 మూసము. 4 వ తేది
 పగలు... మరియు... గంటల మధ్య
 మల్కాజ్ గిరి జిల్లా రిజిస్ట్రారు కార్యాలయములో
 శ్రీ: Vikranth Reddy
 రిజిస్ట్రారు కార్యాలయములో ఉన్న...
 అనుసరించి...
 మరియు తేలివచ్చిన లో...
 రుసుము రూ. 100... చెల్లించినారు.

I hereby certify that on the production of original instrument. I have satisfied myself that the stamp duty of Rs. 216.750 has been paid therefor

Dated 7/7/07



వాన బచ్చి నల్లూ ఒప్పాళ్ల వల్ల
 ఎడమ బొటన | వేలు

[Signature]
[Signature]

S. Vikranth Reddy & S. Anji Reddy
 occ: Student R/o. H.No. 1-9-184,
 Kapra (m), Rushaiguda vilage, Keerava
 mandal, R. R. Dist

① *[Signature]* S/o. K. P. Reddy occ: Service R/o. 2-3-64/10
 Amberpet, Hyderabad.

② *[Signature]* S/o. Late S. Sathi Reddy occ: Business
 R/o. 1-9-184, Rushaiguda (V), Keerava (m)
 R. R. Dist

2007వ సం. 4885 నెం. 4 వ తేది
 1929 కా. శ. సం. 1000 మూసము. 4 వ తేది నష్-రిజిస్ట్రారు