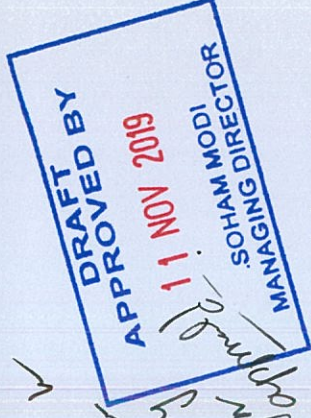




RATIFICATION DEED

Smt Varalaxmi Devi Kondapally, W/o. shri Vinod Kumar Nemmaluri, aged about 31 years, Occupation: House wife, R/o. Flat no. 101, Sri Sai Residency, Plot no. 194, Sardar Patel Nagar, Kukatpally, Hyderabad – 500 072, Telangana state, presented residing at 4261 Norwalk Drive, Apt Y-302, Sanjose – 95129, California, USA. hereinafter called the “FIRST PARTY”.

IN FAVOUR OF

M/s. Vedic Constructions, a registered partnership firm, having its office at 8-3-191-147-20, B-13, 1st Floor, Madhura Nagar, Yousufguda, Hyderabad - 500038 and represented by its Managing Partner, Mr. Sivarama Krishna Prasad Vemuri, S/o. V. Jagan Mohan Rao, aged about 50 years, Occupation: Business, R/o. Plot No. 29, Flat no. 101, Picket, Near AOC centre, Ishaq Colony, Secunderabad – 500 026 hereinafter referred to as the Vendor.

hereinafter called the “SECOND PARTY”

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 The First Party has executed a General Power of Attorney in favour of Shri Umakanth by way of registered deed bearing no. 4921/2016 dated 10-08-2016, registered at SRO Gandipet.
- B) The First Party has purchased undivided share of land admeasuring 100 sq yds out of a total of 8,300 sq yds by way of Sale Deed dated 24-03-2016, registered as document no. 1863/2016 with the office of the Sub-Registrar Gandipet. The First Party has given on joint development land admeasuring 8,300 sq yds, forming part of Sy. No. 418, 425 & 470 of Manchireveula Village, Rajendernagar Mandal, R.R. District, Telangana (hereinafter referred as the Scheduled Land) along with other co-owners to the Second Party for developing a housing complex.
- C) Shri Umakanth has executed a Development Agreement cum GPA for developing the Scheduled Land into a housing complex bearing document no. 5629/2016, dated 11.08.2016 registered at SRO, Gandipet. Shri Umakanth has further executed a Supplementary Agreement 07.04.2018 registered as document no. 4985/2018 at SRO Gandipet. In both the documents the First Party has been represented by its GPA holder. The said agreements are hereinafter referred to as the Principal Deeds.

- D) Whereas at the request of the Second Party the First Party is executing this ratification deed so as to ensure and assure perfect legal title of the Scheduled Property in favour of the Second Party and/or prospective purchasers of flats in the proposed housing complex.

NOW THEREFORE THIS RATIFICATION DEED WITNESSETH AS UNDER:

1. That the FIRST PARTY confirms and ratifies the transaction entered into by Shri Umakanth in respect of the Scheduled Property.
2. By way of this ratification deed the First Party confirms and agrees to all the terms and conditions mentioned in the Principal Deeds that were executed in favour of the Second Party.
3. The FIRST PARTY hereby agrees that he/she shall sign, verify and execute such further documents that may be required to effectively transfer / mutate the Scheduled Property or any portion thereof or in relation to flats being constructed in a housing complex on to and in favour of the SECOND PARTY or in favour of prospective purchasers.

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring 8,300 sq yds forming part of Sy. No. 418, 425 & 470 of Manchireveula Village, Rajendernagar Mandal, R.R. District, Telangana, under S. R.O. Gandipet and bounded by:

North	: Agriculture Land in Sy. No. 470/P
South	: Agriculture Land in Sy. No. 425/P
East	: Agriculture Land in Sy. No. 425/P
West	: Agriculture Land in Sy. No. 471

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.

FIRST PARTY.

2.