

SCANNED

15502/2020

15473/20



तेलंगाना TELANGANA

8 JUN 2020

Y 100808

S.No. 15473/20 Date 08/06/2020
S. To: Simhadri Yugandhara Rao
S. Dtd: 08/06/2020
For Whom: [Signature]

S. ANJAMMA
Licensed Stamp Vendor
Lic No. 9/94/R 18-7 01/2018
H.No 35 948/11, Gandhi Kutir,
Narayanaopada, Hyderabad-500 029.
Q: 9398902862/9866378260

RATIFICATION DEED

This Ratification Deed executed at Sangareddy on this the 09th day of June 2020 by:

1. Smt. Gurujala Bushamma w/o late Balashankariah, aged 80 years, R/o H.No.16-2-147/49/B1, Anandnagar, Malakpet, Hyderabad - 500036. **AADHAR NO.** 4439 1003 6249
2. Sri Chirag Pratap Goud S/o. Rajaiah Goud, Aged about 45 years, Occupation: Business, R/o.H.No.62/3, Peddamangalaram Village, Moinabad Mandal, Ranga Reddy District. **AADHAR NO.** 2632 4069 9448.
3. Sri Chirag Bhupender Goud, S/o. Veeraiah Goud, Aged about 45 years, Occupation: Business, R/o.H.No.4-34, Peddamangalaram Village, Moinabad Mandal, Ranga Reddy District. **AADHAR NO.** 3576 8014 4218.

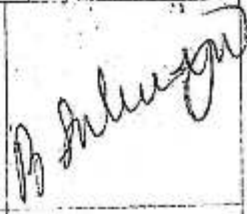
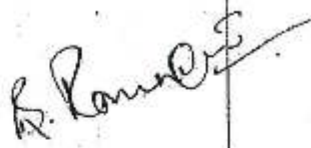
① [Signature] ② [Signature] ③ [Signature]

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of _____ and _____ on the 11th day of JUN, 2020 by Sri Chirag Rajaiah Goud.

Execution admitted by (Details of all Executors/Claimants under Sec 32A):				Signature/Link Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address
1	EX			CHIRAG BHUPENDER GOUD S/O. VEERAJAH GOUD H.NO. 4-24 PEDDAMANGALARAM VILAGE, MOINABAD MANDAL RANGA REDDY DISTRICT
2	EX			CHIRAG PRATHAP GOUD S/O. RAJAIAH GOUD R/O H NO. 62/3 PEDDAMANGALARAM VILAGE, MOINABAD MANDAL RANGA REDDY DISTRICT
3	EX			GURUJALA BUSHAMMA W/O. LATE. BALASHANKARAIAH R/O. H NO. 16-2-147/49/B1 ANANDNAGAR, MALAKPET HYD 500 038

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			SUDARSHAN REDDY Goud AADHAAR CARD	
2			RAMA DEVI AADHAAR CARD	

11th day of June, 2020

Signature of Joint SubRegistrar2
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9448 Name: Chirag Prathap Goud	S/O Chirag Rajaiah Goud, Moinabad, Rangareddi, Andhra Pradesh, 501504	
2	Aadhaar No: XXXXXXXX4218 Name: Chirag Bhupendra	S/O Chirag Veerajiah Late, Moinabad, Rangareddi, Andhra Pradesh, 501504	

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Sangareddy (R.O)
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Hereinafter referred to as the "**Parties of the First Part**", which term shall mean and include whenever the context may so require their heirs, executors, administrators and assigns.

IN FAVOUR OF

1. Sri Simhadri Yugandhra Rao, S/o. Kotaiah, aged about 76 years, Occupation: Business, R/o.H.No.6-3-596/63/3, Naveen Nagar, Khairtabad, Hyderabad, Telangana - 500 004. AADHAR NO. 6057 9771 0453.
2. Smt. Veeranagari Deepa @ Kodur Deepa W/o. Veeranagari Gautham Reddy, aged about 43 years, Occ: Software Engineer, R/o. Plot No.85, Sri Vara Siddi Nivas, Road No.1, Film Nagar, Jubilee Hills, Hyderabad, Telangana - 500 033. AADHAR NO. 6528 0415 4249.

Hereinafter referred to as the "**Party of the Second Part**", which term shall mean and include whenever the context may so require their heirs, executors, administrators and assigns, witnesseth as follows:

Whereas, originally, Late Gurajala Balashankaraiah was the pattadar and possessor of the land in Survey No.192/A of Kollur Village and he died intestate on 30.04.1957, leaving behind Late Gurujala Manemma and Gurujala Bhushamma, the Party No.1 of First part as his only legal heirs

Whereas, Party No.1 of first part filed O.S.No.45 of 2011 on the file of the V Additional District Judge, Medak District, at Sanga Reddy, for partition, rectification of revenue records, injunction and for such other ancillary reliefs, in respect of the estate of Late Gurajala Balashankaraiah, including Sy. No. 192/9/5 of Kollur Village, which is Item No. 8 of the Schedule of the said suit.

Whereas, the party of the Second Part purchased the land admeasuring Ac.1-36gts., forming part of survey No.192 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak district), (more particularly described in the schedule annexed hereto and hereinafter referred as Schedule Land) under a registered sale deed dated 04.11.2006 which was registered as document

① 25/01/2011 ② 25/01/2011

③ 25/01/2011

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1000	0	0	0	1000
User Charges	NA	0	100	0	0	0	100
Total	100	0	1100	0	0	0	1200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,834FKL100620 dated , 10-JUN-20 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1100/-, DATE: 10-JUN-20, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 6165909054113, PAYMENT MODE: NS-1000200, ATRN: 6165909054113, REMITTER NAME: SIMHADRI YUGANDHRA RAO, EXECUTANT NAME: GURUJALA BUSHAMMA AND OTHERS, CLAIMANT NAME: SIMHADRI YUGANDHRA RAO).

Date:

11th day of June, 2020

Sangareddy (R.O)

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Register as document

No:.....15502.....of 2020 (1940 S.E.)

Number 1711-1.....15502.....of 2020

Date:.....16/06/.....2020

Registering Officer

B. SAMMAIAH
Joint Sub-Registrar-II
R.O (B) Sangareddy

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No.25687 of 2006 of Book No. 1, in the office of the Sub Registrar Sangareddy, (hereinafter called Principal Document) from Smt. Bolla Sharadha W/o. B. Gurva Reddy, who was tracing title from Arun Rajanala, K. Jwala Narasimha Reddy, K. Govardhan Reddy, K. Shyam Sunder Reddy, K. Chandra Mohan Reddy and others relying on the alleged sale deed document No.69 of 1963 dated 4.2.1963, which is disputed in the aforesaid suit.

Whereas, Late Gurujala Manemma died on 31.5.2019 after executing will dated 17.12.2012 registered at Sub registrar, Azampura, as Document No.219/BK/III/2012 in favour of Parties Nos. 2 & 3 of the First Part.

Whereas, the parties of the second part, who is not a party to the aforesaid suit, approached the parties of the First Part to ratify the principal Document No. 25687 of 2006 Dated 04.11.2006 in respect of the schedule land in favour of the parties of the Second Part herein and the parties of the First Part agreed for the same, without prejudice to their rights in respect of the remaining land.

Now, this deed of ratification witnesses as under:

1. The Parties of the First Part hereby Document No.25687 of 2006 gives up their claim in respect of the schedule land at the time of the registration of the previous Sale Deed Document No. 25687 of 2006 and accordingly, ratify and accept the principal document bearing Document No.25687 of 2006 dated 04.11.2006 as valid and binding and also accept the title and possession of the party of the second part in respect of the schedule land and ~~no~~ consideration have been received to execute this Ratification Deed. Rs. 1,90,000/-
2. The parties of the first part do hereby ratify and confirm SALE DEED executed in favour of the purchaser. The parties of the first part do hereby admit that the vendor has already delivered possession in favour of the parties of the second part, and the parties of the second part is in possession and enjoyment of the property. The parties of the first part are executing this Ratification Deed confirming the right and title of the VENDEE in respect of the agriculture land admeasuring

Buyer

① *[Signature]* ② *[Signature]*

③ *[Signature]*

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BG/ Pay Order	
Stamp Duty	100	0	413820	0	0	0	413920
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	11000	0	0	0	11000
User Charges	NA	0	100	0	0	0	100
Total	100	0	424920	0	0	0	425020

Rs. 413820/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BG/Pay Order No. 877TQK130820,834FKL100820 dated 13-JUN-20,10-JUN-20 of, HDFS/HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 423820/-, DATE: 13-JUN-20, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 5318253643019, PAYMENT MODE: NB-1000200, ATRN: 5318253643019, REMITTER NAME: VEERANAGARI DEEPA, EXECUTANT NAME: GURUJALA BUSHAMMA AND OTHERS, CLAIMANT NAME: VEERANAGARI DEEPA AND OTHERS, (2). AMOUNT PAID: Rs. 1100/-, DATE: 10-JUN-20, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 6165909054113, PAYMENT MODE: NB-1000200, ATRN: 6165909054113, REMITTER NAME: SIMHADRI YUGANDHRA RAO, EXECUTANT NAME: GURUJALA BUSHAMMA AND OTHERS, CLAIMANT NAME: SIMHADRI YUGANDHRA RAO.

Date:

16th day of June, 2020

Signature of Registering Officer

Sangareddy (R.O)

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Acs1-36Gts forming part of Survey No. 192/9/5, situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District (old Medak District) Telangana State.

3. The parties of the First Part undertake to file appropriate memo in the above suit, gives up in respect of the schedule land and get the suit dismissed to that extent.
4. The Parties of the First Part shall not have any objection for mutation in favour of the Party of the Second Part in the Record of Rights or other public records and for grant of Pattadar pass book in his favour further agree to execute any further deed or document as and when and in the manner required by the party of the second part at his cost, for better title or for such mutation.

SCHEDULE OF PROPERTY

All that the agriculture land admeasuring Ac.1-36gts., forming part of Survey No. 192/9/5 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak district), and bounded as follows:

North	:	Agriculture Land in Survey No.192/PART
South	:	Agriculture land in survey No.192/9/2
East	:	VILLAGE BOUNDARY OF OSMAN NAGAR
West	:	Part of Survey No.192/9/5, AND SY.NO. 192/9/4

In witness whereof the parties of the First Part have signed this deed on this day of at Sangareddy.

Witnesses

1. *B. Sankar Reddy*
(B. Sankar Reddy)
2. *B. Rama Devi*
(B. RAMA DEVI)

FIRST PARTY

- ① *2/5/5/5*
- ② *2/5/5/5*
- ③ *2/5/5/5*

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సర్కార్ ఆఫ్ ఇండియా



భారత ప్రభుత్వం

సమాచార సంఖ్య / Enrollment No.: 1093/20150/00417

10/04/2012
To
Gurjala Bhushanamma
Kodavuri
W/O Gurjala Sankaranash
16-3-47/19/01
Anand Nagar
Machilipatnam
Hyderabad
Andhra Pradesh - 500038



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

4439 1003 6249

ఆధార్ - సామాన్యుని హక్కు

4439 1003 6249

భారత ప్రభుత్వం
DELEGATION AUTHORITY OF INDIA

Address: S/O Chirag Rajalaxmi
Goud, 4-02/3, Pedda
Mangalaram, near Pochampalli
temple, Pedda Mangalaram,
Moinabad, Pedda Mangalaram
Rangaraddi, Andhra Pradesh
501504

Signature

చిరాగ్ ప్రతాప్ గౌడ్
Chirag Prathap Goud

జన్మ తేదీ / Year of Birth: 1978
పురుషుడు / Male

2632 4069 9448

ఆధార్ - సామాన్యుని హక్కు

1947
1600 160 15-7

1000 160 15-7

www.uidai.gov.in

ఆధార్ సంఖ్య: 1547
1600 160 15-7



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