

Doc NO. 300/2016

ORIGINAL

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19/6

CS
56



తెలంగాణ తేలంగానా TELANGANA

Date: 18/01/2016, 01:38 PM

Serial No: 184

03AA 569611

Purchased By:

SUNIL J. SACHDEV

S/O JAYANTILAL L. SACHDEV

R/O K.S. LANE, SULTAN BAZAR

HYD

For Whom

GHARONDA BUILDERS & DEVELOPERS

Denomination: 20

note: prohibited not
to be used at the

PS 18/1/16 time of registration
Sub Registrar
Ex. Office Stamp Vendor
SKO: Shamirpet

DEED OF REVOCATION OF DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

THIS DEED OF REVOCATION/CANCELLATION OF DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY dated 02-12-2006 vide Document No. 21762/2006, Sub-Registrar, Ghatkesar, Ranga Reddy District is made and executed on this the 18th day of January, 2016 at Shamirpet by:

1. SHRI SRIRAMOJU SAMBESHWAR RAO, S/O SHRI S. RAMABRAHMAM, aged 53 years, Occupation: Business, R/o Flat No. 601, 6th Floor in Gharonda Mahima Apartments, situated at Padmaraonagar, Secunderabad-25, Telangana.
2. SMT. SRIRAMOJU RAMADEVI W/O SHRI SRIRAMOJU SAMBESHWAR RAO, aged 48, years, Occupation: House Maker, R/o Flat No. 601, 6th Floor in Gharonda Mahima Apartments, situated at Padmaraonagar, Secunderabad-25, Telangana.

Handwritten signature/initials on the left margin.

Handwritten signatures and names: S. Ramulu, Y. Nandam, S. Mani, and others.

Contd..2

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32 of the Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 10:30 AM to 4:30 PM on the 18th day of JAN, 2016 by Sri Sriramoju Sambeshwar Rao



Execution admitted by (Details of all Executors/Claimants under Sec 32 of the Registration Act)

Sl No	Code	Thumb Impression	Photo	Address	Thumb Impression
1	CL			MR. GHANSHYAM BUILDERS AND DEVELOPERS (P) LTD J.SACHDEV S/O. JAYANTILAL SACHDEV R/O.3-6- 175,ISHPRADAN,HYDERGUD A, HYDERABAD	
2	EX			ETHAMUKKALA VENU GOPALA REDDY (SPA OF VENDOR)(R) PASUPULETI HEMAVATHI . PASUPULETI PRASAD S R NAGAR, HYD	
3	EX			SRIRAMOJU SAMBESHWAR RAO (GPA HOLDER)(R) GEETHA VANAM . SRIDHAR VANAM PADMARAO NAGAR, SEC-BAD	
4	EX			N.S.R.MURTHY S/O. NARSAIAH H.NO.7-1-222, A&B PRAGATHI APTS, BALKAMPET, HYDERABAD	
5	EX			ETHAMUKKALA VENU GOPALA REDDY (SPA OF VENDOR)(R) JAY KUMAR BAJAJ . KL. BAJAJ S R NAGAR, HYD	
6	EX			ETHAMUKKALA VENU GOPALA REDDY (SPA OF VENDOR)(R) KODIYALAM KRISHNA . K.VARDAN S R NAGAR, HYD	

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తెలంగాణ తేలంగానా TELANGANA

03AA 569610

Date: 18/01/2016, 01:38 PM

Serial No: 193

Denomination: 20

Purchased By:
SUNIL J. SACHDEV
S/O JAYANTILAL L. SACHDEV
R/O K.S. LANE, SULTAN BAZAR
HYD
For Whom
GHARONDA BUILDERS & DEVELOPERS

[Signature]
Sub Registrar
Ex. Officio Stamp Vendor
SRO: Shamirpet

3. SMT. SRIRAMOJU MANJULA W/O SHRI S.SHIVA PRAKASH, aged 37, years, Occupation: House Maker, R/o Flat No.601, 6th Floor in GharondaMahima Apartments, situated at Padmarao Nagar, Secunderabad-25, Telangana.
4. SMT. VINNAKOTA MALLIKA W/O SHRI VINNAKOTA SRINIVAS, aged 42, years, Occupation: House Maker, R/o Vinnakotavari Street, Mangamoor Road, Ongole-2, Andhra Pradesh.
5. SMT. KASULA UMA DEVI W/O SHRI Y.S.N.MURTHY, aged 53 years, Occupation: House Maker, R/o 4-3-147, Kandaswamy Lane, Sultan Bazar, Hyderabad-95, Telangana. (Presently Residing at U.S.A.) Rep. by their G.P.A., Holder Vendor No. 1, SHRI SRIRAMOJU SAMBESHWAR RAO, S/O SHRI S.RAMABRAHMAM, Vide Validation File No. 5285, dated: 17-11-2015 at D.R.O., Ranga Reddy (EAST).
6. SRI CHANDAN GUNDA S/O SHRI G.RAMULU, aged 51 years, Occupation: Business, R/o Mantri Paradise, No.201, B.G.Road, Bengaluru-560076, Karnataka. Rep. by their S.P.A., Holder Mr. ETHAMUKKALA VENU GOPALA REDDY S/o. SRI. E. MALLA REDDY. Vide validation File No. 5254 dated: 13-11-2015, at D.R.O., Ranga Reddy (EAST).

3. Smt. Sriramoju Manjula
 4. Smt. Vinnakota Mallika
 5. Smt. Kasula Uma Devi
 6. Sri Chandan Gunda

[Signatures]
 S. Ramulu
 V. Nand...
 S. Manoj...
 Contd: 3

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 P.3/2016. Sheet 2 of 18
 300/2016
 Joint SubRegistrar
 Shamirpet

7	EX		BOGGARAPU CHINNA ROSHAIAH S/O. RANGAIAH RAO 25/10/1955 APTE. NO.7 NAGAR HYDERABAD	BOGGARAPU CHINNA ROSHAIAH [1516-1-2016-155]	Public Sale of PS SALES DEPT Shamirpet
8	EX		SRIRAMUJU SAMBESHWAR RAO (GPA HOLDER) (R) MAHESH KUMAR CHADALAVADA . SUBBARAO NAGAR, Dist. CHADALAVADA	SRIRAMUJU SAMBESHWAR RAO [1516-1-2016-156]	Handwritten signature
9	EX		SRIRAMUJU SAMBESHWAR RAO (GPA HOLDER) (R) MAMAVENKATA RAMANA RAO . N.NARAYANA RAO	SRIRAMUJU SAMBESHWAR RAO [1516-1-2016-157]	Handwritten signature
10	EX		YEMMANUR NANDINI W/O. LATE MUKKU VENKAT RATNA PRASAD H.NO.1-10-117, STREET NO.11, ASHOK NAGAR, HYDERABAD	YEMMANUR NANDINI [1516-1-2016-158]	Handwritten signature
11	EX		SRIRAMUJU SAMBESHWAR RAO (GPA HOLDER) (R) GOVIND BHASKAR AGNIHOTRI . A.KRISHNA CHARY	SRIRAMUJU SAMBESHWAR RAO [1516-1-2016-159]	Handwritten signature
12	EX		ETHAMUKKALA VENU GOPALA REDDY (SPA HOLDER) (R) G. HEMASRI . G.CHANDAN	ETHAMUKKALA VENU GOPALA REDDY [1516-1-2016-156]	Handwritten signature
13	EX		ETHAMUKKALA VENU GOPALA REDDY (SPA HOLDER) (R) CHANDAN GUNDA . G.RAMULU	ETHAMUKKALA VENU GOPALA REDDY [1516-1-2016-156]	Handwritten signature





తెలంగాణ తేలంగానా TELANGANA
 Date: 18/01/2016, 01:37 PM Serial No: 192

D3AA 569609
 Denomination: 20

Purchased By:
 SUNIL J. SACHDEV
 S/O JAYANTILAL L. SACHDEV
 R/O K.S. LANE, SULTAN BAZAR
 HYD
 For Whom
 GHARONDA BUILDERS & DEVELOPERS

[Signature]
 Sub Registrar
 Ex. Office Stamp Vendor
 SRO: Shamirpet

7. SMT. G. HEMASRI W/O SHRI G. CHANDAN, aged 47 years, Occupation: Doctor, R/o Mantri Paradise, No.201, B.G.Road, Bengaluru-560076, Karnataka. Rep. by their S.P.A., Holder Mr. ETHAMUKKALA VENU GOPALA REDDY S/o. SRI. E. MALLA REDDY. Vide validation File No. 5253 dated :13-11-2015, at D.R.O., Ranga Reddy (EAST).
8. SHRI GOVIND BHASKAR AGNIHOTRI S/O SHRI A. KRISHNA CHARY, aged 52 years, Occupation: Engineer, R/o H.No.2-3-763/3/A/1, Sri Sai Apartments, Flat No.301, Tulasinagar Colony, Golnaka, Hyderabad-13, Telangana. (Presently Residing at U.S.A.) Rep. by their G.P.A., Holder Vendor No: 1, SHRI SRIRAMOJU SAMBESHWAR RAO, S/O SHRI S. RAMABRAHMAM, Vide Validation File No. 5848, dated: 16-12-2015 at D.R.O., Ranga Reddy (EAST).
9. SHRI LATE. MUKKU VENKAT RATNA PRASAD S/O. SHRI M. VENKATESH, Rep. by his legal heir SMT. YEMMANUR NANDINI, WIFE OF LATE. MUKKU VENKAT RATNA PRASAD, aged 47 years, Occupation: House Wife, R/o H.No.1-10-117, Street No.11, Ashok Nagar, Hyderabad-20, Telangana.

Contd. 4

డిప్యూటీ సబ్ రిజిస్ట్రార్
 టెలంగాణ ప్రభుత్వం
 హైదరాబాద్

[Signatures]
 S. Hanika
 Y. Nandini
 President

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 33 / 2016. Sheet 3 of 18
 Joint SubRegistrar 15
 Shamirpet
 300 / 2016

14	EX		SRIRAMOJU SAMBESHWAR RAO (GPA HOLDER) UMA DEVI Y.S.N.MURTY PADMINI NAGAR BAD	
15	EX		VINAKOTA MALIKA W/O. VINAKOTA SRINIVAS R/O. VINAKOTYARI STREET, MANGAMOOD ROAD, ONGOLE DIST	<i>V. Malika</i>
16	EX		SRIRAMOJU MANJULA W/O. S.SHIVA PRAKASH FLAT NO.601, 6TH FLOOR, GHROD AMAHIMA APTS, PADMARAONAGAR, SECUND ERABAD	<i>S. Manjula</i>
17	EX		SRIRAMOJU RAMADEVI W/O. SRIRAMOJU SAMBESHWAR RAO FLAT NO.601, 6TH FLOOR, GHROD AMAHIMA APTS, PADMARAONAGAR, SECUND ERABAD	<i>S. Ramadevi</i>
18	EX		SRIRAMOJU SAMBESHWAR RAO S/O. S.RAMABRAHMAM FLAT NO.601, 6TH FLOOR, GHROD AMAHIMA APTS, PADMARAONAGAR, SECUND ERABAD	<i>S. Sambeshwar</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 V SRINIVAS RAO::18 [1516-1-2016-156]	V SRINIVAS RAO MAGUMURU ROAD ONGLE	<i>V. Srinivas Rao</i>
2		 K SANTOSH KUMAR:: [1516-1-2016-156]	K SANTOSH KUMAR MOUALI ALI JAWAHARNAGAR COLONY	<i>K. Santosh Kumar</i>

18th day of January, 2016

[Signature]
Signature of Joint SubRegistrar 15





తెలంగాణ తేలంగానా TELANGANA
Date: 18/01/2016, 01:37 PM Serial No: 191

03AA 569608
Denomination: 20

Purchased By:
SUNIL J. SACHDEV
S/O JAYANTILAL L. SACHDEV
R/O K.S. LANE, SULTAN BAZAR
HYD
For Whom
GHARONDA BUILDERS & DEVELOPERS

Sub Registrar
Ex. Office Stamp Vendor
SRO: Shamirpet

10. SHRI NAMA VENKATA RAMANA RAO S/O SHRI N. NARAYANA RAO, aged 57 years, Occupation: Engineer, R/o 304, Raghavendra's Golden Heights, Ahobilamutt, Durgabhai Deshmukh Colony, Hyderabad, Telangana. (Presently Residing at U.K.) Rep. by their G.P.A., Holder Vendor No. 1, SHRI SRIRAMOJU SAMBESHWAR RAO, S/O SHRI S. RAMABRAHMAM, Vide Validation File No. 5833, dated: 16-12-2015 at D.R.O., Ranga Reddy (EAST).

11. SHRI S. NIRANJAN REDDY, S/O SHRI S. VIDYASAGAR REDDY, aged 45 years, Occupation: Advocate, R/o Flat No. 4A, Pradham Apartments, H.No. 6-3-347/22, Dwarakapuri Colony, Punjagutta, Hyderabad, Telangana.

12. SHRI MAHESH KUMAR CHADALAVADA S/O SHRI SUBBAIAH NAIDU CHADALAVADA, aged 41 years, Occupation: Engineer, R/o H.No. 2-3-763/3/A/1, Sri Sai Apartments, Flat No. 301, Tulasinagar Colony, Golnaka, Hyderabad, Telangana. (Presently Residing at U.S.A.) Rep. by their G.P.A., Holder Vendor No. 1, SHRI SRIRAMOJU SAMBESHWAR RAO, S/O SHRI S. RAMABRAHMAM, Vide Validation File No. 5845, dated: 16-12-2015 at D.R.O., Ranga Reddy (EAST).

Contd. 5

[Handwritten signature]

S. Sachdev
S. Sachdev
S.P. - 201

V. Mallikarjuna

Y. Narasimha

P. Srinivas



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 w/S 41 of IS Act	Cash	Stamp Duty w/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	200	0	0	300
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	1000	0	0	1000
User Charges	NA	0	300	0	0	300
Total	100	0	1500	0	0	1600

Rs. 200/- 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 Cash.

[Handwritten Signature]
Signature of Registering Officer

Date
18th day of January, 2016

Shamirpet

CS No 156/2016 & Doct No
 P.3 / 2016. Sheet 4 of 18
 300 / 2016
 Joint Sub-Registrar
 Shamirpet

1వ పుస్తకము 20 సం॥ (కా.క. 19) సం॥
 నెలకుగా రిజిస్టరు చేయబడినది. స్టాంపు
 విధిగా రిజిస్టరు నెలకుగా 100/-.....20
 ఇవ్వబడినది.
 20 సం॥ నెల.....న తేది

పబ్లిక్ రిజిస్ట్రార్ ఆఫీసు





తెలంగాణ తెలంగాణ TELANGANA

Date: 18/01/2016, 01:37 PM

Serial No: 199

03AA 569607
Denomination: 20

Purchased By:

SUNIL J. SACHDEV

S/O JAYANTILAL L. SACHDEV

R/O K.S. LANE, SULTAN BAZAR

HYD

For Whom

GHARONA BUILDERS & DEVELOPERS

[Signature]
18/1/16

Sub Registrar

Ex. Officio Stamp Vendor

SRO: Shamirpet

13. SHRI BOGGARAPU CHINNA ROSHAIAH S/O SHRI RANGANAYAKULU, aged 47 years, Occupation: Business, R/o 202, Raja Soudha Apartments, Motinagar, Hyderabad-18, Telangana.

14. SHRI KODIYALAM KRISHNA S/O SHRI K.VARDAN, aged 51 years, Occupation: Business, R/o 44/2, Vaithyanathan Street, Nungambakkar-600034, Chennai, Tamil Nadu. Rep. by their S.P.A., Holder Mr. ETHAMUKKALA VENU GOPALA REDDY S/o. SRI. E. MALLA REDDY. Vide validation File No. 5252 dated :13-11-2015, at D.R.O., Ranga Reddy (EAST).

15. SHRI VIJAY KUMAR BAJAJ S/O SHRI K.L. BAJAJ, aged 63 years, Occupation: Business, R/o A/4B, Anugraha Apartment No.41 (old-d19), Nungambakkam High Road, Chennai-600034, Tamil Nadu. Rep. by their S.P.A., Holder Mr. ETHAMUKKALA VENU GOPALA REDDY S/o. SRI. E. MALLA REDDY. Vide validation File No. 5251 dated :13-11-2015, at D.R.O., Ranga Reddy (EAST).

Contd. 6

[Vertical text on the left margin]

[Signature]

S. Ramulu

S. Hanumanth

V. Malika

[Signature]

E. V. 7.

Y. Hanumanth

[Signature]



2016 వ సం॥ 29

1937 వ సం॥ 9

3 మరియు 4 గల పేజీలు

రాజీవ్ కేస్ రిజిస్ట్రేషన్ అనుబంధం

శ్రీ/శ్రీమతి S Niranjan Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-వ ను అనుసరించి వసూలుచేసిన ఫీచీర్లు మరియు వేరిఫికేషన్లకు పాత తాళాలు చేసిన రూసుముద్రా 1000/-

రాజీవ్ కేసుకు సంబంధించిన డిఫిండ్లను సమర్పించినట్లు

Signature S. Niranjan Reddy
Name S. Niranjan Reddy
S/o S. Vidya Sagar Reddy
Occ Advocate
R/o 6-3-347/22 Dwarkaapuri Colony Panjagutta Hyd.

Signature M.V.K. Santosh Lakshmi Sarsimra Rao
Name M.V.K. Santosh Lakshmi Sarsimra Rao
S/o M. Balaji Rao
Occ Business
R/o Fortune Fields KPHB Colony Phase 13 Hyd.

Signature B. KRISHNA
Name B. KRISHNA
S/o ADVOCATE
R/o 3-6-269/2/1A Himayathurajam Hyderabad

Signature K. SHANKAR
Name K. SHANKAR KUMAR
S/o K. SHANKAR RAO
Occ Self
R/o Maula-ali Hyd.

2016 వ సం॥ 29

1937 వ సం॥ 9



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16. **SHRI CHALUVADI SRINIVAS S/O SHRI CHALUVADI KRISHNA MURTHY**, aged 53 years, Occupation: Engineer, R/o 189, Kalyan Nagar-3, Apartment 404, Sanathnagar, Hyderabad-18, Telangana. (Presently Residing at U.S.A.) Rep. by their G.P.A., Holder Mr. MODALA VENKATA RAMA SANTOSH LAXMI NARASIMHA RAO (MVRS LAXMI NARASIMHA RAO) S/o. M. BALAJI RAO, Vide validation File No. 5286 dated :17-11-2015, at D.R.O., Ranga Reddy (EAST).
17. **SHRI N.S.R.MURTHY S/O SHRI NARSAIAH**, aged 64 years, Occupation: Service, R/o H.No.7-1-222, A&B Pragathi Apartments, Balkampet, Hyderabad, Telangana.
18. **SMT. GEETHA VANAM W/O SHRI SRIDHAR VANAM**, aged 43, years, Occupation: House Maker, R/o Flat No.211, 2nd Floor, Ramakrishna Paradise, Near SVIMS Circle, Giripuram, Tirupathi-517501, Andhra Pradesh. (Presently Residing at U.S.A.) Rep. by their G.P.A., Holder Vendor No. 1, SHRI SRIRAMOJU SAMBESHWAR RAO, S/O SHRI S.RAMABRAHMAM, Vide Validation File No. 5255, dated:13-11-2015 at D.R.O., Ranga Reddy (EAST).
19. **SMT. PASUPULETI HEMAVATHI W/O SHRI PASUPULETI PRASAD**, aged 53, years, Occupation: House Maker, R/o Flat No.23 & 24, Garden of Hearts, Manapakkam, Chennai, Tamil Nadu. Rep. by their S.P.A., Holder Mr. ETHAMUKKALA VENU GOPALA REDDY S/o. SRI. E. MALLA REDDY. Vide validation File No. 5250 dated :13-11-2015, at D.R.O., Ranga Reddy (EAST).

(Hereinafter referred to as the "LAND OWNERS" which term unless repugnant to the context or meaning thereof shall mean and include all their respective heirs, successors, representatives, executors, administrators and assignees etc.)

AND

M/s. GHARONDA BUILDERS AND DEVELOPERS, a Partnership Firm in the business of Property Developers, Builders and Contractors with its Office at premises bearing H.No.4-4-932/1 to 3, Kandaswamy lane, Sultan Bazar, Hyderabad, Telangana, represented by its Managing Partner, SHRI SUNIL J.SACHDEV S/O SHRI JAYANTILAL L.SACHDEV, aged 57 years, Occupation: Business, R/o 3-6-175, ISHPRADAN, Hyderguda, Hyderabad-29, Telangana.

(Hereinafter referred to as the "DEVELOPER" which term unless repugnant to the context or meaning thereof shall mean and include all its respective heirs, successors, representatives, executors, administrators and assignees etc.)

WHEREAS the LAND OWNERS are the absolute owners and possessors of land admeasuring Acres 01-28 Guntas or 68 Guntas or 0.6885 Hectares or 8228.0 square yards in Survey No.27 (Part), situated at Pocharam Village, Ghatkesar Mandal, Ranga Reddy District, Telangana State, hereinafter referred to as the Schedule Property and morefully described in the Schedule annexed hereto.

WHEREAS the Land Owner No.9 LATE. MUKKU VENKAT RATNA PRASAD, is one of the sole and absolute owner of the above said property, He expired on Dated:15-06-2015, Vide Death Certificate Regd. No. 58/2015, Dated: 30-6-2015, leaving his property behind his Wife SMT. YEMMANUR NANDINI, as his legal heirs, executors, representative, successor, etc.,

Contd. 7

[Signature]

S. Sankar

S. Narayana

V. Lakshmi

[Signature]

Y. Nandini

[Signature]

CS No 156/2016 & Doct No
2016 / 2016 Sheet 6 of 18
300 / 2016
Joint SubRegistrar
Shamirpet

1వ పుస్తకము 2016 సం|| (కా.శ. 1937) సం||
300 - నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిబంధం గుర్తింపు నెంబరు 1516-1..... 300 - 2016
ఇవ్వబడినది.
2016 సం|| 2016 నెంబరు 300 వ తేది

[Signature]
సబ్-రిజిస్ట్రార్ అధికారి

NOTE :- one Copy has been Registered
along with the original

[Signature]
Sub-Registrar
Shamirpet
Ranga Reddy (East)



WHEREAS the DEVELOPER, who is engaged in taking up the development works of lands for construction of residential apartments etc., expressed their willingness to undertake the development of the Schedule Property into a Multi Storied/High Rise Residential Flats and accordingly both the LAND OWNERS and DEVELOPER have entered into Development Agreement cum General Power of Attorney dated 02.12.2006 registered as Document No.21762 of 2006 in the office of Sub-Registrar, Ghatkesar.

WHEREAS due to financial crisis in the construction market and due to various other reasons, the DEVELOPER could not develop the Schedule Property and due to non materialization of the terms of the said Development Agreement-cum-General Power of Attorney, both parties have agreed and decided to mutually revoke/Cancel/terminate the said Development Agreement cum General Power of Attorney Document No.21762 of 2006 dated 02.12.2006. Hence this Deed of Revocation/Cancellation

WHEREAS both parties herein desired that the agreed terms and conditions be reduced into writing so as to avoid any future misunderstanding, hence this Deed of Revocation/Cancellation of Development Agreement cum General Power of Attorney.

NOW THIS DEED OF REVOCATION/CANCELLATION OF DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. That the parties hereto do hereby mutually agree and declare that the said Development Agreement cum General Power of Attorney Document No.21762 of 2006 dated 02.12.2006 registered in the office of Sub-Registrar, Ghatkesar is hereby ~~revoked/cancelled/terminated~~ and same shall be of no force and effect and this Deed of Revocation/Cancellation further Witnesseth parties hereto agreed and declare that in consequence of such revocation/cancellation as hereunder made all right, title, interest and claim demand etc., of DEVELOPER in the Schedule Property by virtue of the said Development Agreement cum GPA is completely reverted and vested to the respective LAND OWNERS by virtue of this revocation/cancellation.
2. That the DEVELOPER expressly admits and acknowledges that they have no claim of whatsoever nature against the LAND OWNERS in respect of the Schedule Property by virtue of the Development Agreement cum General Power of Attorney Document No.21762 of 2006 dated 02.12.2006, which stands revoked/ canceled. The LAND OWNERS shall however be liable to make payment to the DEVELOPER of the amount realized from the transfer of the semi constructed structures on the Schedule Property in accordance with clause 6 of this Agreement.

S. Ramesh

S. Ramesh

S. Navin

V. Hallikar

[Signature]

Contd. 8

[Signature]

V. Navin

CS No. 156/2016 & Doct No
Sheet 7 of 18
Joint SubRegistrar
Shamirpet



Generated On: 18/01/2016 05:41:23 PM



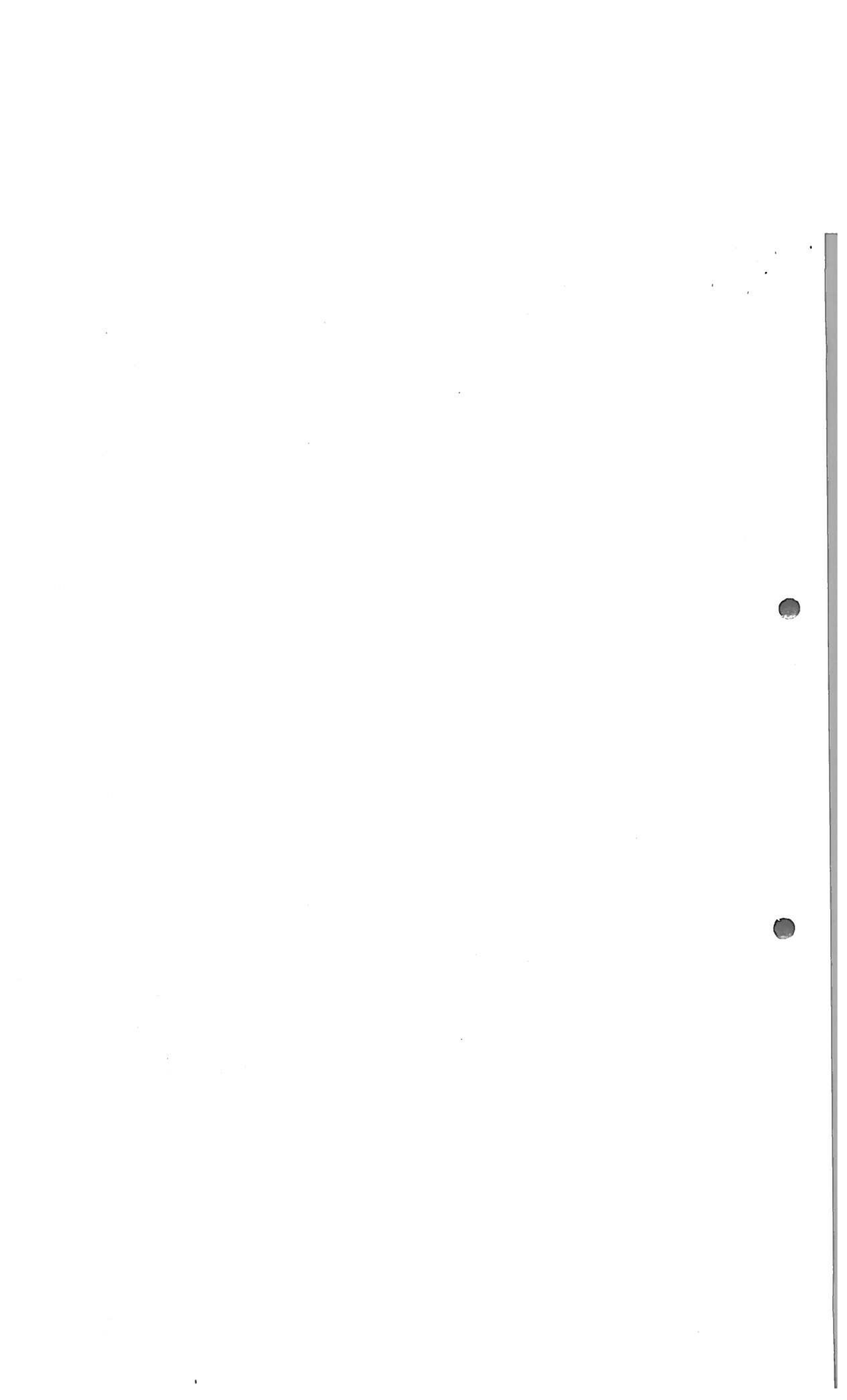
3. That this Deed of Revocation further witnesses the parties hereby mutually agreed and covenant to each other that neither of them have done, executed or performed any act or deed or thing or suffered anything to the contrary whereby or reason or means whereas Schedule Property may in any way be affected or prejudiced in title or any of them be hindered or prevented from cancelling the Development Agreement cum GPA.
4. That both parties have agreed and undertake that, the LAND OWNERS shall have an exclusive right and title to sell/develop the entire Schedule Property to any third party and the DEVELOPER shall not interfere and object for the same.
5. That the DEVELOPER hereby declares that it has not entered into any agreement of sale with the third parties for selling of the development units and it is also declared that no loans were raised either from bank or private institutions on the basis of Development Agreement cum General Power of Attorney vide Document No.21762 of 2006 dated 02.12.2006 and the DEVELOPER hereby reverted the legal possession of delivered the Schedule Property to the LAND OWNERS with free of all encumbrances, charges, mortgages, court cases and attachments whatsoever during the period of Development cum General Power of Attorney from its execution till the date of cancellation.
6. That the DEVELOPER obtained various approvals and sanctions from several regulatory authorities for the development and construction of the Multi-storied apartment complex on the Schedule Property and had paid all the necessary fee and incurred the relevant expenditure thereto. The DEVELOPER has also incurred expenditure towards digging of several bore wells, earth excavation and construction of retention walls for cellar, construction of part of footings, floor slab, model apartment, servant quarters and compound wall. The LAND OWNERS shall, at the time of sale of the Schedule Property or at the time of entering into any arrangement with any other Developer/ Builder for development/ construction of the building on the Schedule Property arrange to negotiate, collect/ recover compensation towards the costs so incurred by the DEVELOPER and make payment of the sum so collected to the DEVELOPER..
7. That the DEVELOPER hereby handover all the original documents related to all building permissions, sanctions, conversions etc from the authorities in respect of the Schedule Property to the LAND OWNERS.

Contd. 9

[Handwritten signatures and names]

S. Ravi
 S. Nariva
 V. Mallikarjuna
 Y. Narasimha
 [Signature]
 [Signature]

[Handwritten signature]



8. That this Agreement constitutes the governing agreement between the Parties and shall supersede the Development Agreement cum General Power of Attorney Document No.21762 of 2006 dated 02.12.2006 registered in the office of Sub-Registrar, Ghatkesar.

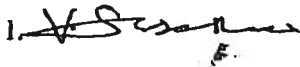
SCHEDULE OF ROPEITY

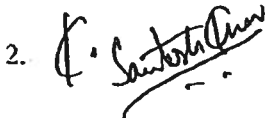
All that land admeasuring Acres 01-28 Guntas or 68 Guntas or 0.6885 Hectares or 8228.0 square yards in Survey No.27 (Part), situated at Pocharam Village, Ghatkesar Mandal, Ranga Reddy District, Telangana State and bounded by:

- NORTH : Panadhi
 SOUTH : Remaining Land in Sy.No.27 belonging to Mettu.Yadi Reddy & 3 others.
 EAST : Land of Sri Samala Anji Reddy
 WEST : Public Road from Warangal Highway to Pocharam Village.

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS CANCELLATION OF DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY ON THE DATE, MONTH AND YEAR FIRST MENTIONED HEREIN ABOVE.

WITNESSES:

1. 

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S.P. 15/1

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16.



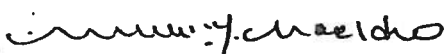
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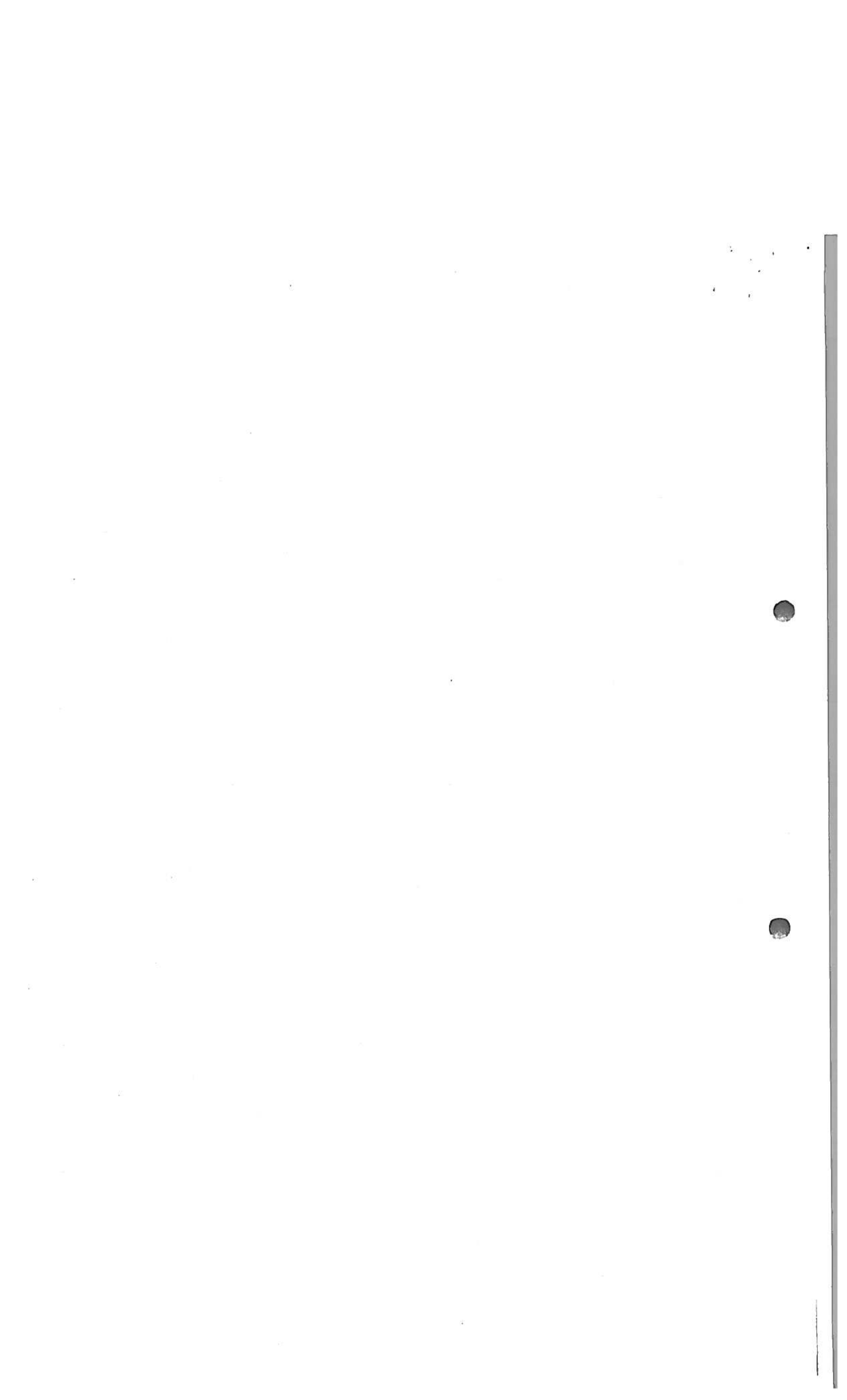
7. 

8. 

DEVELOPER



LAND OWNERS

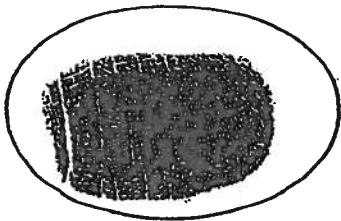


(P/3/16)

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 OF REGISTRATION ACT, 1908.

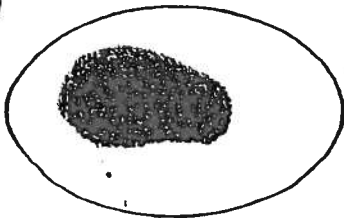
SL.NO.	FINGER PRINT IN BLACK INK LEFT THUMB	PASSPORT SIZE PHOTOGRAPHS BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF SELLER/PURCHASER
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1.



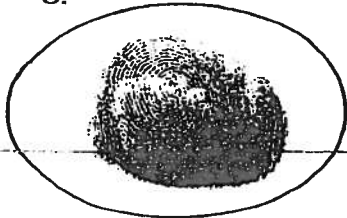
Mr. ETHAMUKKALA VENU
 Gopala Reddy
 7-1-397/104 flat no. 201.
 T.S.R.V. Plaza near community HC
 S.R. Nagar. Hyd - A.P. S. 38.
 SPA Holder for Ownay 40:
 6, 7, 14, 15, 19,
 E. M. 7

2.



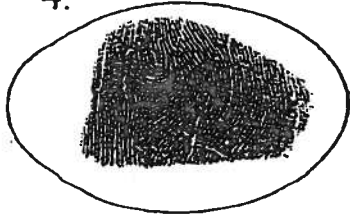
Smt. YENMANUR NANDINI
 10/10 Late. HUKKU Venkata Prasad
 Prasad.
 1-10-117, St no. 11 Ashok nagar
 Hyd-20. T.S. (Rep. of a legal
 heir vendor no: 9
 Y. Nandini

3.



Sri S. Niranjan Reddy.
 flat no. 1A. Pradhana Apt.
 6-3-347/22 Dwarakapuri
 colony Panjagutta Hyd - T.S.
 S. N. - N/1

4.



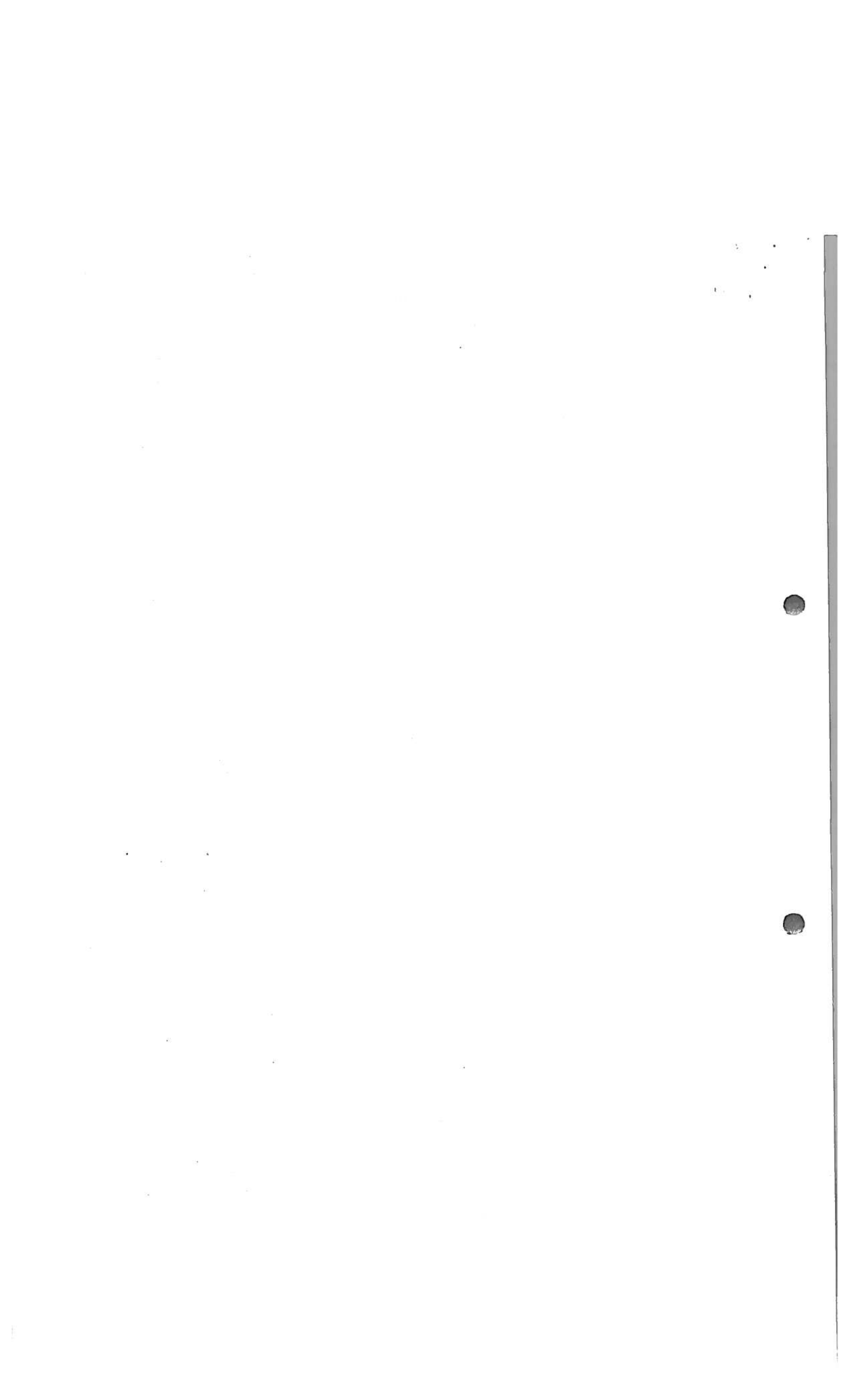
SRI BOGGARAPU CHINNA
 Rosiah
 208. Raja Soudha Apts.
 Motinagar. Hyderabad 16 T.S.
 Rosiah.

WITNESSES:

1.

2.

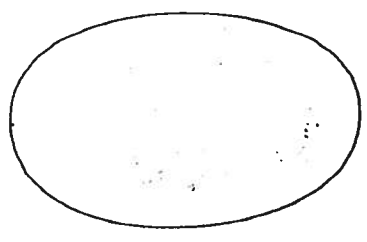
SIGNATURE OF EXECUTANT/S



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 OF REGISTRATION ACT, 1908.

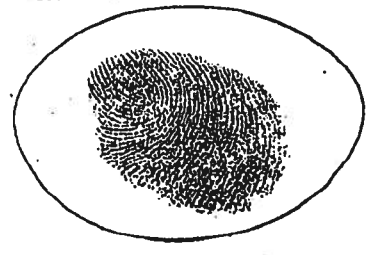
SL.NO.	FINGER PRINT IN BLACK INK LEFT THUMB	PASSPORT SIZE PHOTOGRAPHS BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF SELLER/PURCHASER
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1.



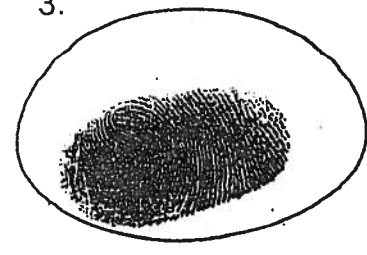
SRIRAMOJU SAMBESHWAR RAO.
FLAT NO. 601, 6TH FLOOR.
CHANDRA MAHIMA APTS.
PADMARAO NAGAR,
SECUNDERABAD-25
TELANGANA

2.



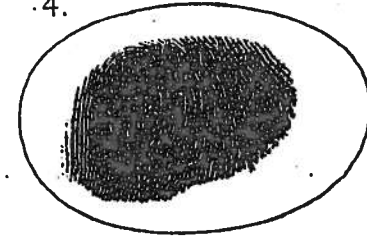
SUNIL J KACHDEV
3-6-175, ISHPRADAN
HYDRABAD. HYD-29
TELANGANA.

3.



WITNESS
SWARJEET SAGI
6.3.1219/15,
UMANAGAR COLONY
BEHUMPET HYDERABAD
50016. . TELANGANA.

4.



RAM MOHAN VENKAT NAIDU
20/3RT, BARKATPURA
HYD 2-2-1103/5/1
SANJEEVAIAH NAGAR,
AMBURPET- HYD-13
TELANGANA.

WITNESSES:

1.

SIGNATURE OF EXECUTANT/S

Poekalam