

Jan 1962

W. 20. 1940/2019

Handwritten notes on the left margin.



తెలంగాణ తేలంగానా TELANGANA

Sl.No. 3033 dt. 12-03-2019 Rs. 100/-

Purchaser Name: Y. ANJIAH S/o. Y. LINGAIAH, Sec,bad

For Whom: MODI PROPERTIES PVT LTD, Hyd

Handwritten signature of DUSA SRINIVAS RAO

R 601152

DUSA SRINIVAS RAO  
LICENSED STAMP VENDOR  
LIC.No. 16-05-23/1998 RI.No. 16-05-25/2017  
H.No. 12-11-696, Warasiguda,  
Secunderabad, Mobile. 9247420863

**CANCELLATION OF JOINT DEVELOPMENT AGREEMENT  
CUM GENRAL POWER OF ATTORNEY**

This deed is made and executed on this 31<sup>st</sup> day of March, 2019 by and between:

1. Shri. Mehul V. Mehta, S/o. Vasant U. Mehta, aged 40 years, Occupation: Business, resident of 21, Bapubagh Colony, 1<sup>st</sup> Floor, P. G. Road, Secunderabad – 500 003 (Pan No. ADKPM7094D, Aadhar No.: 7411 1261 6006).
2. Shri. Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged 48 years, Occupation: Business, resident of 2-3-577, Flat No. 301, Uttam Towers, Minister Road, D. V. Colony, Secunderabad – 500 003, (Pan No. ABMPM6754C, Aadhar No.: 4040 0942 6266). Hereinafter jointly referred to as the Owners, and severally as Owner No. 1 and Owner No. 2 respectively.

**AND**

M/s. Modi Properties Private Limited, a Company duly incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 and represented by its Managing Director Mr. Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation Business (Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389). Hereinafter referred to as the Developer.

The expressions Owners and Developer shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.

Handwritten signature of Mehul V. Mehta

Handwritten signature of Bhavesh V. Mehta

For Modi Properties Pvt. Ltd.  
Handwritten signature of Soham Modi  
Managing Director

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Kapra 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 1 and 2 on the 12th day of APR, 2019 by Sri Mehul V Mehta

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S. MODI PROPERTIES [1526-1-2019-1962]	M/S. MODI PROPERTIES PVT LTD REP BY MNG DIRECTOR SOHAM MODI S/O. LATE. SATISH MODI 5-4-18/364 II FLOOR SOHAM MANSION M G ROAD SEC. BAD	
2	EX		 BHAVESH V MEHTA [1526-1-2019-1962]	BHAVESH V MEHTA S/O. LATE. VASANT U MEHTA 2-3-577 FLAT NO. 301 UTTAM TOWERS D.V. CLY SEC BAD	
3	EX		 MEHUL V MEHTA [1526-1-2019-1962]	MEHUL V MEHTA S/O. VASANT U MEHTA 21 BAPUBAGH CLY. 1ST FLOOR P.G. ROAD SEC BAD	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY [1526-1-2019-1962]	K PRABHAKAR REDDY R/O AMBERPET HYD	
2		 K MARTAND [1526-1-2019-1962]	K MARTAND R/O. BORABANDA HYD	

12th day of April, 2019

Signature of Sub Registrar  
Kapra

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6006 Name: Mehul V Mehta	S/O Vasant U Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX6266 Name: Bhavesh Vasant Mehta	S/O Vasant U Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

Generated on: 12/04/2019 01:09:13 PM



Bk - 1, CS No 1962/2019 & Doct No  
 1940 / 2019 Sheet 1 of 3  
 Sub Registrar  
 Kapra





**WHEREAS:**

1. Whereas the Owners and Developer had entered into a Joint Development Agreement cum General Power of Attorney dated 05-10-2018 registered as document no. 5738/18 at sub-registrar office Kapra for development of land admeasuring 11,213 sq yds, forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).
2. Several differences arose between the parties herein with regard to the timeline for completion of the project, penalty for delay, allotment of flats between them, etc.
3. It is agreed between the parties that the Joint Development Agreement cum General Power of Attorney referred to above is hereby being cancelled by both the parties on mutual agreement and a new Joint Development Agreement cum General Power of Attorney shall be executed between both the parties on mutual agreement.
4. Hereafter, the Joint Development Agreement cum General Power of Attorney dated 05-10-2018 registered at SRO Kapra stand cancelled and all terms and conditions mentioned therein shall no longer be applicable.


**SCHEDULE OF THE LAND**

All that portion of the land area to the extent of 11,213 sq. yds., forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), under S.R.O. Kapra, and bounded by:

North	Railway Track
South	Main Road
East	Open land
West	40' Wide Road

IN Witness whereof the Owners and Developer have affixed their signatures on this deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad

**WITNESSES**

1. 

2. 



Owner No. 1: Mehul Mehta




Owner No. 2: Bhavesh Mehta

For Modi Properties Pvt. Ltd.,  
*For Modi Properties Pvt. Ltd.*



**Managing Director**  
Soham Modi,  
Managing Director.

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

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	200	0	0	300
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
<b>Total</b>	100	0	1100	200	0	0	1400

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 ,448GFS100419 dated ,10-APR-19 of ,YESB/

Online Payment Details Received from SBI e-P


(1). AMOUNT PAID: Rs. 1100/-, DATE: 10-APR-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7271205344212, PAYMENT MODE: NB-1000200, ATRN: 7271205344212, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: MR. MEHUL V MEHTA AND BHAVESH V MEHTA, CLAIMANT NAME: MODI PROPERTIES PVT LTD

Date:  
12th day of April, 2019

Signature of Registering Officer  
Kapra

Bk -1, CS No 1962/2019 & Doct No 1940/2019 Sheet 2 of 3 Sub Registrar Kapra

వ పుస్తకము 2019 సం/శా.స.1941  
పు 1940 నెంబరుగా రిజిస్టరు చేయబడి  
స్టాంప్ నిమిత్తం చెల్లబడిన నెంబరు 1526  
1940/2019 గా యాజ్ఞాపత్రమునది  
2019 సం ఏప్రిల్ నెం 12 వ తేది

  
సబ్-రిజిస్ట్రార్  
కాప్రా  
మేడ్చల్-మల్కాజ్గిరి జిల్లా.



भारत सरकार  
GOVERNMENT OF ANDHRA PRADESH



సోహం సతీష్ మోడి  
Soham Satish Modi  
పుట్టిన తేదీ/Year of Birth: 1969  
పురుషుడు Male

*[Handwritten Signature]*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నెం.  
280, 6వ నెం-25, పెద్దమ్మ  
బాపయ్యం దగ్గం జబిలీ హిల్స్,  
ఖైరతాబాద్, బాన్జరా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
S/O: Satish Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

3146 8727 4389

అధికారి - అధికారి - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం

సోహం సతీష్ మోడి  
Soham Satish Modi

పుట్టిన తేదీ/Year of Birth: 1976  
పురుషుడు Male

7411 1261 6006

*[Handwritten Signature]*

అధికారి - సామాన్యమని హక్కు

భారత ప్రభుత్వం

సోహం సతీష్ మోడి  
Soham Satish Modi

పుట్టిన తేదీ/Year of Birth: 1976  
పురుషుడు Male

7411 1261 6006

*[Handwritten Signature]*

Address: S/O Vasanti U Mehta,  
PLOT NO 21 1ST FLOOR,  
BAPUBAGH COLONY, KMS, P  
G ROAD, Secunderabad,  
Secunderabad, Hyderabad,  
Andhra Pradesh, 500003

భారత ప్రభుత్వం

భావేశ్ వసంత్ మెహతా  
Bhavesh Vasant Mehta

పుట్టిన తేదీ/Year of Birth: 1970  
పురుషుడు Male

4040 0942 6268

*[Handwritten Signature]*

అధికారి - సామాన్యమని హక్కు

భారత ప్రభుత్వం

భావేశ్ వసంత్ మెహతా  
Bhavesh Vasant Mehta

పుట్టిన తేదీ/Year of Birth: 1970  
పురుషుడు Male

4040 0942 6268

*[Handwritten Signature]*

Address: S/O Vasanti U  
Mehta, 2-3-577 301 UTTAM  
TOWERS, D V COLONY,  
MINSTER ROAD,  
Secunderabad, Hyderabad,  
Andhra Pradesh, 500003

INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

54791995  
PRASHAKAR REDDY K  
K PADMA REDDY  
2-3-6418/24  
JAISWAL GARDEN  
AMBERPET  
HYDERABAD - 500012

Issued On: 10/12/2014 RTA-HYDERABAD-EZ

*[Handwritten Signature]*

Non Transport Light Motor Vehicle Non Transport, Motor Cycle  
With Gear

Date of Validity Transport 14/07/2024

Date of Validity Badge No. *[Handwritten Signature]*

Reference No. DLRTM11178314

Original LA RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995

Date of Birth 15/01/1974

Blood Group

02020703/14



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

కోరే మార్తాండ్  
Kore Martand  
పుట్టిన సంవత్సరం / Year of Birth : 1980  
పురుషుడు / Male



8032 0809 2297 

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O కోరే మోహన్ రావు, ౩-౩-169/60/35, ఇంద్రా నగర్ ఫేజ్-2, రామమోహన్ స్టోన్ కట్టర్స్, బోరబాండ, హైదరాబాద్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address : S/O Kore Mohan Rao, 3-3-169/60/35, Indra Nagar Phase-2, Hanuman Stone Cutters, Borabanda, Hyderabad, Rangareddi, Andhra Pradesh, 500018

Aadhaar - Saamanyuni Hakku

*M...*

Bk - 1, CS No 1962/2019 & Doct: No  
1940/2019 Sheet 3 of 3 Sub Registrar  
Kapra

