

5967/09

5879/09



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Sl. No. 91769 Date 9/7/09 Rs. 100
 Sold To S. Mahesh
 S/o S. B. K. S. Pathi
 For Whom Mehta and Modi Homes

See

LEELA G CHIMALGI
 S 648081
 STAMP VENDOR
 Licence No. 1/2009
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003.

CANCELLATION OF DEVELOPMENT AGREEMENT

This Deed of Cancellation of Development Agreement is made and executed on this 18th day of July, 2009 by and between:

1. SMT. K. SRIDEVI, wife of Shri K. V. S. Reddy, aged about 33 years, Occupation: Business, resident of Flat No. 305, Srinilaya Estates, Ameerpet, Hyderabad.
2. SMT. M. SREELATHA, wife of Shri M. Dattu Vara Prasad Rao, aged about 40 years, Occupation: Business, resident of Flat No. 501, Srinilaya Estates, Ameerpet, Hyderabad.
 (hereinafter jointly referred to as the OWNERS and severally as Owner No.1 and Owner No.2 respectively).

AND

M/s. Mehta & Modi Homes, a registered partnership firm having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003 represented by its partners Shri. Soham Modi S/o. Shri. Satish Modi aged 39 years and Shri. Suresh U. Mehta S/o. Uttamlal Mehta aged 58 years. Occupation: Business (hereinafter referred to as the DEVELOPER).

1 Reddy

2 Mehta

Page 1

For MEHTA & MODI HOMES

 Partner

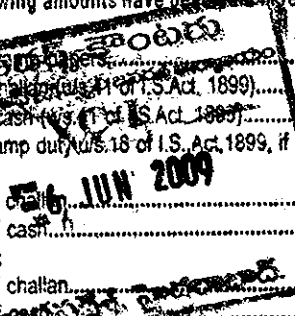
For MEHTA & MODI HOMES

 Partner

ENDORSEMENT

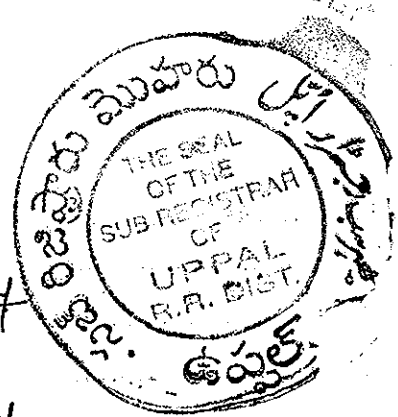
Certified that the following amounts have been paid in respect of this document:

| | |
|---|------------------|
| I. Stamp Duty: | |
| 1. in the shape of stamp duty | Rs. 100/- |
| 2. in the shape of stamp duty (Sec. 11 of I.S. Act, 1899) | Rs. — |
| 3. in the shape of stamp duty (Sec. 11 of I.S. Act, 1899) | Rs. — |
| 4. adjustment of stamp duty (Sec. 18 of I.S. Act, 1899, if any) | Rs. — |
| II. Transfer duty: | |
| 1. in the shape of stamp duty | Rs. — |
| 2. in the shape of cash | Rs. — |
| III. Registration fee: | |
| 1. in the shape of challan | Rs. — |
| 2. in the shape of cash | Rs. 100/- |
| IV. User Charges: | |
| 1. in the shape of challan | Rs. — |
| 2. in the shape of cash | Rs. 100/- |
| Sub-Registrar | Total: Rs. 300/- |



1 వ పుస్తకము... సంగ్రహము
 దస్తావేజాల మొత్తం కారితము
 సంఖ్య... 6... ఈ... వరుస
 సంఖ్య...!

సబ్ రిజిస్ట్రారు



Reddy
 Reddy

K. Sridhar Reddy
 No. 302, Business, R/o. 302, Srinilaya Estate
 Ameerpet, Hyderabad.

సంగ్రహము...
 1931 - వ.శ.శా... మాసము...
 వగలు... మరియు... గంటల మధ్య
 కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

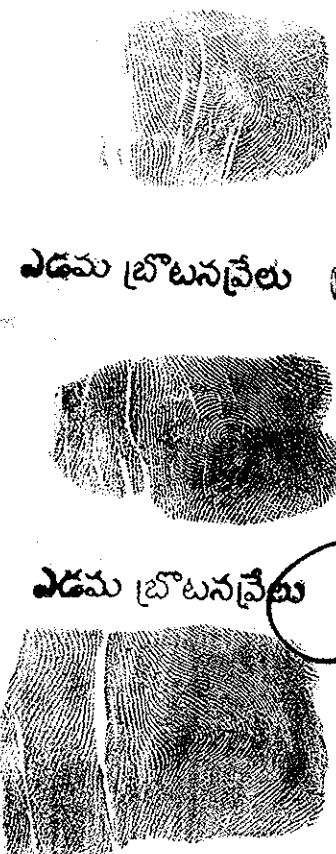
K. Srinivasulu
 స్టాంప్ తీర్చిదిద్దు, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 అందుము వేలిముద్రలతో సహా దాఖలు చేసే
 వారు... 100/- చెల్లించినారు.

Receipt No..... Dt..... Via
 Uppal Subsidia Branch, Sec'bad
 వ్రాసే యిచ్చితులు ఒప్పుకొన్నది
 ఎడమ అక్షరాలు

ఎడమ అక్షరాలు
 Mr. Sreelatha M. M. Dattu Venka Prasad
 No. 301, Srinilaya Estate
 Ameerpet, Hyderabad.

ఎడమ అక్షరాలు
 Mr. Sreelatha M. M. Dattu Venka Prasad
 No. 301, Srinilaya Estate
 Ameerpet, Hyderabad.

ఎడమ అక్షరాలు
 Sohan modi s/o. Satish modi
 No. Business, R/o. 5-4-187/3 & 4
 M. G. Road, Sec'bad



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.

WHEREAS:

- A. The Owners are the absolute owners and possessors and in peaceful enjoyment of land in Sy. No. 29 situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, Ranga Reddy District admeasuring Ac. 0-34 Gts by virtue of registered Sale Deed 07.10.2006 bearing document No.14771/06. Hereinafter this land is referred to as the Schedule Land and is more particularly described in the foot of this document.
- B. The Owners were interested in developing in the Schedule Land by constructing residential apartments/row-houses, semi-detached or detached houses or duplex bungalows. The Owners do not have adequate experience in taking up the housing project on their own.
- C. The Developer is in the business as real estate developers and managers and the Owners had approached the Developer for taking up the development of the Schedule Land.
- D. The Developer had agreed to take on development the Schedule Land as proposed by the Owners. The Developer and Owners had reached an understanding for developing the Scheduled Land and accordingly they have entered into a Development Agreement dated 21st April 2007 registered as document no. 5523/07 with the Office of the Sub-Registrar, Uppal, Hyderabad, R. R. District.
- E. Due to the down turn in the real estate scenario the Owners and Developer have agreed to not undertake the development activity on the Scheduled Land as proposed in the Development Agreement referred to above. The Owners and Developer have mutually and amicably agreed to cancel the said Development Agreement.
- F. The parties hereto are desirous of recording the cancellation of the said Development Agreement into writing.

NOW THEREFORE THIS DEED OF CANCELLATION OF DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the parties hereto have mutually agreed to cancel the Development Agreement dated 21st April 2007 registered as document no. 5523/07 at the SRO, Uppal, R. R. Dist in respect of development of the Schedule Land admeasuring about Ac. 0-34 Gts., in Sy. No. 29 situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, R. R. District.

1 *Reddy*

2 *Mehta*

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

Page 2

1 వ పుస్తకము. 287.9 సంఖ్య

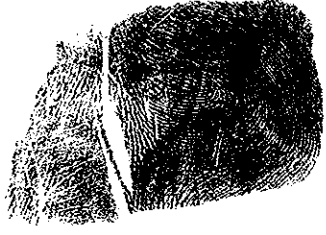
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...6.....ఈ కాగితపు వరుస

సంఖ్య...2.....

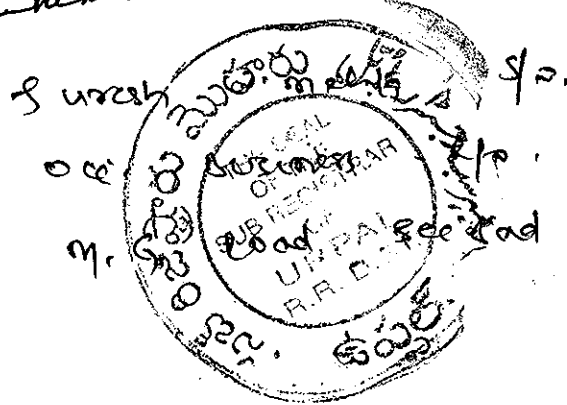
సబ్-రిజిస్ట్రారు

ఎడమ బొటనవేలు



గూఢచినిదీ

Subramanian



lot
Uttamiah mehts
S-6-187 (3 &)

1 కి. అంబేకర్

K. Arblaker Reddy
Off. Secy
Amberpet, Hyd

S/A. K.P. Reddy
2-3-64/17/24

2 కి. రాజ్ కుమార్

B. RASUMAR
Off. Secy

S/A. MUKUNDA RAO
Off. Secy

20.9.వ.సంఖ్య...నెల...వ తేది
1931.వ.సంఖ్య...మాసం...వ తేది.

సబ్-రిజిస్ట్రారు

2. That the Owners and Developer hereby covenant and declare that they have not received any bookings and advances from the purchasers against their respective share of residential units proposed to be constructed and also declare that they have not alienated, sold or disposed off in any manner their share of residential units proposed to be constructed under the above referred development agreement. They further declare and covenant that they have not entered into any agreements, understandings, etc., with any person(s) in respect of the Scheduled Land.
3. The Owners shall be free to deal with the land in any manner they wish and the Developer shall not raise any objection. However, the Owners shall not be entitled to use or name their project as 'Silver Oak Bungalows' or any such similar name.
4. That the parties hereto hereby declare and covenant that they have no rights or claims of whatsoever nature against each other. The Developer has not paid any security deposit to the Owners. The Developer shall not make any claim for money spend by him, if any, on the Scheduled Land from the Owners.
5. The cost of registration and execution of this agreement shall be borne by the Developer and Owners equally.

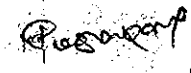
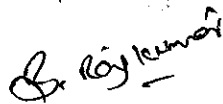
SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 0-34 Gts., in Sy. No. 29 situated at Cherlapally Village, Ghatkesar Mandal, R.R. District and bounded by:

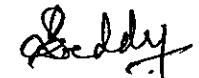
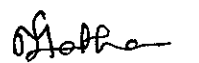
| | |
|-------|---------------------------|
| North | : Sy. No. 30 |
| South | : Sy. No. 28 |
| East | : Sy. No. 28 |
| West | : Sy. No. 27 & Sy. No. 28 |

In witness whereof the Owners and Developer have affixed their signatures on this cancellation of development agreement on the day the month and year first above mentioned in presence of the following witnesses:

Witnesses:

1. 
2. 

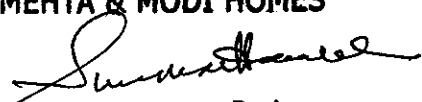
OWNERS

1. 
2. 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


DEVELOPER. Partner

1 వ పుస్తకము...5879/01
 దస్తావేజుల మొత్తం కాగితములు
 సంఖ్య...6...ఈ కాగితపు వరుస
 సంఖ్య...3.....

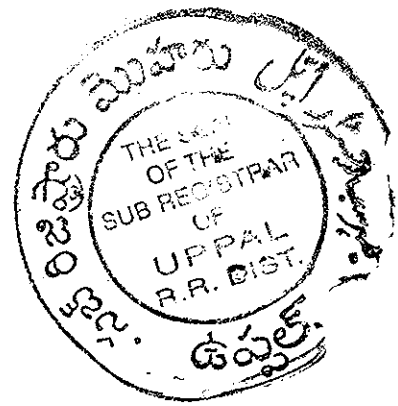
పబ్-రిజిస్ట్రారు

NOTE. — The copy has been registered along with the original



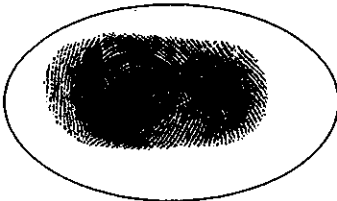

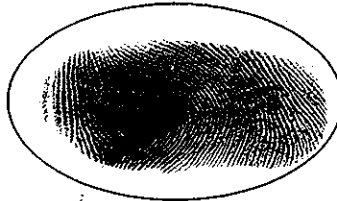



1 వ పుస్తకము సం॥ (కా.శ) పు...5879/01
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్వామినింగు నిమిత్తం
 గుర్తింపు నెంబరు...5879...1-2009 ఇవ్వబడినది
 2009 సం॥ సెప్టెంబర్ 21 నెల.....

(Handwritten signature)

రిజిస్ట్రారు అధికారి



**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>OWNERS:</p> <p>1. SMT. K. SRIDEVI W/O. SHRI. K. V. S. REDDY R/O. FLAT NO. 305 SRINILAYA ESTATES AMEERPET HYDERABAD.</p> <p>2. SMT. M. SREELATHA W/O. SHRI. M. DATTU VARA PRASAD RAO R/O. FLAT NO. 501 SRINILAYA ESTATES AMEERPET HYDERABAD.</p> <p>DEVELOPER:</p> <p>M/S. MEHTA & MODI HOMES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT -4-187/3 &4, II FLOOR SOHAM MANSION, M.G. ROAD, SECUNDERABAD - 500 003 REPRESENTED BY ITS PARTNERS</p> <p>1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI</p> <p>2. SHRI. SURESH U. MEHTA S/O. LATE SHRI. UTTAMLAL MEHTA R/O. 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003</p> |
| |  |  | |
| |  |  | |
| |  |  | |

SIGNATURE OF WITNESSES:

1.

[Handwritten signature]

2.

[Handwritten signature]

1 *[Handwritten signature]*

2 *[Handwritten signature]*

For MEHTA & MODI HOMES

[Handwritten signature]
Partner

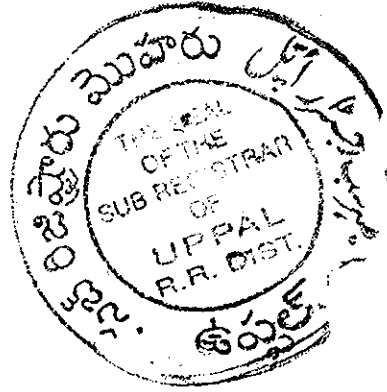
SIGNATURE OF OWNER(S)
For MEHTA & MODI HOMES


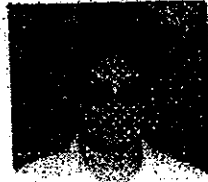
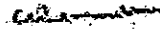
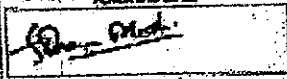
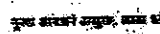
[Handwritten signature]
Partner

SIGNATURE(S) OF DEVELOPER(S)

1 వ పుస్తకము..కొన్నిసంఖ్యలు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..6.....ఈ కాగితపు వరుస
సంఖ్య..4.....

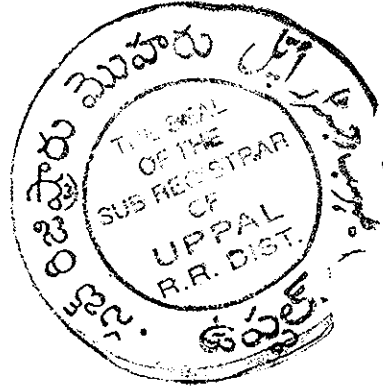
సబ్-రెజిస్ట్రార్

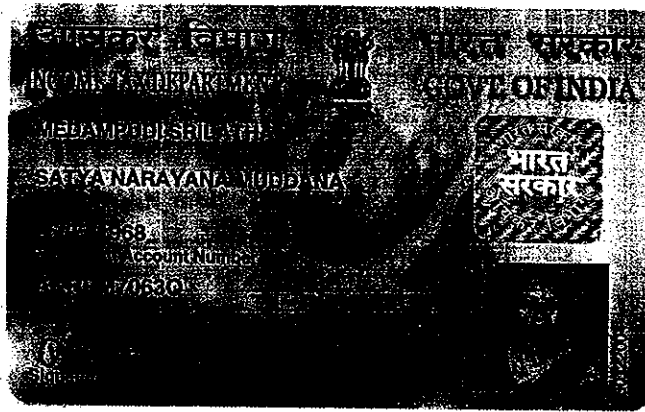






| | | |
|---|---|---|
| व्यक्ति का नाम | PERMANENT ACCOUNT NUMBER |  |
|  | AEM/PM/5725H | |
| व्यक्ति का नाम | SONAM SATISH MODI | |
| पिता का नाम / FATHER'S NAME | SATISH MANLAL MODI | |
| व्यक्ति का जन्म तिथि / DATE OF BIRTH | 18-10-1988 |  |
| व्यक्ति का हस्ताक्षर / SIGNATURE |  |  |
| | | Chief Commissioner of Income Tax, Andhra Pradesh |

వ పుస్తకము...కొరిగి...సంగ్రహించి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..6.....ఈ కాగితపు వరుస
సంఖ్య.....5.....

సబ్-రిజిస్ట్రార్





| | | |
|---|---|---|
| स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER | |  |
| AIYPK2089F | | |
|  | नाम /NAME | SRIDEVI KALICHETI |
| | पिता का नाम /FATHER'S NAME | VENKATA RAMI REDDY NARALA |
| | जन्म तिथि /DATE OF BIRTH | 19-04-1977 |
| हस्ताक्षर /SIGNATURE |  |  |
| | | मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh |

1 వ పుస్తకము. 20. 2. 2. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6.....ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రార్

