

5970/09

0282/09

P.415/09

210



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 5155 Date 9/7/09 Rs. 100

Sold To S. Mahesh

S/o S. Billa Sita Patni

for Whom Mehta and Modi Homes

L. Chimalg
S 648079
LEELA G CHIMALG
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:

MR. SHIVA SWAMY, Son of Mr. Vagulabaranan. aged about 44 years, Occupation: Business, resident of 710, Amar Chand Sharma Complex, S. P. Road, Secunderabad, hereinafter referred to as the OWNER.

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).

The expressions 'Owner' 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.

For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]
Shivswamy

For MEHTA & MODI HOMES

[Signature]
Partner

ENDORSEMENT

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

Stamp Duty:

1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act. 1899).....	Rs. —
3. in the shape of cash (u/s.41 of I.S.Act. 1899).....	Rs. —
4. adjustment of stamp duty (u/s.41 of I.S.Act. 1899).....	Rs. —
I. Transfer Duty.....	
1. in the shape of stamp.....	Rs. —
2. in the shape of cash.....	Rs. —
II. Registration fee:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100/-
V. User Charges:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100/-
Sub-Register.....	
Total: Rs. 300/-	

1931- వ.శ.శా. 209/31 మాసము. 10 వ తేది
 పగలు 3 మరియు 4 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. Shiva Swamy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్. 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు ఫీలిముద్రలతో సహా దాఖలుచేసి
 పుసుము రూ|| 100/- చెల్లించినారు.

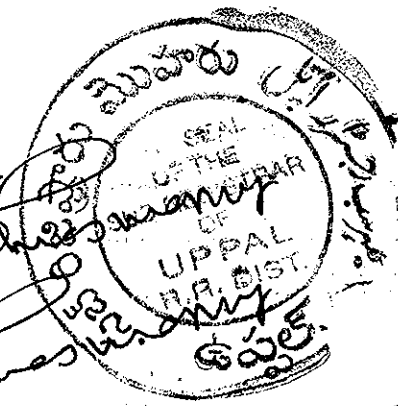
Receipt No. Dt. Vid
 SRM Habsiguda Branch. Sec'bad
 హాబ్సిగుడ యిల్లికట్టు ఒప్పకొన్నదే
 ఎడమ బ్రాబనవేలు



దాఖలించినది
 1) శ్రీ శివస్వామి
 2) శ్రీ. రవి కుమార్

1వ పుస్తకము. 5882 నంబర్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు పుసు
 సంఖ్య... 1.....

పబ్-రిజిస్ట్రారు



V. Shiva Swamy S/o. Vaghtabaram
 occ. Business R/o. 710, Amar Chay
 Sharma complex, S.F. Road,
 Sec'bad

Soham modi S/o. Satish modi occ. Business
 R/o. S-u-187/3 & 4, M.G. Road, Sec'bad

Suresh U. Mehta S/o. Late Uttam Lal Mehta
 occ. Business R/o. S-u-187/3 & 4, M.G. Road
 Sec'bad

K. Prabhakar Reddy S/o. K.R. Reddy occ. Service
 2-2 G.P. 10/14, Amalapur Ad.
 S. Raj Kumar S/o. Muralidhar occ. Business
 R/o. Alwal, Sec'bad

200 వ.శ.శా. సెక్షన్. 32 ఎ-ను. 1 వ తేది
 1931 వ.శ.శా. 209/31 మాసము. 10 వ తేది. పబ్-రిజిస్ట్రారు

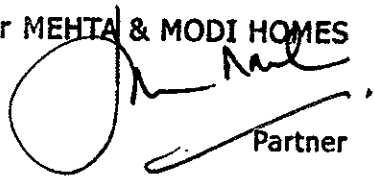
WHEREAS:

- A. The Owner are the absolute Owner and possessors and in peaceful enjoyment of land in Sy. No. 97 situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, Ranga Reddy District admeasuring Ac. 1-12 Gts by virtue of registered Sale Deed 29.09.2006 bearing document No.12719/06. Hereinafter this land is referred to as the Schedule Land and is more particularly described in the foot of this document.
- B. The Owner was interested in developing in the Schedule Land by constructing residential apartments/row-houses, semi-detached or detached houses or duplex bungalows. The Owner does not have adequate experience in taking up the housing project on his own.
- C. The Developer is in the business as real estate developers and managers and the Owner 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 Owner. The Developer and Owner had reached an understanding for developing the Scheduled Land and accordingly they have entered into a Development Agreement dated 30th April 2007 registered as document no. 6206/07 with the Office of the Sub-Registrar, Uppal, Hyderabad, R. R. District.
- E. Due to the down turn in the real estate market the Owner and Developer have agreed to not undertake the development activity on the Scheduled Land as proposed in the Development Agreement referred to above. The Owner 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 30th April 2007 registered as document no. 6206/07 at the SRO, Uppal, R. R. Dist in respect of development of the Schedule Land admeasuring about Ac. 1-12 Gts., in Sy. No. 97 situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, R. R. District.

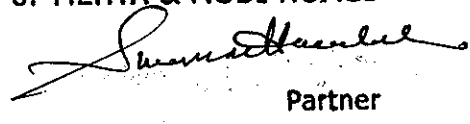
For MEHTA & MODI HOMES



Partner



For MEHTA & MODI HOMES



Partner

1 వ పుస్తకము. 5882 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 6..... ఈ కాగితపు వరుస
 పంఖ్య..... 2

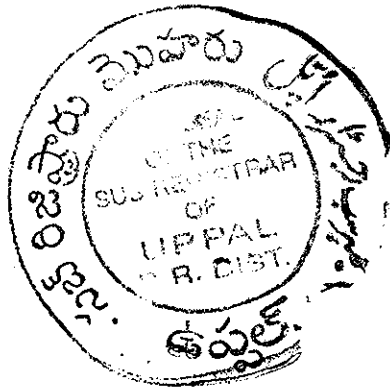
పబ్-రిజిస్ట్రార్

NOTE: — one copy has been registered
 along with the original

1 వ పుస్తకము సంఖ్య (కా.క) పు..... 5882/01
 నెలరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెలరు..... 1-2009 ఇవ్వబడినది
 200 గ్రామీణాభివృద్ధి కమిషన్ నెలరు.....

Sub Registrar

రిజిస్ట్రారు అధికారి



2. That the Owner 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 Owner shall be free to deal with the land in any manner they wish and the Developer shall not raise any objection. However, the Owner 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 Owner. The Developer shall not make any claim for money spend by it, if any, on the Scheduled Land from the Owner.
5. The cost of registration and execution of this agreement shall be borne by the Developer and Owner equally.

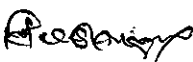
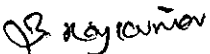
SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 1-12 Gts., in Sy. No. 97 situated at Cherlapally Village, Ghatkesar Mandal, R.R. District and bounded by:

North	: Sy. No. 93 & 93
South	: Sy. No. 96
East	: Sy. No. 98
West	: Sy. No. 95

In witness whereof the Owner 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:

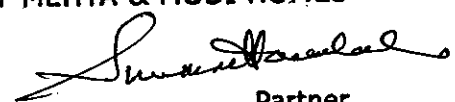
Witnesses:

1. 
2. 


OWNER

For MEHTA & MODI HOMES

Partner
DEVELOPER.

For MEHTA & MODI HOMES

Partner

1 వ పుస్తకము... సంఖ్య...

దస్తావేజుల మొత్తం కాగితముల

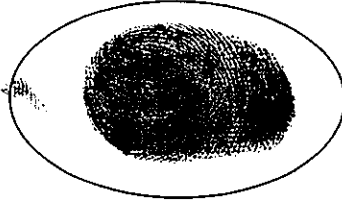
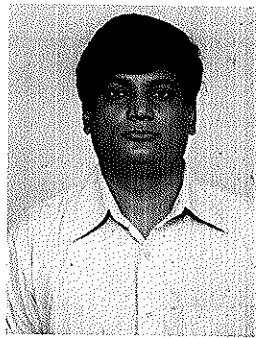


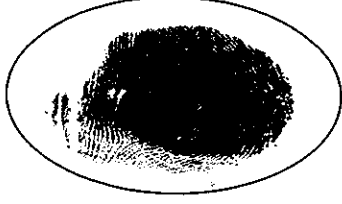

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య... 2.....

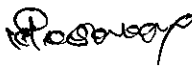
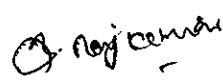
సబ్-రిజిస్ట్రార్



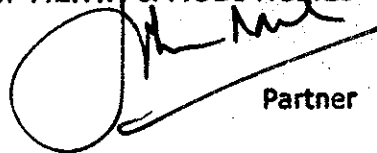
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

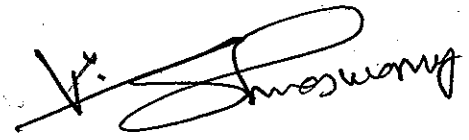
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>OWNERS:</p> <p>1. MR. SHIVA SWAMY S/O. MR. VAGULABARANAN R/O. 710 AMAR CHAND SHARMA COMPLEX S. P. ROAD SECUNDERABAD</p>
			<p>DEVELOPER:</p> <p>M/S. MEHTA & 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:

- 
- 

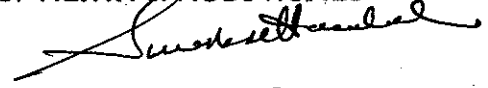
For MEHTA & MODI HOMES


Partner



SIGNATURE OF OWNER(S)

For MEHTA & MODI HOMES



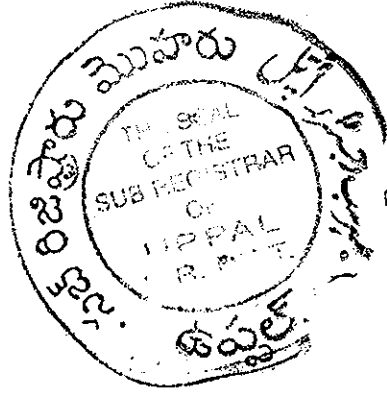
Partner
SIGNATURE(S) OF DEVELOPER(S)

వ పుస్తకము...కొరి...సం...
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...6...ఈ కాగితపు వరుస

సంఖ్య...4.....

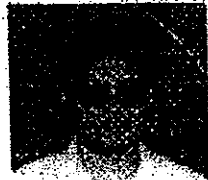
పబ్-రిజిస్ట్రార్



धर्म लेख संख्या

PERMANENT ACCOUNT NUMBER

ABMPN6725H



नाम / NAME

SONAR SATESH MODI

पिता का नाम / FATHER'S NAME

SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH

18-10-1989

S. Manlal Modi

हस्ताक्षर / SIGNATURE

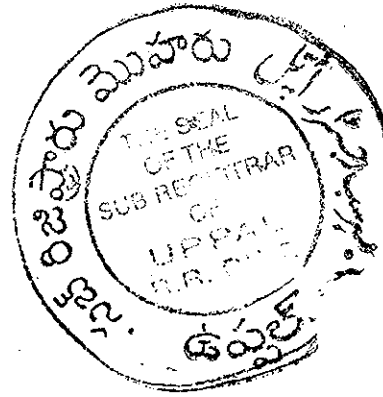
S. Manlal Modi

मुख्य आयुक्त, आयकर विभाग

Chief Commissioner of Income-tax, Andhra Pradesh

1 వ పుస్తకము కి కి 2... సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..6.....ఈ కాగితపు వరుస
సంఖ్య...5.....

సబ్-రిజిస్ట్రార్



వ పుస్తకము. 2008 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6....ఈ కాగితపు వరుస
సంఖ్య...6.....

