

2015-2000/2015 4/2/2016

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



₹ 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

B 840538

Date 05/08/2015 04:29 PM

Serial No: 38,389

Denomination: 100

Purchased By:
SUNIL J SACHDEV
S/O JAYANTILAL L SACHDEV
R/O 3-6-175 HYDERGUDA
HYDERABAD
For Whom
"SELF"

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Shamirpet

**DEED OF REVOCATION OF DEVELOPMENT AGREEMENT CUM
GENERAL POWER OF ATTORNEY**

THIS DEED OF REVOCATION/CANCELLATION OF DEVELOPMENT AGREEMENT CUM GERNERAL POWER OF ATTORNEY dated 18-06-2007 vide Document No. 6531/2007, Sub-Registrar, Ghatkesar, Ranga Reddy District is made and executed on this the 05th day of August, 2015 at Shamirpet by:

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 Padmarao Nagar, Secunderabad-25, Telangana.

(Hereinafter referred to as the "LAND OWNER" 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.)

Contd..2

Presented in the Office of the Joint Sub-Registrar, Shamirpet 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 2 and 4 on the 05th day of AUG, 2015 by Sri Sriramoju Sambeshwar Rao

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. GHARONDA BUILDERS AND DEVELOPERS REP BY SUNIL J.SACHDEV S/O. JAYANTILAL LSACHDEV R/O.3-6 175,ISHPRADAN,HYDERGUDA, HYDERABAD	
2	EX			SRIRAMOJU SAMBESHWAR RAO S/O. S.RAMA BRAHMAM F.NO.601,6TH FLOOR IN GHARONDAMAHIMA APT, PADMARAO NAGAR, SECUND ERABAD	



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			SWARJEET SAGI BEGUMPET, HYD	
2			RAM MOHAN GOLNAKA, AMBERPET, HYD	

05th day of August, 2015

Signature of Joint SubRegistrar 15
Shamirpet

Bk - 1, CS No 2717/2015 & Doct No 2688/2015. Sheet 1 of 6 Joint SubRegistrar 15 Shamirpet



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.

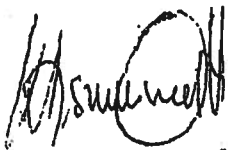
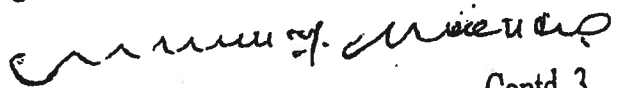
(Hereinafter referred to as the "DEVELOPER" which term unless repugnant to the context or meaning thereof shall mean and include all its respective heirs, successors, representatives, executors, administrators and assignees etc.)

WHEREAS the LAND OWNER is the absolute owner and possessors of land admeasuring Acres 00-31 ½ Guntas or 0.3189 Hectares or 3811.5 square yards in Survey No.27 (Part), situated at Pocharam Village and G.P., Ghatkesar Mandal, Ranga Reddy District, Telangana State, hereinafter referred to as the Schedule Property and more fully described in the Schedule annexed hereto.

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 OWNER and DEVELOPER have entered into Development Agreement cum General Power of Attorney dated 18.06.2007 registered as Document No.6531 of 2007 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.6531 of 2007 dated 18.06.2007. Hence this Deed of Revocation/Cancellation

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

Contd..3

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	1000	0	0	1000
User Charges	NA	0	200	0	0	200
Total	100	0	1200	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 Cash.

[Signature]
Signature of Registering Officer

Date

05th day of August, 2015

Shamirpet

BK - 1, CS No 2717/2015 & Doct No 2688 / 2015. Sheet 2 of 6
 Joint Sub Registrar 15 Shamirpet

15 వ పుస్తకము రిజిస్ట్రేషన్ (కా.శ. 1957) నుంచి పు
 2688 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్టాంపు
 విలువకు సంబంధించి నెంబరు 1810-L-2688-2015
 ఉద్దేశించబడింది.

రిజిస్ట్రేషన్ గ్రాంట్ చేయబడినది. 5 పేజీ
 20/15 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది.

[Signature]
Sub-Registrar

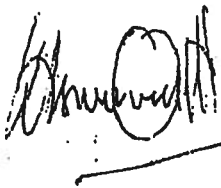
Interlineations Etc Nil -
 Original & Duplicate
[Signature]

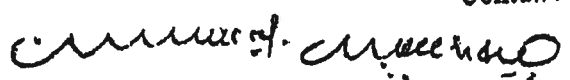
[Signature]
Sub-Registrar




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.6531 of 2007 dated 18.06.2007 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 OWNER 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 OWNER in respect of the Schedule Property by virtue of the Development Agreement cum General Power of Attorney Document No.6531 of 2007 dated 18.06.2007, which stands revoked/canceled. The LAND OWNER 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.
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 OWNER 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.



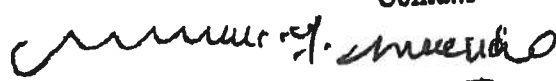
Contd..4


Bk: 1, CS No 2717/2015 & Doct No
2688 / 2015. Sheet 3 of 6
 Joint SubRegistrar
Shamirpet



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.6531 of 2007 dated 18.06.2007 and the DEVELOPER hereby reverted the legal possession of delivered the Schedule Property to the LAND OWNER 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 OWNER 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 OWNER.
8. That this Agreement constitutes the governing agreement between the Parties and shall supersede the Development Agreement cum General Power of Attorney Document No.6531 of 2007 dated 18.06.2007 registered in the office of Sub-Registrar, Ghatkesar.



Contd..5


Bk - 1, CS No 2717/2015 & Doct No
~~2688~~ / 2015. Sheet 4 of 6 Joint SubRegistrar
Shamirpet

[Handwritten signature]



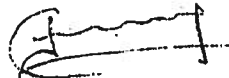
SCHEDULE OF PROPERTY

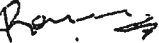
All that land admeasuring Acres 00-31 ½ Guntas or 0.3189 Hectares or 3811.5 square yards in Survey No.27 (Part), situated at Pocharam Village and G.P., Ghatkesar Mandal, Ranga Reddy District, Telangana State and bounded by:

NORTH : Land in Sy.No.27 (Part) belonging to Sri. Sriramoju Sambeshwar Rao
 SOUTH : Remaining Land in Sy.No.27 belonging to M. Yadi Reddy & 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.

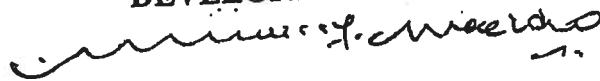
WITNESSES:

1.  #

2. 


 LAND OWNER

DEVELOPER



Bk-1, CS No 2717/2015 & Doct No
~~2688~~ / 2015. Sheet 5 of 6


Joint SubRegistrar
Shamirpet



INDIAN UNION DRIVING LICENSE
ANDHRA PRADESH

27562001
RAM MOHAN
VENKATACHARYA
20/3/1950
BARKHUR
HYDERABAD
HYDERABAD-500027



Issued On: 27/06/2012
Issuing Authority
RTA-HYDERABAD-CZ

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

Date of Validity Transport 11/03/2021
Motor Cab, Transport Vehicle
Date of Validity Badge No. 22/12/2014 (Transport) 6393
Reference No. DLEAP011965112
Original LA. RTA-HYDERABAD-CZ
Date of First Issue 12/03/2001
Date of Birth 16/01/1983
Blood Group

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ATEPS0432M



नाम /NAME
SWARJEET SAGI
पिता का नाम /FATHER'S NAME
NARAYANA RAJU VENKATA SURYA
जन्म तिथि /DATE OF BIRTH
01-11-1979

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

आयकर विभाग
INCOME TAX DEPARTMENT

SRIRAMOJU SAMBESWAR-RAO
RAMABRAHMAN SRIRAMOJU
15/03/1952
Permanent Account Number
AHDPS0508M

Signature

भारत
सर्वकार

इस कार्ड के खोने / मिलने पर कृपया सूचित करें, / मिलने पर
आयकर भवन, बशीर बाग, हैदराबाद - 500 004.
पहली मंजिल, टाउनशिप रोड, बसहेरबाग,
एस. बी. मार्ग, खोबर पैलेस, मुम्बई - 400 013.

If this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFVPS5205H



नाम /NAME
SUNIL JAYANTILAL SACHDEV
पिता का नाम /FATHER'S NAME
JAYANTILAL SACHDEV
जन्म तिथि /DATE OF BIRTH
19-03-1988

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

Bk - 1, CS No 2717/2015 & Doct No
2688 / 2015. Sheet 6 of 6

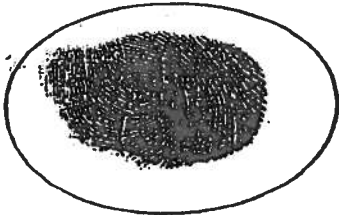

Joint SubRegistrar
Shamirpet



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

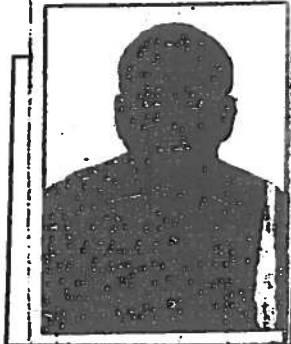
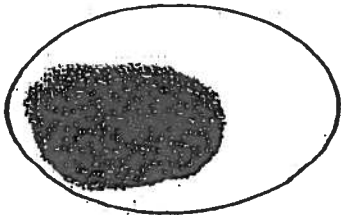
SL.NO.	FINGER PRINT IN BLACK INK LEFT THUMB	PASSPORT SIZE PHOTOGRAPHS BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF SELLER/PURCHASER
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1.



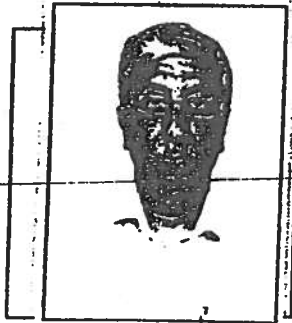
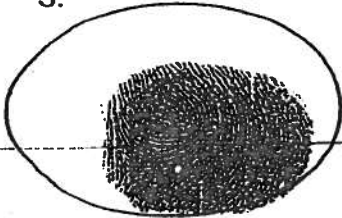
Santosh
Shri Modala Venkata Rama
Santosh Rayni Narasula R
308, Gudu Fortune Fields.
KPHB Phase 12
Hyd-72.
S.P.A Holder of danda
for no. 16.

2.



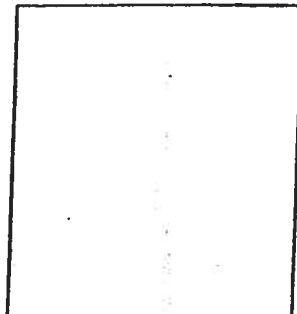
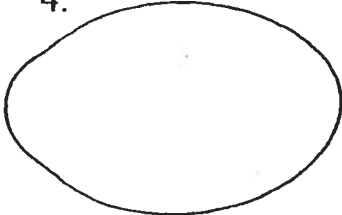
Shri N. S. R. Murthy
7-1-222 #B Pragathi
Balkampet. Hyderabad T.S

3.



SUNIL J. SACHDEY.
3-6-175 Hyderabad.
Hyderabad-29.

4.



WITNESSES:

1. *[Signature]*

2. *[Signature]*

SIGNATURE OF EXECUTANT/S

CS No 156/2016 & Doct No
P.3 / 2016, Sheet 11 of 18
300 / 2016
Joint SubRegistrar
Shamirpet

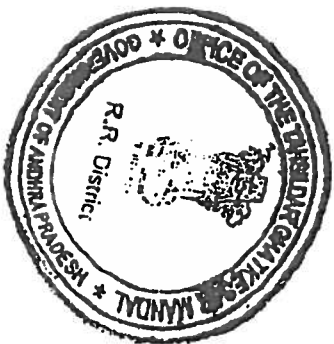
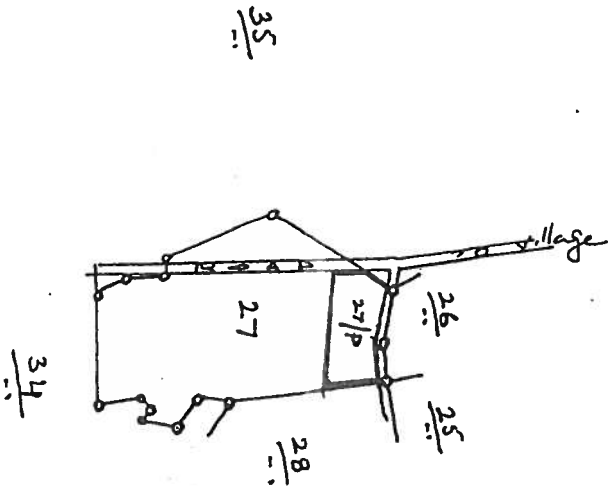


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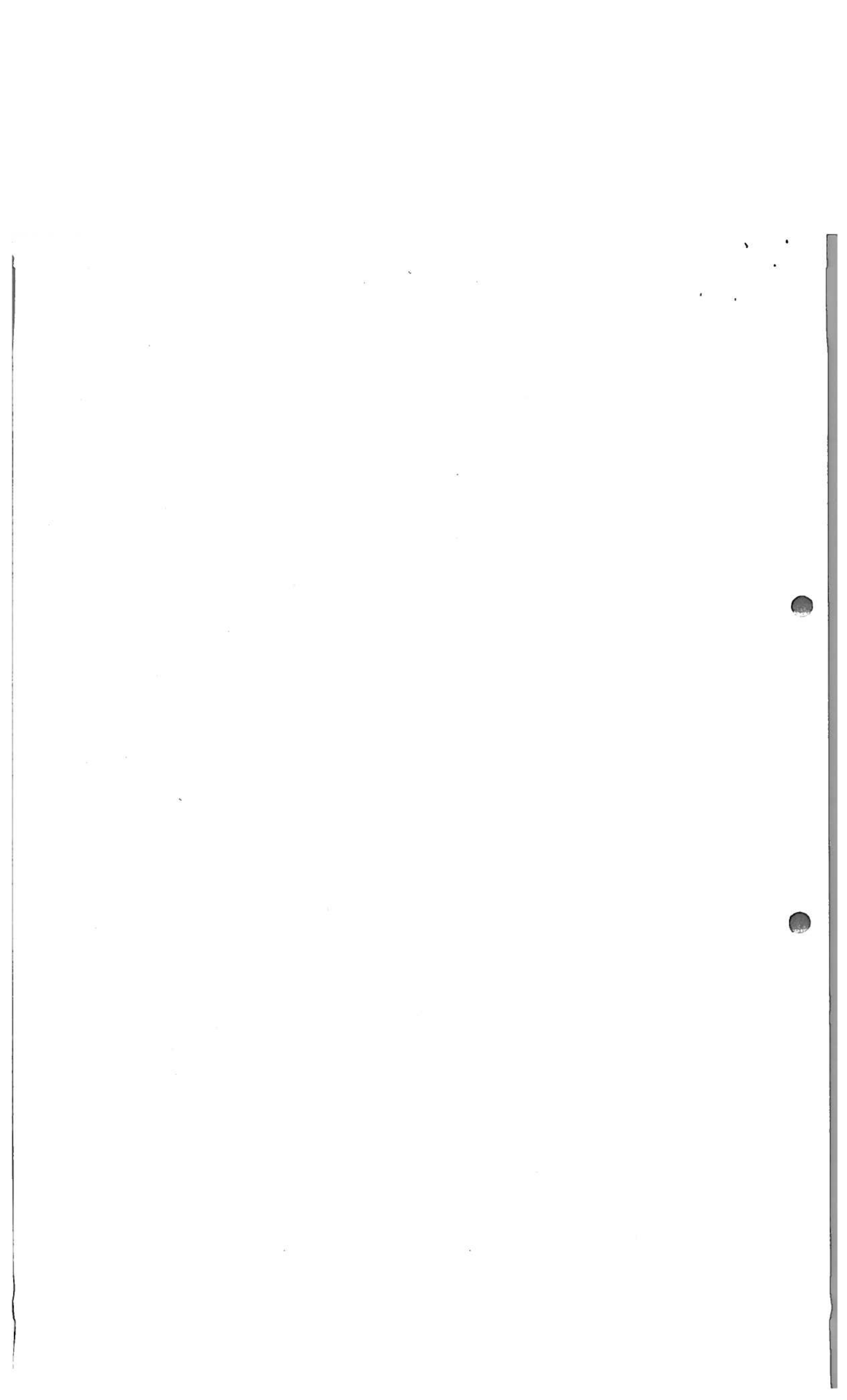
LOCATION SKETCH OF SY.NO. 27/P



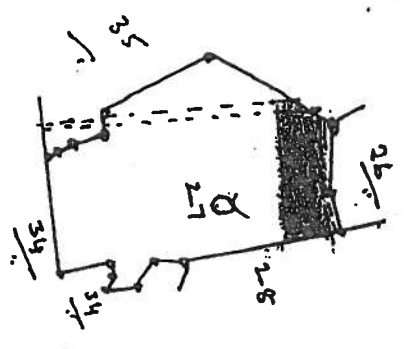
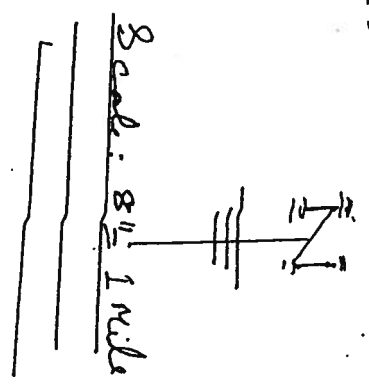
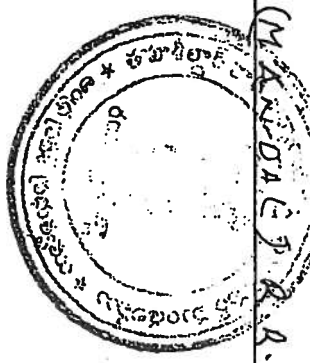
SCALE : 8" = ONE MILE
Village : POCHARAM
Mandal : GHATKESAR
Dist : RANGAREDDY
SY.NO. 27

SY.NO. 27/P

pre prepared by.
R. S. Prasad
Mandal Commissioner
Ghatkesar Mandal



LOCATION SKETCH FOR SYN: 27 POLYMER (9)
CHATEGAR (MADDA) R.R. OF



NAME _____
SYNO _____
EAT Regd No _____
27P 2.19.25

Prepared by
Capt. T.R. Prasad
(MS)

Poeh Sam