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Sl.No. 3035 dt. 12-03-2019 Rs. 100/-

Purchaser Name: Y. ANJAIAH S/o. Y. LINGAIIAH, Sec,bad

For Whom: MODI PROPERTIES PVT LTD, Hyd

1 2 mercy R 601152

DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
LIC.No. 16-05-23/1998 Rl.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 31st 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, 1st 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, 2nd 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.

For Modi Properties Pvt. Ltd.

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 ______ and _____ 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 Address Photo M/S.MODI PROPERTIES PYT LTD REP BY MNG DIRECTOR SOHAM MODI S/O. LATE SATISH MODI 5-4-18//364 II FLOOR SOLAL MANSION M. G. ROAD SEC BAD CL. BHAVESH V MEHTA S/O. LATE.VASANT U MEHTA 2-3-577 FLATNO.301 UTTAM TOWERS D.M.CLY SEC BAD EX MEHUL V MEHTA S/O. VASANT U MEHTA 21 BAPUBAGH CLY, IST FLOOR P.G.ROAD SEC BAD MEHUL V MEHTA: 1 :/04/2 [1526-1-2015 1962] Identified by Witness: Thumb Impression SI No Photo Name & Address K PRABHAKAR REDDY R/O AMBERPET HYD

F MARTAND::12/04/201 [1526-1-2019-1962]

K MARTAND

R/O.BORABANDA HYD

Signature

Signature/Ink Thumb

Impression

12th day of April,2019

Signature of Sub Registrar

SI No	T _Q a sec	E-KYC Details as received from UIDAI:	Kapra	
	Aadhaar Details	Address:	Photo	
1	Aadhaar No: XXXXXXXX6006	S/O Vasant U Mehta,	1 1	
×	Name: Mehul V Mehta	Secunderabad, Hyderabad, Andhra Pradesh, 500003		
2	Aadhaar No: XXXXXXXX6266	S/O Vasant U Mehta,	1453,5559.5	
	Name. Bhavesh Vasant Mehta	Secunderabad, Hygerabad, Andhra Pradesh, 500003	6	
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Sub Registrar Kapra

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Sheet

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No 1962/2019 & Doct No

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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. Hunagaga

2. MS:

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:

Address:

Aadhaar No: XXXXXXXXX4389 S/O Satish Modi,

Khairatabad, Hyderabad, Telangana, 500034

Photo



Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description	In the Form of						
of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	200	0	0	3 00
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
Total	100	0	1100	200	0	0	12,00

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 PYT LTD)

Date:

SI No

Aadhaar Details

Name: Soham Satish Modi

12th day of April,2019

Signature of Registering Officer

Kapra

మేద్వల్-మల్మాజ్డోగిలి జిల్లా.

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1.

मारत सरकार GOVERNMENT DE 124

్ట్ కోహం సరివ్ మాడి Soham Satish Modi లుట్టిన సం./YoB:1969 ವುತುಮಲು Male



भारतीय विशिष्ट ग्रहचान प्राधिकरण CHOOLE DESIGNATION AUTHORITY OF INDIA

Address:

5/0: సతిపి మోడి, ఫ్లాటి నో-280, కోడ్ జో-25, పెద్దమ్మ దవాలయీ దగ్గం జలిత్ హీల్స్, బైరకాబాద్, లంజారా హీల్ఫ్,

Address:
S/O, Sadsh Modi, plot no-260, road no-25, near peddamma temple jubilee hills, kheiratabed, Baryara Hills, Hyderabad Andhra Pradesh, 500034

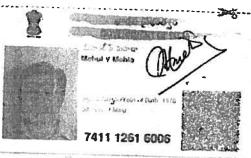
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<u>పాదరాచాద</u>

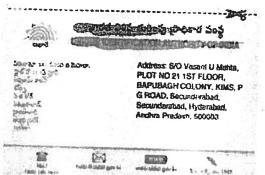
3146 8727 4389

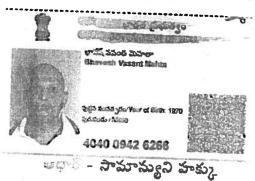
ఆధార్ - ఆధార్ – సామాన్యమానపుడి హక్కు

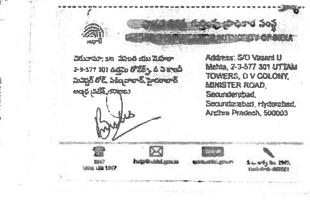
Aadhaar - Aam Aadmi ka Adhikar

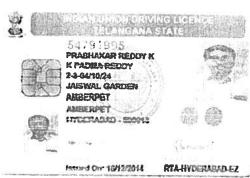


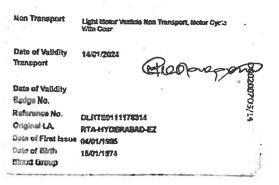
ఆధ**్ - సామామ్యని హక్కు**













GOVERNMENT OF INDIA

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



సామాన్యుని హక్కు



భారత విశిష్ట గుల్తింపు ప్రాథికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

5/O జోరే మోహనీ రావు, ఈ--గెట్/ఓం/లూ, ఇందిరా నగర పస్-ఇ, హనుమాన్ స్తోన ఇట్టేర్స్, టోరెటండ, హైదరివాదీ, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

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

Audhaar - Saamanyuni Hakku

Sub Registrar Kapra Bk-1, CS No 1962/2019 & Doct:No (1 せん) 1 20(ら) Sheet 3 of 3

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