

6910/2009

6854/09



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Chimalgi
 Z 039112
LEELA G CHIMALGI
 STAMP VENDOR
 Licence No.1/2009
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003.

6091 5/10/09 100/-
 Sl. No. Date
 Sold To... *A. Ramesh*
 S/o... *A. Pochaiyah*
 For Whom... *Mehta and Modi Homes*

CANCELLATION OF AGREEMENT FOR CONSTRUCTION

This CANCELLATION OF AGREEMENT FOR CONSTRUCTION is made and executed on this the 13th day of October 2009 at SRO, Uppal by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 ears, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 years, Occupation: Business., hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. SOHAM MODI, SON OF MR. SATISH MODI aged about 39 years, Occupation: Business, residing at Plot No. 280, Road No. 20, Jubilee Hills, Hyderabad - 500 034, hereinafter referred to as the PURCHASER(which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

The terms VENDOR and PURCHASER herein used shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representators, administrators and assignees etc. as the parties themselves.

For MEHTA & MODI HOMES
[Signature]
 Partner

For MEHTA & MODI HOMES
[Signature]
 Partner

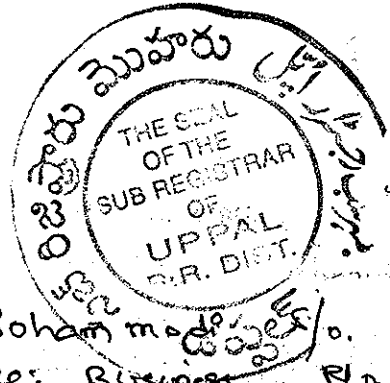
CERTIFICATE	
Certified that the following amounts have been paid in respect of this document.	
I. Stamp Duty	
1. in the shape of stamp papers	Rs. 100/-
2. in the shape of challan (Sec. 47 of Act of 1899)	Rs. -/-
3. in the shape of cash (Sec. 47 of Act of 1899)	Rs. -/-
4. adjustment of stamp duty (Sec. 16 of Act of 1899, if any)	Rs. -/-
II. Transfer Fee	
1. in the shape of challan	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's Office Total: Rs. 300/-	

1921- వ.శ.శా. అక్టోబర్ మాసము 21వ తేదీ
 పగలు 2వ మరియు 3వ గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ Shome Modi
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 చుసువలు రూ|| 100/- చెల్లించినారు.

Receipt No. _____ Dt. _____ Via _____
 74 Habshirya Bazaar Sec 3rd
 ప్రాసెసింగ్ మరియు రిజిస్ట్రేషన్

[Handwritten Signature]
[Handwritten Signature]



Soham modi s/o. Sahabji
 Occ: Business R/o 5-4-187/
 1st Floor, Soham Mansions,
 M. G. Road, Sec 3rd.
 (Builder cum Purchaser)



విదేమ బ్రౌటనవ్రేలు

[Handwritten Signature]



గౌరవించినది

Suresh U. Mehta s/o. Late Uttam Lal Mehta
 Occ: BUSINESS R/o. 5-4-187/3 & 4, 1st Floor
 Soham mansions, M. G. Road, Sec 3rd.

① Prasanna

(K. Prabhakar Reddy s/o. K. P. Reddy
 Occ: Service R/o. 2-3-64/10/20, Jaiswal
 Colony, Amberpet, Hyd.

② B. Raj

B. RAS KUMAR s/o. MUKUND RAO
 Occ: BUSINESS R/o. ATWAL, Sec. 3rd.

2001 వ.సం|| అక్టోబర్ నెల 21వ తేదీ
 1921 వ.శా.శా. అక్టోబర్ మాసం 21వ తేదీ

[Handwritten Signature]

1వ పుస్తకము. 6.85 గ్రామీణ
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 5... ఈ కాగితపు వరుస
 సంఖ్య... 1.....

[Handwritten Signature]
 పబ్-రిజిస్ట్రారు

WHEREAS by a Agreement For Construction dated 22nd May 2009, executed between the same parties who are the parties to this Deed of Cancellation; and in the same order which was registered as Document No. 3166 of 2009, of Book I, regd. In the office of the Sub-Registrar, Uppal, Ranga Reddy District (hereinafter called the Principal Deed) the Builder agreed to construct for the Purchaser a deluxe bungalow admeasuring 1650 Sq. ft of built up area on plot of land bearing plot no. 338, admeasuring about 174 Sq. yds, forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District for an amount Rs. 33,42,000/- (Rupees Thirty Three Lakhs Forty Two Thousand Only).

WHEREAS the purchaser did not actually pay the amount as per the agreed terms and conditions mentioned agreement dated 23rd April 2009 to the Builder and the possession of the said property was not given to the Purchaser.

WHEREAS the property stands in the name of the Vendor and he has been paying the taxes eversince.

WHEREAS under the above mentioned circumstances it is found necessary to cancel the Principal Deed which has become void from the beginning due to the said defect.

NOW THEREFORE THIS CANCELLATION AGREEMENT FOR CONSTRUCTION WITNESSES AS FOLLOWS:

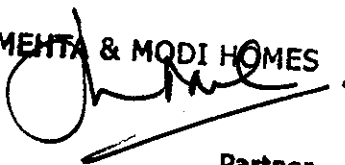
That the parties hereto have mutually agreed to cancel the agreement for construction dated 22nd May 2009 registered as document no. 3166 of 2009 at the SRO, Uppal, Ranga Reddy District for a deluxe bungalow admeasuring 1650 Sq. ft of built up area on plot of land bearing plot no. 338, admeasuring about 174 Sq. yds, forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District.

The Vendor hereby cancels and annuls the Principal Deed which is hereby declared as null and void and of no effect.

The Vendor has not received any consideration for the registration this deed of cancellation.

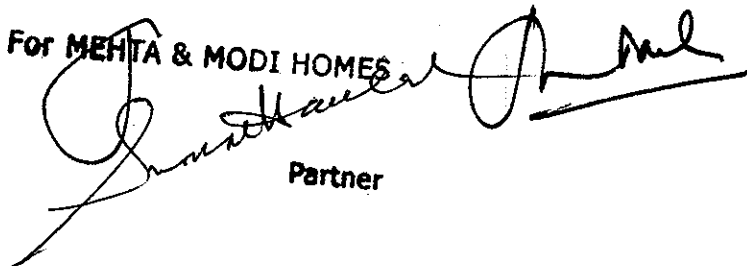
This Deed of Cancellation shall be deemed to have come into effect from the date of execution of the Principal Deed.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



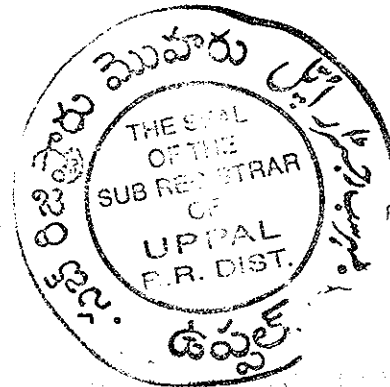
Partner

1వ పుస్తకము 6854/09
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య... 2.....

పబ్-ఆఫీసర్

1వ పుస్తకము సం|| (శా.శ) పు..... 6854/09
వింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు..... 1-2009 ఇప్పడమ్మిటి
2009 సం|| అక్టోబర్ 2వ తేదీ... 13..... 6854

రిజిస్ట్రారు అధికారి



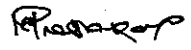
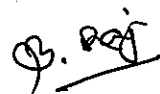
SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 338 admeasuring about 174 sq. yds., forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:


North	Plot No. 339
South	Plot No. 337
East	Plot No. 341
West	30' wide road


IN WITNESS WHEREOF the Builder hereunto has set his hand to this Cancellation of Agreement for Construction with his own free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 
(K. P. Reddy)
2. 

For MEHTA & MODI HOMES


Partner

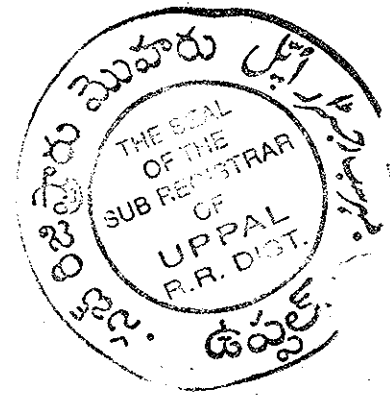

Partner

For MEHTA & MODI HOMES








Partner
SIG. OF THE VENDOR

వస్తువుల...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ...కాగితపు వరుస
సంఖ్య...౩.....

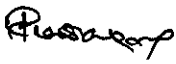
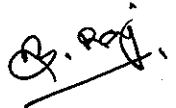
✓
పబ్-రిజిస్ట్రార్



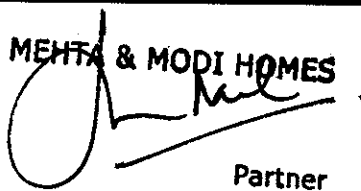
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003 BUYER: MR. SOHAM MODI, S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 20, JUBILEE HILLS, HYDERABAD - 500 034
			
			

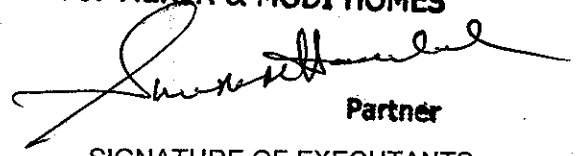
SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES


Partner

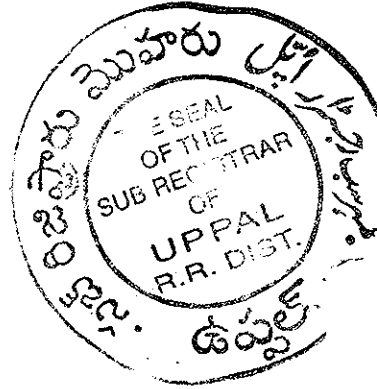
For MEHTA & MODI HOMES

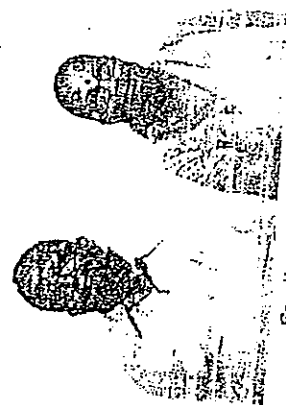

Partner
SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

వస్తువుల కమిషన్, సంగారెడ్డి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... క... ఈ కాగితపు వరుస
సంఖ్య... 4.....


పబ్-రెజిస్ట్రార్






Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	13/12/81	25

Sunil Kumar
D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
PARADISE-SEC'BAD
16/02/2006
16/02/2006
16/02/2006

PERMANENT ACCOUNT NUMBER
A. 888PM6725H



PER NAME
SOHAN SATESH MODI

FATHER'S NAME
SATESH MANILAL MODI

DATE OF BIRTH
11-10-1989

PER SIGNATURE
Sohan Modi

Dist. Commissioner of Income-Tax, Andhra Pradesh

HOUSEHOLD CARD
STATE OF ANDHRA PRADESH

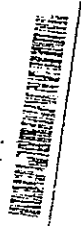
Name: ...
Age: ...
Sex: ...
Religion: ...

Household Name: ...
Address: ...
District: ...

Registration No.: ...
Date of Birth: ...
Age: ...
Occupation: ...

Street No.: ...
Street Name: ...
Village: ...
District: ...

Water Supply: ...
Electricity: ...
LPG Consumer No.: ...
JGC Consumer No.: ...
PG Dealer Name: ...



వ పుస్తకము రిజిస్ట్రేషన్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...క...ఈ కాగితపు వరుస
సంఖ్య...క.....

పబ్-రిజిస్ట్రార్

