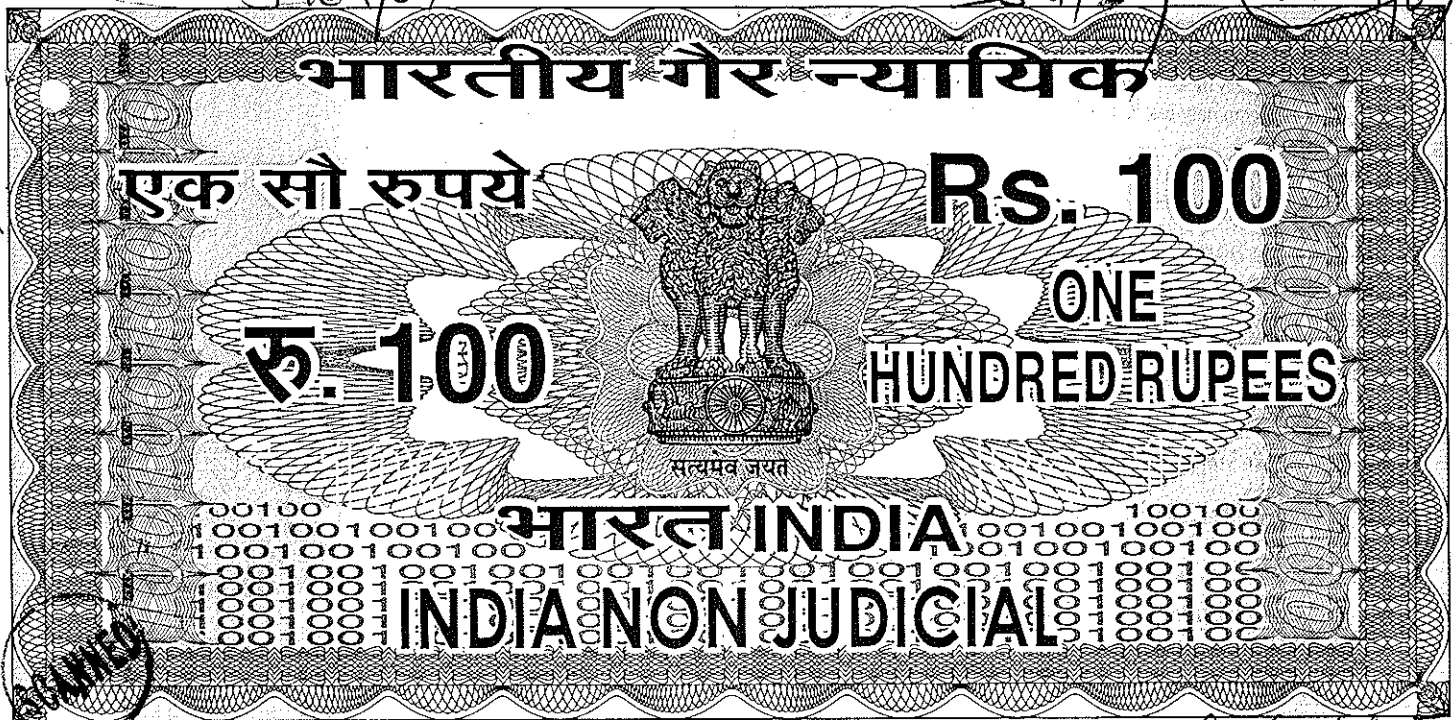


5969/09

5881/09

1.414/09



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5152 Date 9/7/09 Rs. 100-

Sold To S. Mahesh

S/o S. B. K. S. Pathi

For Whom Mehta and modi Homes

See

L. G. Chimalgi

S 648076

LEELA G CHIMALGI

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. Shri. Dosapati. Shyam Kumar S/o. Shri. D. Janardhan aged 39 years Occupation: Business, resident of 7-87, Madhurapuri Colony, Dilsukhnagar, Hyderabad- 500 060
2. Shri. Degapudi. Aneesh Reddy S/o. Shri. D. Janardhan Reddy aged 31 years, Occupation: Business, resident of Flat No. 901, Block - I, 6-3-1085/1, Alpine Heights, Rajbhavan Road, Somajiguda, 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).

[Signature]

For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]

For MEHTA & MODI HOMES

[Signature]
Partner

ENDORSEMENT

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

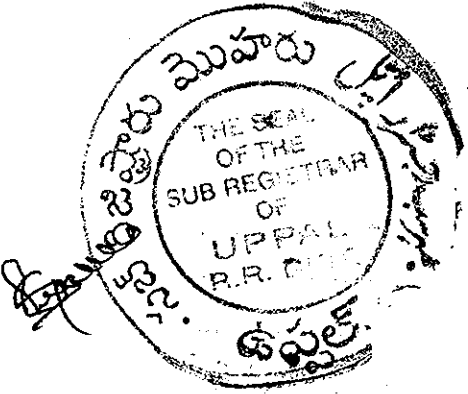
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100 L
2. in the shape of challan (u/s 41 of I.S. Act, 1899).....	Rs. —
3. in the shape of cash (u/s 41 of I.S. Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s 16 of I.S. Act, 1899, if any.....	Rs. —
II. Transfer Duty:	
1. in the shape of 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 L
IV. User Charges:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100 L
Sub-Registrar	Total: Rs. 300 L

1 వ పుస్తకము 5881... సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య... 1.....

పద-రిజిస్ట్రార్

1931- వ.శ.శా... 20... మాసము... 10... తేదీ
 పగలు... 3... మరియు... 4... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ... D. Shyam Kumar
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు కేవలముద్రలతో సహా దాఖలు చేసి
 మునుపటి రూ||... 100 L... వెల్లించినారు.



Receipt No..... Dt..... Via
 P.M. Habsiguda Branch, Sec'ad
 ప్రాంత యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రౌటనవేలు

(Signature)

D. Shyam Kumar s/o. D. Janardhan
 Old Business R/o. 7-87, Madhurapuri
 Colony, DSNR, Hyderabad.



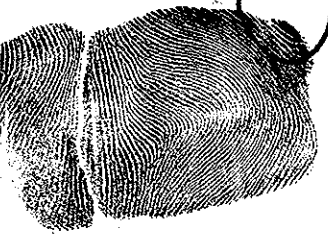
ఎడమ బ్రౌటనవేలు D. Anesh Reddy

D. Anesh Reddy s/o. D. Janardhan Reddy
 Old Business R/o. 901, Block 3
 1-63-1085/1, Alpine Heights, Rajbhawan
 Reddy Hyderabad.



ఎడమ బ్రౌటనవేలు *(Signature)*

Sehem Modi s/o. Sahab Modi
 Old Business R/o. 5-6-187/3 Ey
 Mr. G. Road, Sec 60d



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. 96 situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, Ranga Reddy District admeasuring Ac. 0-33 Gts by virtue of registered Sale Deed 23.09.2006 bearing document No.14810/06. 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: 5526/07 with the Office of the Sub-Registrar, Uppal, Hyderabad, R. R. District.
- E. Due to the down turn in the real estate market the 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. 5526/07 at the SRO, Uppal, R. R. Dist in respect of development of the Schedule Land admeasuring about Ac. 0-33 Gts., in Sy. No. 96 situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, R. R. District.

1

For MEHTA & MODI HOMES

Partner

2

For MEHTA & MODI HOMES

Partner

Page 2

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

పబ్-రిజిస్ట్రార్

ఎడమ బొటనవ్రేలు

[Handwritten signature]



Suresh U. Reddy S/o. Late Uttam Lal Reddy
 001: Business R/o. 5-4-187 13 & y
 M. G. Road, Sec 800

గూంపించినది

1 కి. ప్రభాకర్ రెడ్డి

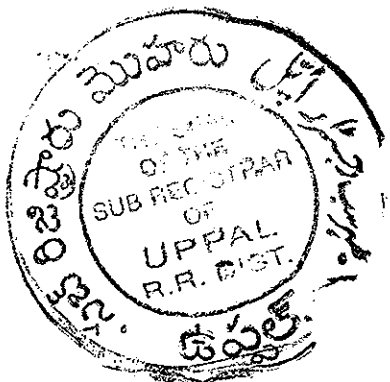
K. Prabhakar Reddy S/o. K.P. Reddy
 001: Sec 800 - 2-3-64/10/24, Amberpet
 Hyderabad

2 కి. రవి కుమార్

K. Ravi Kumar S/o. M. Lakshmi Reddy
 001: Business R/o. alwal. Sec 800,

200 ఏ.వ.సం|| సెప్టెంబర్.....నెం.1...వ తేది
 1921.వ.శా.శ... భా.శ... మ.సం.10...వ తేది.

[Handwritten signature]
 పబ్-రిజిస్ట్రార్



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 it, 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.


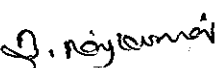
SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 0-33 Gts., in Sy. No.96 situated at Cherlapally Village, Ghatkesar Mandal, R.R. District and bounded by:

North	: Sy. No. 97
South	: Sy. No. 28
East	: Sy. No. 99
West	: Sy. No. 95

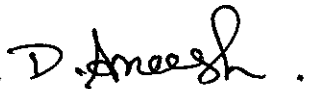
In witness whereof the Owners and Developer have affixed their signatures on this cancellation of development agreement on the day the month and year first above mentioned in presence of the following witnesses:

Witnesses:

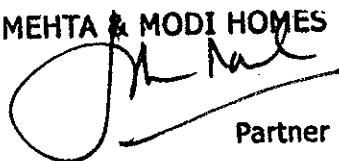
1. 
2. 

OWNERS

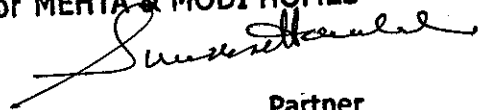
1. 

2. 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner
DEVELOPER.

1వ పుస్తకము. 5881.. సంగ్రహా
డస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 4..... ఈ కాగితపు వరుస
సంఖ్య... 3.....

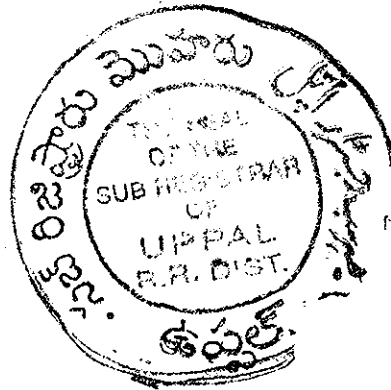
పబ్-రిజిస్ట్రార్

NOTE - One copy has been deposited
along with the original



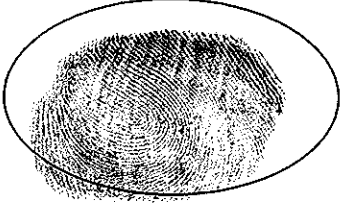
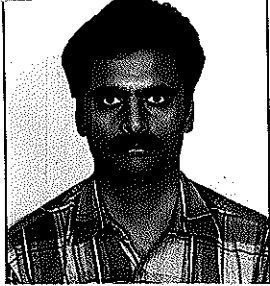


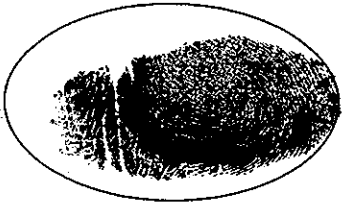
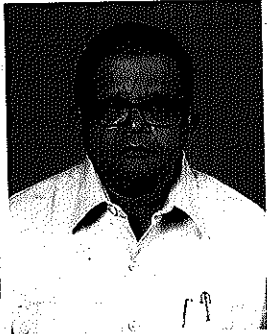
1వ పుస్తకము సం|| (కా.క) పు... 5881/09
వెంబరుగా రిజిస్ట్రారు చేయబడి స్వామిగు నిమిత్తం
గుర్తింపు సంఖ్య... 5881..... 1-2009 ఇవ్వడమైన
2009 సం|| రిజిస్ట్రారు సంఖ్య... 5881.....

Sub-Registrar

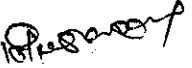
రిజిస్ట్రారు

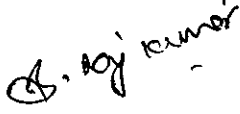



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


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. SHRI. DOSAPATI. SHYAM KUMAR S/O. SHRI. D. JANARDHAN R/O. 7-87 MADHURAPURI COLONY DILSUKHNAGAR, HYDERABAD- 500 060.</p> <p>2. SHRI. DEGAPUDI. ANEESH REDDY S/O. SHRI. D. JANARDHAN REDDY R/O. FLAT NO. 901, BLOCK - I 6-3-1085/1, ALPINE HEIGHTS RAJBHAVAN ROAD SOMAJIGUDA, 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. 

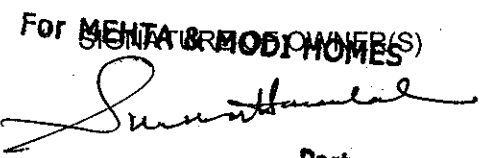
2. 

1. 

2. 

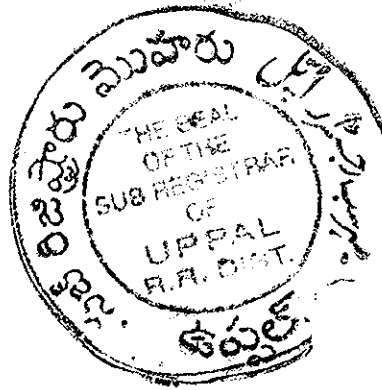
For MEHTA & MODI HOMES

Partner


For MEHTA & MODI HOMES

Partner

1 వ పుస్తకము. 5881.. సంగ్రహం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. 6..... ఈ కాగితపు వరుస
సంఖ్య..... 4.....

పబ్-రిజిస్ట్రార్

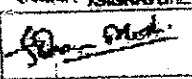


प्राथमिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPNG725H

 **नाम / NAME**
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

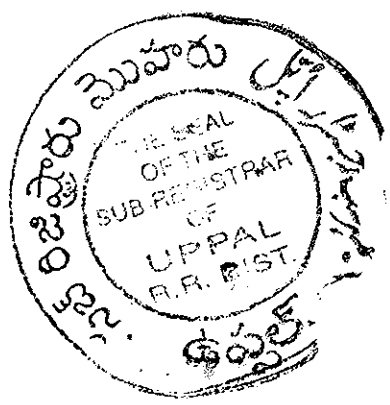
जन्म तिथि / DATE OF BIRTH
18-10-1999

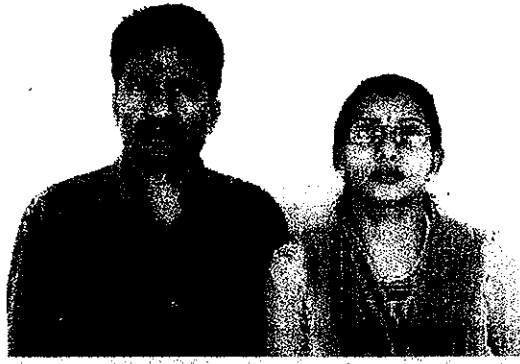
हस्ताक्षर / SIGNATURE


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

వ పుస్తకము ౨.౪౪. సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6..... ఈ కాగితపు వరుష
సంఖ్య... ౫.....

సబ్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Shirisha	Wife	29/04/77	30
3	Shikhar	Son	20/01/99	8

Signature

Signature 813

08/03/2007
D.P.L. IN CHARGE

HOUSEHOLD CARD

Card No : PAPI67120706094
 F.P Shop No : 207
 పేరు : దోపా పతి.శ్యామ కుమార
 Name of Head of Household : Dosa Pati.Shyam Kumar
 తండ్రి/భర్త పేరు : జనార్దన
 Father/ Husband name: Janardhan
 పుట్టిన తేదీ/Date of Birth: 04/08/1968
 వయస్సు/Age : 39
 వృత్తి/Occupation : Others(CHARTEDACCOUNT)

ఇంటి.నెం./House No. : 7-87
 వీధి /Street : ROAD NO 3/2
 Colony : MDHURA PURI
 Ward : చార్జ్ 16/ Ward- 16
 Circle : సర్కిల్ 1 / Circle I
 జిల్లా /District : హైదరాబాదు / Hyderabad
 Annual Income (Rs.) : 250,000
 LPG Consumer No. : No Cylinder



స్థాి లెఖా సంఖ్యా /PERMANENT ACCOUNT NUMBER
ACNPD1969N

నామ /NAME
SHYAMKUMAR DOSAPATI

పిఠా కా నామ /FATHER'S NAME
JANARDHAN DOSAPATI

జన్మ తిథి /DATE OF BIRTH:
04-08-1968

హస్తాక్షర /SIGNATURE

ముఖ్య ఆఫీసర్ ఆంధ్రప్రదేశ్, ఆంధ్రప్రదేశ్
 Chief Commissioner of Income-tax, Andhra Pradesh

1 వ పుస్తకము...కొకటి...సంగ్రహి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6.....ఈ కాగితపు వరుస
సంఖ్య...6.....

పబ్-రిజిస్ట్రార్

