

5968/09

5880/09 P.413/09



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Sl.No. 91769 Date 10/7/09 Rs. 100
 Sold To S. Mahesh
 S/o S. B. K. S. Patil
 For Whom Mehta and Modi Homes

S 648085
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:

1. MR. JAMPANI APPA RAO, S/O: LATE JAMPANI SATYANARAYANA, aged about 53 years, residing at H. No. 6-3-1085, Flat No, 701, Block -I, Alpine Heights, Rajbhavan Road, Hyderabad.
2. MRS. ANURADHA JAMPANI, Wife of Mr. Jampani Appa Rao, aged about 50 years, Occupation: Housewife, resident of H. No. 6-3-1085, Flat No. 701, Block-I, Alpine Heights, Raj Bhavan Road, 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]

2 J. Anuradha

Page 1

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

[Signature]
Partner

[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/-
2. in the shape of challan (ws. 41 of I.S. Act, 1899).....	Rs. —
3. in the shape of cash (ws. 41 of I.S. Act, 1899).....	Rs. —
4. adjustment of stamp duty ws. 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/-
IV. User Charges:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100/-
Sub-Registrar	Total: Rs. 300/-

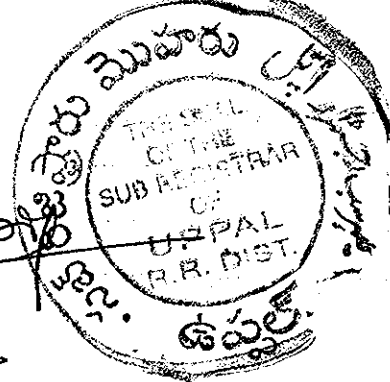
1 వ పుస్తకము ప్రకారం... సంఖ్య 09
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 6... ఈ కాగితపు వరుస
 సంఖ్య 1.....

పబ్-రజిస్ట్రార్

1931- వ.న.కా. 1931... మొ.సము. 10... తీది
 పగలు... మరయు... గంటల మధ్య
 కప్పుల్ సబ్-రజిస్ట్రారు అఫీసులో

శ్రీ J. Apper Rao
 కాల్ స్ట్రీషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాబ్ గ్రాఫులు
 మరియు వెలిషుడ్రలతో సహా దాఖలు చేసి
 సుము రూ॥ 100/- చెల్లించినారు.

Receipt No. Dt. Via
 74 Habsiguda Branch, Sec'bad



తా సయిచ్చియు ఒప్పుకొన్నది
 ఎడమ బ్రౌటనవ్రేలు



Jampoti Apper Rao s/o. Late J. Satyanaraya
 occ: Business. R/o. 6-3-1085, F. No. 72/
 Block-C, Alpine Heights, Rajbhavan Road,
 Hyderabad.

ఎడమ బ్రౌటనవ్రేలు / J. Annadha



Annadha Jampoti s/o. J. Apper Rao
 occ: Business. R/o. 6-3-1085, F. No. 72/
 Block-C, Alpine Heights, Rajbhavan Road,
 Hyderabad.

ఎడమ బ్రౌటనవ్రేలు

Handwritten signature



Sehem mad' s/o. Sejal mad'
 occ: Business. R/o. 5-4-187/13 4ry
 M. G. Road, Sec'bad.

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.

WHEREAS:

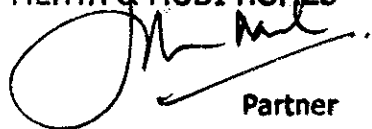
- A. The Owners are the absolute owners and possessors and in peaceful enjoyment of land in Sy. No. 133 & 134 situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, Ranga Reddy District admeasuring Ac. 2-06 Gts (Sy. No. 133 (Ac. 0-33 Gts.) & 134 (Ac. 1- 13 Gts.) by virtue of registered Sale Deed bearing document Nos. 13432/06 dated 12.09.2006 & 12720/06 dated 29.8.06. 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. 5522/07 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. 5522/07 at the SRO, Uppal, R. R. Dist in respect of development of the Schedule Land admeasuring about Ac. 2-06 Gts., in Sy. No. 133 (Ac. 0-33 Gts.)& 134 (Ac. 1- 13 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, R. R. District.

1 

For MEHTA & MODI HOMES


Partner

2 

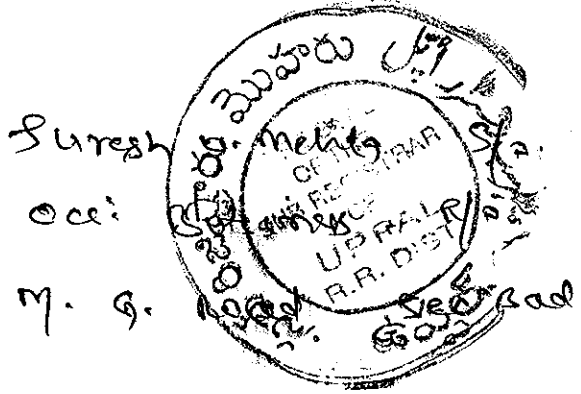
For MEHTA & MODI HOMES


Partner

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

సబ్-రిజిస్ట్రార్

ఎడమ బ్రాటనవేలు *Suresh Mehta*



late Uttam Lal Mehta
 5-11-1913 & 4,

గుంటూరు

- ① *K. Prabhakar Reddy* S/o. K.P. Reddy
 Office: *Seerpet* No. 23-64/10/24
 Amberpet, Hyderabad
- ② *B. Raj Kumar* S/o. M. Kund Rao
 Office: *Business* No. *alwal* Seerpet.

2009 వ. సం. సెప్టెంబర్...వెం...వ తేది
 1931 వ. చా. చ. డి. డి. ...వ తేది.

సబ్-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.

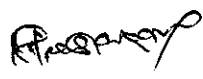

SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 2-06 Gts., in Sy. No. 133 (Ac. 0-33 Gts.) & 134 (Ac. 1- 13 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, R.R. District and bounded by:

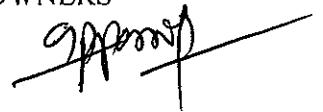

North	: Sy. No. 131 & 132
South	: Sy. No. 135, 136 & 12.
East	: Sy. No. 135 & 142
West	: Land in Sy. No. 133 belonging to P. Venkat Reddy & others.

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:

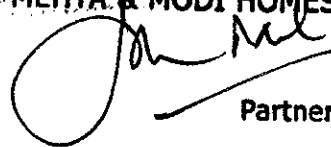
Witnesses:

1. 
2. 

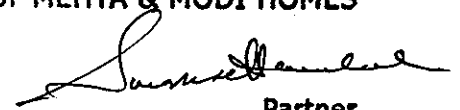
OWNERS

1. 
2. 

FOR MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES

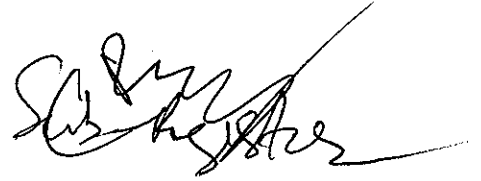

Partner
DEVELOPER.

1 వ పుస్తకము. S.R. 500. సం. 9.
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6.... ఈ కాగితపు వరుస
సంఖ్య... 3.....

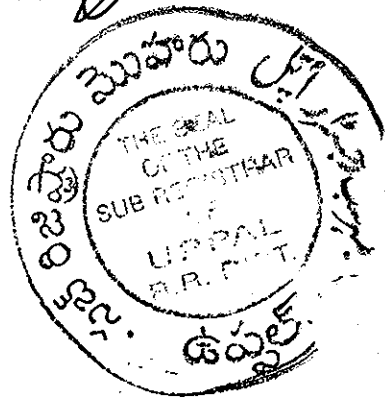
పబ్-రిజిస్ట్రార్

NOTE: - One copy has been kept
along with the originals

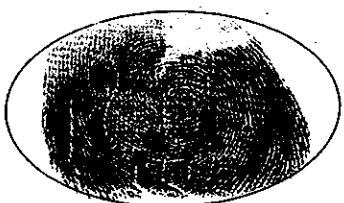

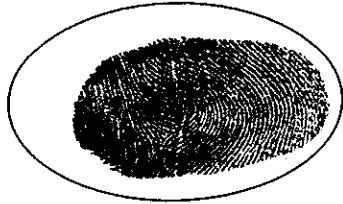



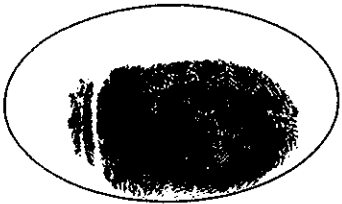

1 వ పుస్తకము సం|| (కా.శ) పు... S.R. 500/99
సింబరూగా రిజిస్ట్రారు చేయబడి నిర్వాహించు నిమిత్తం
గుర్తింపు సంఖ్య... S.R. 500..... 1-2009 ఇవ్వడమైన
2009 సం|| సెప్టెంబర్ 25 నెల... 5..... తేదీ



రిజిస్ట్రారు గారికి



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
			OWNERS: 1. MR. JAMPANI APPA RAO S/O. LATE JAMPANI SATYANARAYANA R/O. H. NO. 6-3-1085 FLAT NO. 701, BLOCK -I ALPINE HEIGHTS RAJBHAVAN ROAD HYDERABAD.
			
			DEVELOPER: 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 1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI 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
			

SIGNATURE OF WITNESSES:

1.

[Handwritten signature]

2.

[Handwritten signature]

For MEHTA & MODI HOMES

[Handwritten signature]
Partner

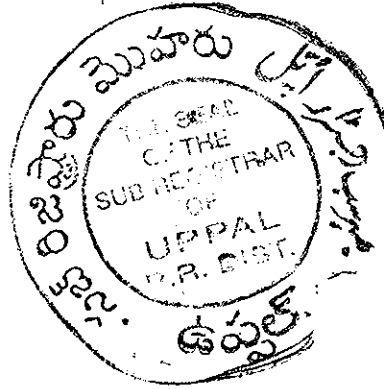
SIGNATURE OF OWNER(S)
For MEHTA & MODI HOMES

[Handwritten signature]
Partner



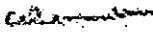
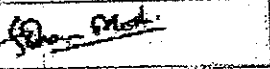
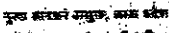
SIGNATURE(S) OF DEVELOPER(S)

1 వ పుస్తకము కడిగి... సంగ్రహి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 2..... ఈ కాగితపు వరుస
సంఖ్య... 4.....

సబ్-రజిస్ట్రార్



13

व्यक्ति का नाम	PERMANENT ACCOUNT NUMBER	
	ABMPN6725H	
पति का नाम	SONAM SATESH MODI	
पति का नाम / FATHER'S NAME	SATISH MANLAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1980	
सहस्रहस्ताक्षर / SIGNATURE		 Chief Commissioner of Income Tax, Andhra Pradesh

1 వ పుస్తకము..వకిలీ..సంస్థాని
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6.....ఈ కాగితపు వరుస
సంఖ్య...5.....

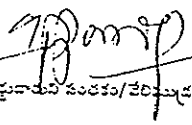
సబ్-రజిస్ట్రార్





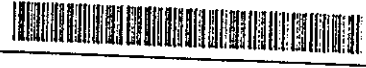
Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Anuradha	Wife	07/12/62	44
3	Srinivas	Son	15/11/83	23
4	Pranavaswarup	Son	13/11/86	20


 13/02/2006 [DP Incharge]
 జాతరేణు తేజి ఎస్.ఆర్.ఎ. / ఎ.ఎస్.ఎ.

HOUSEHOLD CARD

Card No : P.P167772100501
 F.P Shop No : 721
 పేరు : జంపని. అప్పారావు
 Name of Head of Household : Jampani. Apparao
 తండ్రి/భర్త పేరు : సత్యనారాయణ
 Father/ Husband name : Satyanarayana
 పుట్టినతేదీ/Date of Birth : 01/06/1955
 వయస్సు/Age : 51
 వృత్తి /Occupation : Own Business
 ఇంటి.నెం./House No. : FLAT-701, 6-3-1085/1&1089
 వీధి /Street : GULMOHAR AVENUE
 Colony : RAJ BHAVAN ROAD
 Ward : వార్డ్ 6
 Circle : వార్డ్-6
 Circle VII
 జిల్లా /District : హైదరాబాదు / Hyderabad
 Annual Income (Rs.) : 500,000
 LPG Consumer No. (1) : 28688/(Double)
 LPG Dealer Name (1) : Vijayanagar Gas Company.HPC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :



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

సబ్-రిజిస్ట్రార్

