

5966/09

5878/09 (1.249/09)

2008



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*Leela G Chimalgi*  
Z 131205

Sl. No. 3717 Date 18/7/09 Rs. 100

*See*

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

To: *Athi shet*  
S/o: *Prakash Singh*

For Whom: *Mehta and Modi Homes*

**CANCELLATION OF DEVELOPMENT AGREEMENT**

This Deed of Cancellation of Development Agreement is made and executed on this 18<sup>th</sup> day of July, 2009 by and between:

1. MR. MITTA KESAVA REDDY, son of late Mr. M. Chandra Reddy, aged about 53 years, Occupation: Business, resident of E-14, Madhura Nagar, Yosufguda, Hyderabad.
2. MR. PELLAKURU RAVEENDRA REDDY, son of Late Mr. P. Subba Reddy, aged about 54 years, Occupation: Business, resident of E-14, Madhura Nagar, Yosufguda, 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).

*1 M. Kesava Reddy*

*2 Ravindra Reddy*

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

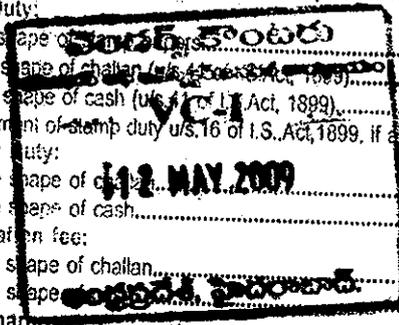
Page 1

*[Signature]*  
Partner

*[Signature]*  
Partner

**ENDORSEMENT**  
 Verified that the following amounts have been paid in respect of this document:

<b>I. Stamp Duty:</b>	
1. in the shape of stamp	Rs. 100 L
2. in the shape of challan (u/s 45 of I.T. Act, 1961)	Rs. —
3. in the shape of cash (u/s 47 of I.T. Act, 1961)	Rs. —
4. adjustment of stamp duty u/s 16 of I.S. Act, 1899, if any	Rs. —
<b>II. Transfer Duty:</b>	
1. in the shape of cash	Rs. —
2. in the shape of challan	Rs. —
<b>III. Registration fee:</b>	
1. in the shape of challan	Rs. —
2. in the shape of cash	Rs. 100 L
<b>IV. User Charges:</b>	
1. in the shape of challan	Rs. —
2. in the shape of cash	Rs. 100 L
Sub-Registrar	Total: Rs. 300 L



వ పుస్తకము... సంగ్రహించి  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య...!

సబ్-రిజిస్ట్రార్



2009 వ సం. 11.2 మే 29  
 1921-వ.శా.శ. 11.2 మే 29 తేదీ  
 పగలు... మరయు... గంటల మధ్య  
 కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో  
 శ్రీ M. Kesava Reddy  
 రిజిస్ట్రేషన్ నంబరు, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అను, రెంచి సమర్పించబడిన పోల్ గ్రాపులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 పసుము రూ॥ 100 L చెల్లించినారు.

Receipt No. Dt. Via  
 24 Habsiguda Branch, Sec'bad  
 M. Kesava Reddy s/o. M. Chandra Reddy  
 o/c: Business - R/o. E-14, Madhura Nagar  
 Yausubguda, Hyderabad

ద్రావణ ముద్రితము ఒప్పుకొన్నది  
 ఎడమ అక్షరసమీక్షలు



ఎడమ అక్షరసమీక్షలు  
 K. Prasad Reddy

ఎడమ అక్షరసమీక్షలు

Suresh U. Mehta

Suresh U. Mehta s/o.  
 Late Uthambal Mehta  
 o/c: Business -  
 R/o. E-14-1813 & 4, M. G. Road, Sec'bad

ఎడమ అక్షరసమీక్షలు

1. కిరణ్

K. Prasad Reddy  
 2-3-64/10/24

R/o. K.P. Reddy  
 Amberpet. 400

2. కిరణ్

Venkat Ramana

R/o. Arjun Reddy - R/P. 11/1812  
 Sec'bad, H.A.

2009 వ. సం. 11.2 మే 29  
 1921-వ.శా.శ. 11.2 మే 29 తేదీ

సబ్-రిజిస్ట్రార్

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. 135 & 136 situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, Ranga Reddy District admeasuring Ac. 2-06 Gts. (Sy. No. 135 (Ac. 1-14 Gts.) & 136 (Ac. 0- 32 Gts.)) by virtue of registered Sale Deed bearing document Nos. 12609/06 & 12608/06 both dated 26.8.06. 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 18<sup>th</sup> April 2007 registered as document no. 5525/07 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 18<sup>th</sup> April 2007 registered as document no. 5525/07 at the SRO, Uppal, R. R. Dist in respect of development of the Schedule Land admeasuring about Ac. 2-06 Gts., in Sy. No. 135 (Ac. 1-14 Gts.) & 136 (Ac. 0- 32 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, R. R. District.

*1 M. Kesava Reddy*

For MEHTA & MODI HOMES

*[Signature]*  
Partner

*2 P. Ravindra Reddy*

For MEHTA & MODI HOMES

*[Signature]*  
Partner

Page 2

వ పుస్తకము...  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య... 2

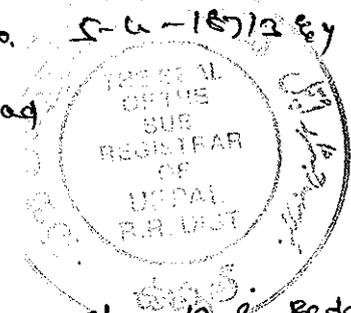
పట్-రిజిస్ట్రార్

ఎడమ బొటనవేలు



గూసించినది.

Soham modi S/o Sotish modif  
 o/c: Business - A.P. 5-6-157/2 & y  
 M. G. Road, Sec'bad



1. ఆంధ్రప్రదేశ్

K. Prabhakar Reddy S/o. K.R. Reddy  
 o/c: Service - A.P. 2-3-64/1/2 y  
 Amberpet, H.A.

2. Raj Kumar

B. RAJKUMAR S/o. M. OKUNO RAO  
 o/c: Business - A.P. Atwal, Sec'bad.

200...వ...సం... సర్టిఫికేట్... నెం... వ తేది  
 '92...వ...సం... గో... యు... వ తేది.

పట్-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.

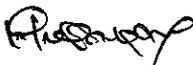
**SCHEDULE OF LAND**

All that part and parcel of agricultural land admeasuring about Ac. 2-06 Gts., in Sy. No. 135 (Ac. 1-14 Gts.) & 136 (Ac. 0- 32 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, R.R. District and bounded by:

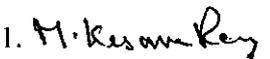
North	: Sy. No. 133 & 134
South	: Sy. No. 137 & 12.
East	: Sy. No. 138 & 139
West	: Sy. No. 133 & 12.

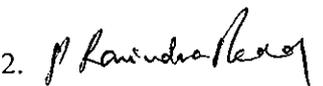
In witness whereof the Owners and Developer have affixed their signatures on this cancellation of development agreement on the day the month and year first above mentioned in presence of the following witnesses:

Witnesses:

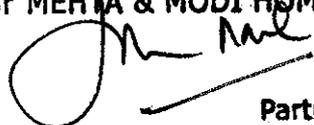
1. 
2. 

OWNERS

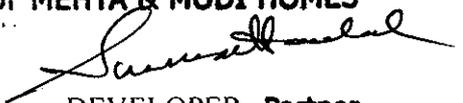
1. 

2. 

For MEHTA & MODI HOMES

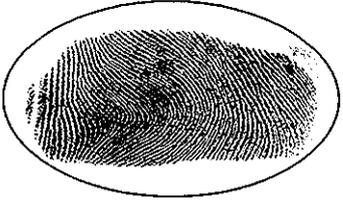
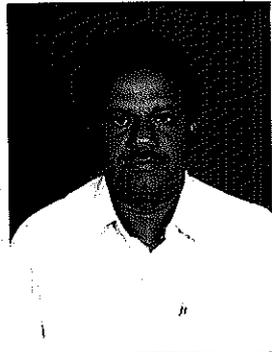
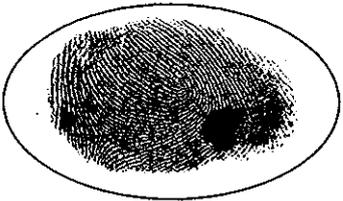
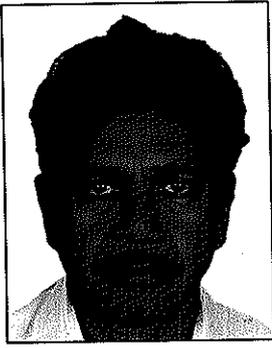
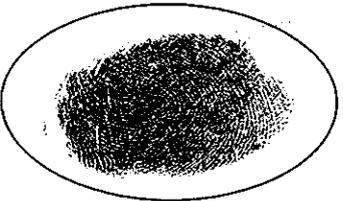
  
Partner

For MEHTA & MODI HOMES

  
DEVELOPER. Partner

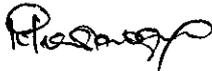


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>OWNERS:</b></p> <p>1. MR. MITTA KESAVA REDDY S/O. LATE MR. M. CHANDRA REDDY R/O. E-14 MADHURA NAGAR YOSUFGUDA HYDERABAD.</p> <p>2. MR. PELLAKURU RAVEENDRA REDDY S/O. LATE MR. P. SUBBA REDDY R/O.E-14 MADHURA NAGAR YOSUFGUDA HYDERABAD</p> <p><b>DEVELOPER:</b></p> <p>M/S. MEHTA &amp; MODI HOMES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT -4-187/3 &amp;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 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003</p>
			
			
			

SIGNATURE OF WITNESSES:

1.



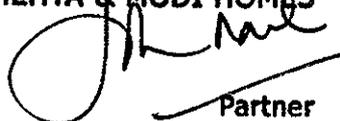
2.



*M. Kesava Reddy*

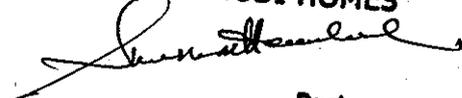
*2 P. Raveendra Reddy*

For MEHTA & MODI HOMES

  
Partner

SIGNATURE OF OWNER(S)

For MEHTA & MODI HOMES

  
Partner

SIGNATURE(S) OF DEVELOPER(S)

1 వ పుస్తకము..5877:సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...7....ఈ కాగితపు వరుస  
సంఖ్య...4.....

పబ్-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**

DRIVING LICENCE

DLFAP026156932006

KESAVA REDDY  
CHENNA REDDY  
B11/91312  
HOUSE 1081A  
B R PALAN  
NELLORE



*M. Kesava Reddy*  
Signature

Issued on 03/08/2006

*[Signature]*  
Licencing Authority  
RTA-NELLORE

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	30/06/2013
<u>Transport</u>		
<u>Hazardous Vali Itty</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP026156932006	
<u>Original LA.</u>	RTA NELLORE	
<u>DOB</u>	01/07/1963	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>		

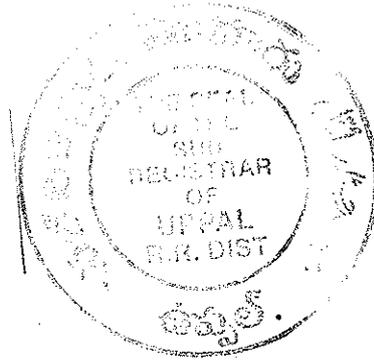


M0393387/05

*M. Kesava Reddy*

1 వ పుస్తకము...నరే.కె.సి.సంగం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...7...ఈ కాగితపు వరుస  
సంఖ్య...5.....

సబ్-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**

DRIVING LICENCE



**DLFAP02681672006**

**RAVINDRA REDDY P  
SUBBA REDDY**

**MATHARUJAM  
SANGAM  
NELLORE**



Signature  
Issued on 27/04/2006

  
Licensing Authority  
RTA-NELLORE

<u>M0178184/06</u>	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MCWG	26/04/2011
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP02681672006	
<u>Original LA.</u>	RTA NELLORE	
<u>DOB</u>	01/04/1952	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	27/04/2006	

*Ravindra Reddy*

1 వ పుస్తకము 2017.8. సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

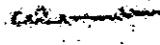
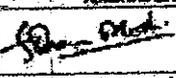
సంఖ్య... 7... ఈ కాగితపు పరుష

సంఖ్య.. 6.....

సబ్-రిజిస్ట్రార్



682

धर्म लेख संख्या	PERMANENT ACCOUNT NUMBER	
	ABMPM6725H	
	नाम NAME	
	SONAM SATISH MODI	
	पिता का नाम FATHER'S NAME	
	SATISH MANLAL MODI	
	जन्म तिथि DATE OF BIRTH	
	18-10-1989	
हस्ताक्षर SIGNATURE		
		मुख्य आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

1 వ పుస్తకము కె.కె.సి.సంఘానికి

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... ౯... ఈ కాగితపు వరుస

సంఖ్య..... ౯.....

పేర్-కె.కె.సి.

