



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

A. No. 22/867 Date 100/-
Sold to Venkatesh
By A. D. Rao
For Whom Alpine Estates

L. G. Chimalgi
H 385372
LEELAG CHIMALGI!
STAMP VENDOR
No. 02/2007
5-4-76/A, Cellar Ranigunj
SECUNDERABAD-500 003

CANCELLATION OF DEVELOPMENT AGREEMENT

This Deed of Cancellation is made and executed on this 28 day of August, 2007 by and between:

M/s. Mayflower Heights, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad represented by its partners / duly authorized representatives Shri. Soham Modi (representing M/s. Modi Housing Pvt. Ltd., in capacity as its Director) son of Shri. Satish Modi aged about 37 years, Occupation: Business and Shri. Chanda Srinivasa Rao, son of Shri Parameshwar, aged about 42 years, Occupation: Business (hereinafter the firm is referred to as the OWNER).

AND

M/s. Alpine Estates, a registered partnership firm having its office at 103, First Floor, Hariganga Complex, Ranigunj, Secunderabad, represented by its partners / duly authorized representatives Shri. Rahul B. Mehta, Son of Late Shri. Bharat U. Mehta aged about aged 28 years, Occupation: Business and Shri. Yerram Vijay Kumar, S/o. Yerram Shankaraiah, aged 43 years, Occupation: Business (hereinafter the firm is referred as the DEVELOPER).

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.

FOR ALPINE ESTATES

FOR MAYFLOWER HEIGHTS

Partner

FOR MAYFLOWER HEIGHTS

Partner

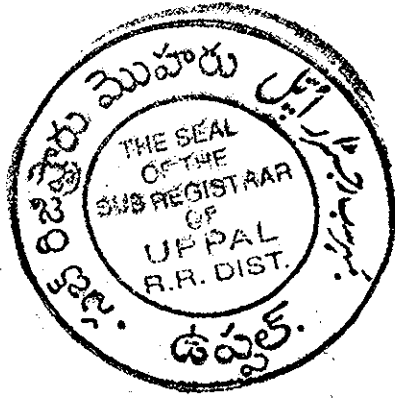
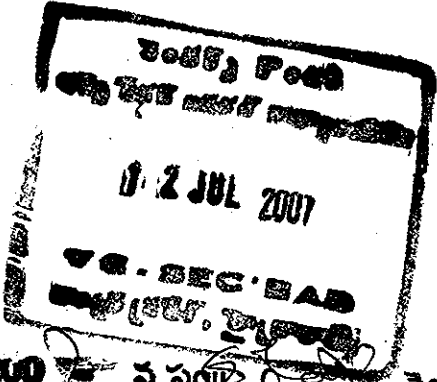
Page 1 Partner
FOR ALPINE ESTATES

Partner

100
100
200

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

సబ్-రిజిస్ట్రారు



192 వ స...
 192 వే.శ.నా.ని...మాసము...
 పగలు...మరియు...
 కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ...Soham Modi
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 చుసుము రూ॥ 100/- చెల్లించినారు.

Soham Modi

Receipt No. _____ Dt. _____ Vide
 SBH, Habsiguda Branch, Secbad.

చాస్ యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రౌణవవేలు



Soham Modi s/o. Soham Modi occ: Business
 (C) S-4-187/3 & 4, 2nd floor, Soham mansion
 M. G. Road, Secbad.

ఎడమ బ్రౌణవవేలు



Parameswar s/o. Parameswar, occ: Business
 (C) S-4-187/3 & 4, 2nd floor, Soham mansion
 M. G. Road, Secbad

ఎడమ బ్రౌణవవేలు



Late Bhavati U. Mehta occ: Business
 R/o. 103, 1st floor, Hariganga Complex, Renigunta
 Sec - bad

ఎడమ బ్రౌణవవేలు



Shankarab occ: Business
 R/o. 103, 1st floor, Hariganga complex,
 Renigunta Secbad.

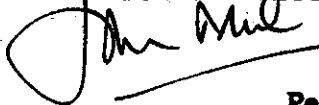
WHEREAS:

- A. The OWNER and DEVELOPER have entered into an Development Agreement dated 22nd January, 2007 in respect of development of the land admeasuring about Ac. 4-11 Gts., in Sy. No.1/1 (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00 Gts.) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), situated at Mallapur Village, Uppal Mandal, R. R. District which herein after is referred to as Scheduled Land which is more fully described in the schedule given hereunder.
- B. The above referred Development Agreement has been registered vide document no. 1002/07 with the Office of the Sub-Registrar, Uppal, R. R. District.
- C. The OWNER subsequent to entering into the above referred Development Agreement has agreed to sell the Scheduled Land for a consideration to the DEVELOPER and the DEVELOPER has agreed to purchase the same. The OWNER and the DEVELOPER have entered into an Agreement of Sale cum General Power of Attorney with possession dated 31st March, 2007 which is registered as document no. 4591/07 with office of Sub-Registrar, Uppal, R. R. District.
- D. The DEVELOPER has paid the entire agreed sale consideration to the OWNERS which is admitted and acknowledged by them.
- E. The OWNER in pursuance of the above agreement and on receipt of the entire sale consideration has conveyed their ownership rights absolutely in the Scheduled Land in favour of the DEVELOPER by virtue of above referred registered Agreement of Sale cum General Power of Attorney and as such the Development Agreement dated 22.01.2007 has become redundant and inoperative. The parties therefore hereto have mutually decided to cancel the same.
- F. The parties hereto are desirous of recording the cancellation of 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 22.01.2007 registered as document no. 4591/07 at the SRO, Uppal in respect of land admeasuring Ac. 4-11 Gts., in Sy. No.1/1 (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00 Gts.) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), situated at Mallapur Village, Uppal Mandal, R. R. District which is herein referred to as the Scheduled Land.
2. That the OWNER hereby covenants and declares 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. The OWNER further declares and covenants that they have not entered into any agreements, understandings, etc., with any person(s) in respect of the Scheduled Land.

For **MAYFLOWER HEIGHTS**



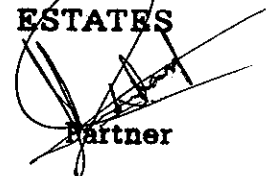
Partner

For **MAYFLOWER HEIGHTS**



Partner

For **ALPINE ESTATES**



Partner

For **ALPINE ESTATES**



Partner

1వ పుస్తకము 632/1901

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 6 ఈ కాగితపు వరుస

సంఖ్య

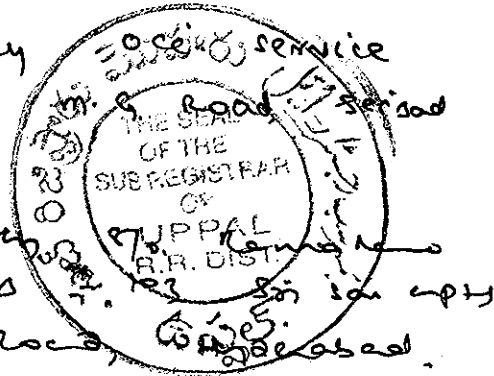
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సబ్-రిజిస్ట్రారు

చరూపించినది.

1 కొరియెంట్

s/o. K. P. Reddy

C-4-187/3 & 4,



Krishna market

ee: Business

Nagole & Road

2 *[Handwritten signature]*

200వ సం. 1921 నుండి 200వ తేది

192వ సం. 1922 నుండి మాసము వ తేది.

[Handwritten signature]
సబ్-రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు
పప్పల్
రెవెన్యూ
అధికారి
పప్పల్
రెవెన్యూ
అధికారి

సబ్-రిజిస్ట్రారు
పప్పల్
రెవెన్యూ
అధికారి

3. That the parties hereto hereby declare and covenant that they have no rights, claims, objections, etc., of whatsoever nature against each other. The OWNER particularly declares that they have no objections whatsoever in DEVELOPER using the name 'Mayflower Heights' for the housing project proposed to be taken up on the Scheduled Land.
4. The OWNER hereby confirms that it has received the entire sale consideration for sale of the Scheduled Land from the DEVELOPER and that hereafter the OWNER has no right, title or interest of whatsoever nature in the Scheduled Land .
5. The cost of registration and execution of this agreement shall be borne by the DEVELOPER.

SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 4-11 Gts., in Sy. No.1/1 (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00 Gts.) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), situated at Mallapur Village, Uppal Mandal, R.R. District and bounded by:

North : Sy. No. 2/1/2 (Road 100')
 South : Village
 East : Village
 West : Sy. No. 2/1/1 (part), Sy. No.189, Sy. No. 190 and Sy. No. 191(part)

For Mayflower Heights

For MAYFLOWER HEIGHTS **For MAYFLOWER HEIGHTS**

Partner Partner

Owner: Shri. Soham Modi Shri.Chanda Srinivasa Rao
 (Partners / Authorised Representatives)



For Alpine Estates

For ALPINE ESTATES **For ALPINE ESTATES**

Partner Partner

Developer: Shri. Rahul B. Mehta Shri. Yerram Vijay Kumar
 (Partners/ Authorised Representatives)

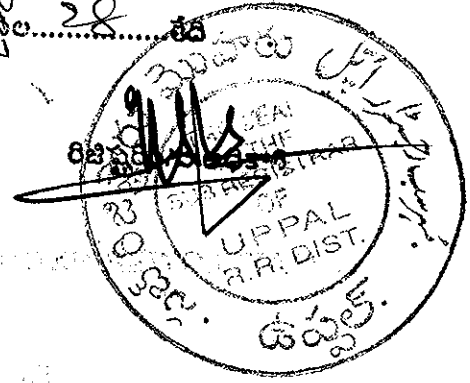
Witnesses:

1. 
2. 





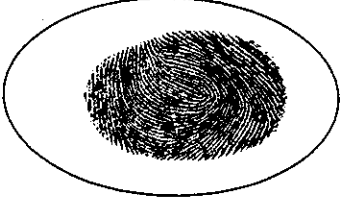
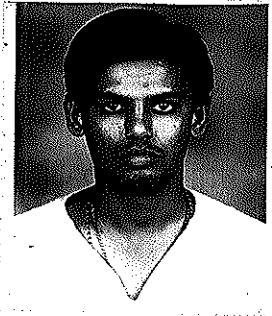

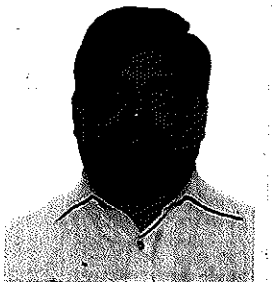
1 వ పుస్తకము 1033/1606
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 6 ఈ కాగితపు వరుస
సంఖ్య 1


పబ్-రిజిస్ట్రారు

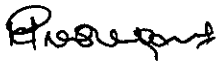

1 వ పుస్తకము సం॥ (శా.శ) పు 1033/1607
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 1033/1607-1-2007 ఇవ్వడమైన
2007 సం॥ 1033/1607-1-2007 తేదీ



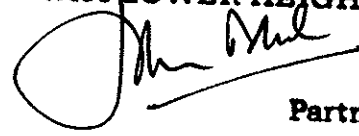
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>OWNER:</u></p> <p>M/S. MAYFLOWER HEIGHTS HAVING ITS OFFICE AT 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p> <p>REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. SHRI. SATISH MODI</p>
			<p>2. SHRI.CHANDA SRINIVASA RAO S/O. SHRI PARAMESHWAR</p>
			<p><u>DEVELOPER:</u></p> <p>M/S. ALPINE ESTATES HAVING ITS OFFICE AT 103, FIRST FLOOR HARIGANGA COMPLEX RANIGUNG SECUNDERABAD.</p> <p>REPRESENTED BY ITS PARTNERS 1. MR. RAHUL B. MEHTA S/O. LATE SHRI. BHARAT U. MEHTA</p>
			<p>2. MR. YERRAM VIJAY KUMAR S/O. YERRAM SHANKARAI AH</p>

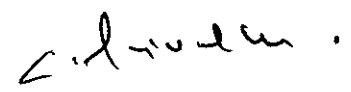
SIGNATURE OF WITNESSES:

1. 
2. 

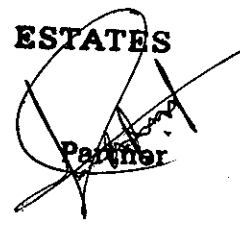
For **MAYFLOWER HEIGHTS**


Partner

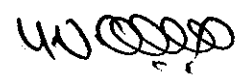
For **MAYFLOWER HEIGHTS**


Partner
SIGNATURE OF OWNER


For **ALPINE ESTATES**

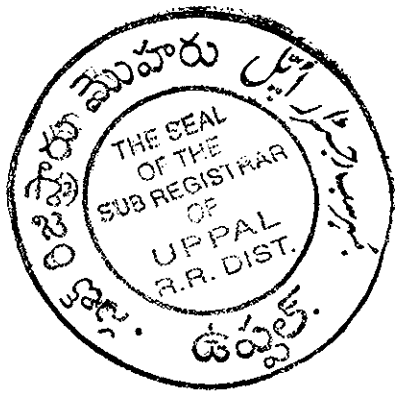

Partner

For **ALPINE ESTATES**


Partner

1వ పుస్తకము 621/67
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య 6 ఈ కాగితపు వరుస
పంఖ్య 6


సబ్ రిజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



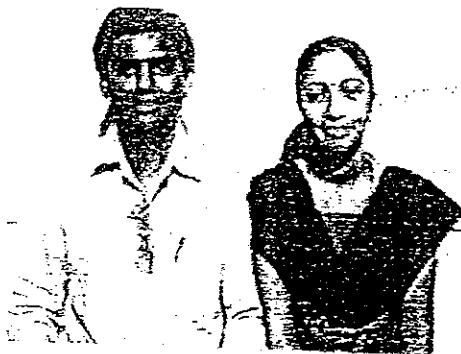
DRIVING LICENCE
DLRAP01044992006

VIJAYA SHANKARAIYAH
2-7-23
PAN BAZAR

SECUNDRABAD

Report No.
10-02-2006

Driving License
DLA-SECUNDRABAD



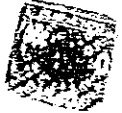
Family Members Details

No	Name	Relation	Date of Birth	Age
1	Shankaraiyah	Wife	08/02/84	22

[Signature]

D.P.L. No. 114
BHARAT SCOUTS & GUIDES

MOVED TO CLASS OF VEHICLE : Validity :
 Non-Transport : U.M.V. M.C.V.G. : 18.10.2011
 Transport :
 Hazardous Validity :
 Badge No. :
 Reference No. : 202911963
 Original LA : RTA SECUNDRABAD
 DOB : 07.12.1984
 Blood Gr. :
 Date of 1st Issue : 13.09.1993



HOUSEHOLD CARD

Card No : PAPI67881501086
 F.P Shop No : 815
 Name of Head of Household : Mehta, Rajat
 Father/Husband name : Bharat
 Date of Birth : 04/12/1980
 Age : 26
 Occupation : Own Business
 House No. : D-3-571, 401, JITTAM TOWERS
 Street : MINISTER ROAD
 Colony : D.V. COLONY
 Ward :
 Circle : Circle VII
 District : Godavari / Hyderabad
 (Rs.) : 100,000
 No. (1) : 45338 (Double)
 No. (2) :
 No. (2) :
 No. (2) :

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

1 వ పుస్తకము 10/3/67

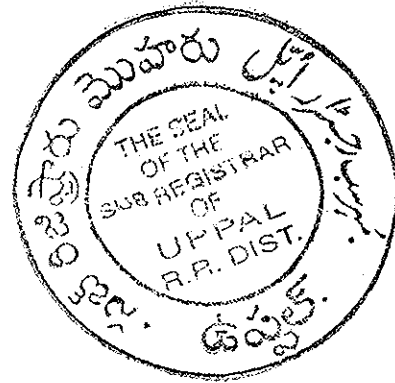
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...6...ఈ కాగితపు వరుస

సంఖ్య...5.....



పబ్-రిజిస్ట్రారు



पंजीकृत नमूना
आवक्यात नसल्याने
यातून कोणताही
पैसे काढण्यात येऊ
नये.

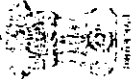
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आवक्यात नसल्याने
यातून कोणताही
पैसे काढण्यात येऊ
नये.

आवक्यात नसल्याने
यातून कोणताही
पैसे काढण्यात येऊ
नये.

आवक्यात नसल्याने
यातून कोणताही
पैसे काढण्यात येऊ
नये.



भारत गणराज्य REPUBLIC OF INDIA



Handwritten signature: Jha. Mod.

UID B2791005
modi
SATHISH MODI
INDIAN
MUMBAI
PO HYDERABAD
9-10-2000

PERMANENT ACCOUNT NUMBER
ABIPM6725H
SOHAM SATHISH MODI
SATHISH MANILAL MODI
16-10-1969

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1 వ సుస్థకము.....నం.

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...6...ఈ కాగితపు వరుస

సంఖ్య...6.....

పబ్-రిజిస్ట్రారు

