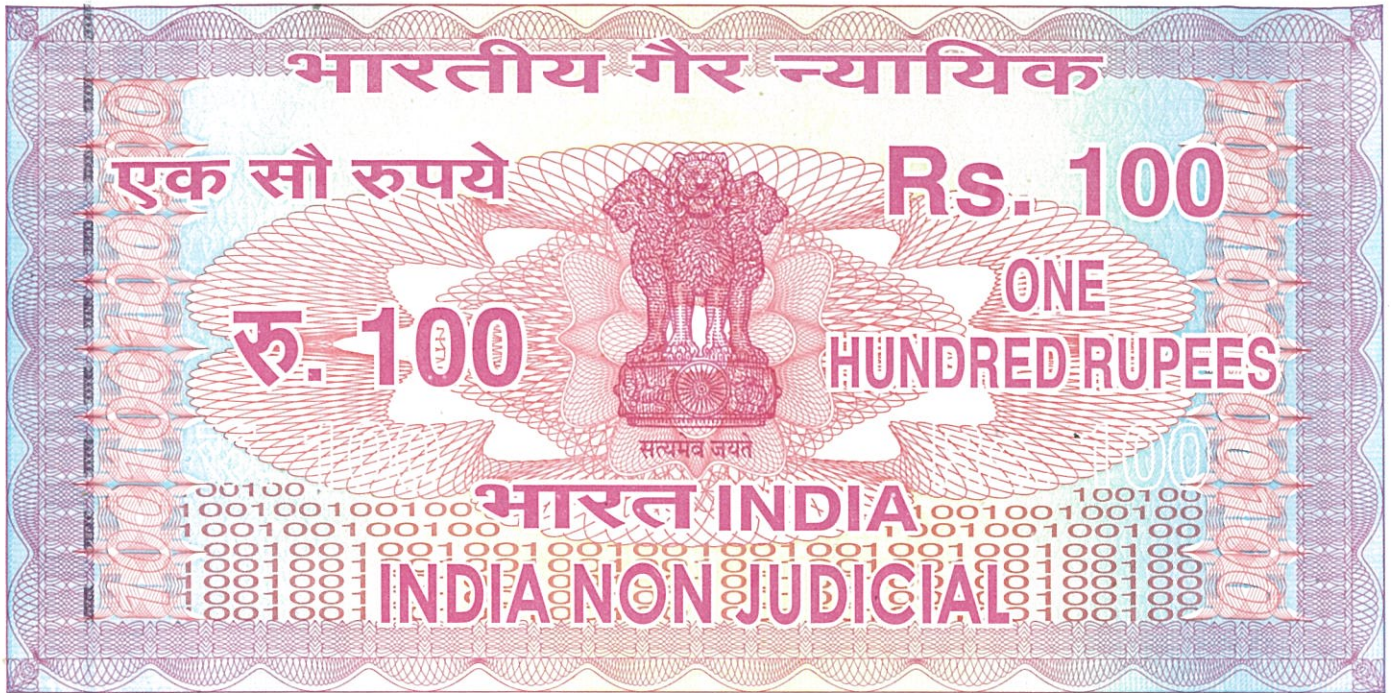




తెలంగాణ తెలంగాణ TELANGANA

S.No: 1229 Date: 11.11.2020 Rs 100/-

Sold To: CH. Ramesh

S/o.D/o.W/o. Late Navasingh Rao Rto Hud

For Whom: mehta & modi Realty kowkur LP
Hud-bad.

Y 352802

SUB REGISTRAR

& EX-OFFICIO STAMP VENDOR
KHAPRA

AFFIDAVIT CUM DECLARATION FROM ALL MEMBERS OF HUF

This Affidavit is executed on this 8th day of January the year 2021 by:

1. Prem Kumar Sanghi HUF, Rep. by its Karta Shri Prem Kumar Sanghi, S/o. Late M. L. Sanghi, resident of H. No. 3-6-97/301, Ihsal Surabi Arcade, Basheerbagh, Hyderabad aged 51 years (hereinafter referred to as the 'First Party')
2. Shri. Prem Kumar Sanghi, S/o. Late M.L. Sanghi, resident of H. No. 3-6-97/301, Ihsal Surabi Arcade, Basheerbagh, Hyderabad, aged 51 years in the capacity of co-parcener of Prem Kumar Sanghi HUF (hereinafter referred to as the 'Second Party')
3. Smt. Sushma Sanghi, W/o. Shri. Prem Kumar Sanghi, resident of H. No. 3-6-97/301, Ihsal Surabi Arcade, Basheerbagh, Hyderabad, aged 50 years in the capacity of co-parcener of Prem Kumar Sanghi HUF (hereinafter referred to as the 'Third Party')
4. Ms. Nishi Sanghi, D/o. Shri Prem Kumar Sanghi, resident of H. No. 3-6-97/301, Ihsal Surabi Arcade, Basheerbagh, Hyderabad, aged 23 years in the capacity of co-parcener of Prem Kumar Sanghi HUF (hereinafter referred to as the 'Fourth Party')
5. Ms. Prishita Sanghi, D/o. Shri Prem Kumar Sanghi, resident of H. No. 3-6-97/301, Ihsal Surabi Arcade, Basheerbagh, Hyderabad, aged 21 years in the capacity of co-parcener of Prem Kumar Sanghi HUF (hereinafter referred to as the 'Fifth Party')

For Prem Kumar Sanghi (HUF)

R. Sanghi

Sushma Sanghi

Page | 1

KARTA

Nishi Sanghi

Prishita Sanghi

R. Sanghi

6. Mr. Nakul Sanghi, S/o. Shri Prem Kumar Sanghi, resident of H. No. 3-6-97/301, Ihsal Surabi Arcade, Basheerbagh, Hyderabad, aged 20 years in the capacity of co-parcener of Prem Kumar Sanghi HUF (hereinafter referred to as the 'Sixth Party')

(Together referred to as the 'Declarants' do hereby truly, sincerely and conscientiously state on oath and on solemn affirmation as follows: -)

We state that the First Party is the Karta of Prem Kumar Sanghi HUF, which has 1/6th ownership in the Property located at:

All that the part and parcel of land admeasuring 2 acres in survey no.196 situated at Kowkur village, Malkajigiri Mandal. – 500010 Bounded By:-

BOUNDARIES

NORTH : Neighbours land in Sy.No.196
SOUTH : Approved Layout and common passage
EAST : Neighbours land in Sy. No.196
WEST : Neighbours land in Sy. No.196

(Herein after referred to as 'Property')

And, Whereas the Prem Kumar Sanghi HUF consists of following coparceners namely:

1. Shri. Prem Kumar Sanghi, aged 51 years
2. Smt. Sushma Sanghi, aged 50 years.
3. Ms. Nishi Sanghi, aged 23 years.
4. Ms. Prishita Sanghi, aged 21 years.
5. Mr. Nakul Sanghi, aged 20 years.

(together referred to as the "Co-Parceners")

And we, the Co-Parceners have agreed and consented to the First Party, in his capacity as the Karta to execute Joint Development Agreement cum GPA bearing document no. 5379/2019 dated 9th July 2019 registered with SRO Malkajigiri and the Rectification deed no. 7083/2091 dated 25th September 2019 registered with SRO Malkajigiri in favour of M/s. Mehta and Modi Realty Kowkur LLP ('Developer') to develop the Property into residential apartments for the benefit of the HUF. As per the terms of Joint Development agreement cum GPA and Rectification deed, the HUF has been allotted 7 flats as per the details given below.

Sl. No.,	Block No.	flat no.,	super built area	undivided share of land	No. of car parking
1.	A	105	1,715	72.72	1 (one)
2.	B	306	1,715	72.72	1 (one)
3.	A	404	1,715	72.72	1 (one)
4.	A	504	1,715	72.72	1 (one)
5.	A	603	1,715	72.72	1 (one)
6.	A	604	1,715	72.72	1 (one)
7.	A	701	1,715	72.72	1 (one)

For Prem Kumar Sanghi (HUF)

Prem Kumar Sanghi

Nishi Sanghi
KARTA

Prem Kumar Sanghi

Prishita Sanghi

Sushma Sanghi

Nakul Sanghi

We further declare and confirm that there are no other Co-Parceners and that none of the Co-Parceners are minors and that the development of the Property is to the benefit of the estate of HUF.

We the individual coparceners do further subscribe herein to this declaration to state that we have duly authorized Prem Kumar Sanghi Karta of the HUF to sign all the documents in connection with the Property.

We hereby confirm and declare that this declaration is binding on us and our heirs, executors, administrators, legal representatives and assigns.

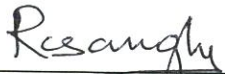
The terms of this declaration shall be in addition to the conditions of Joint Development Agreement cum GPA bearing document no. 5379/2019 dated 9th July 2019 registered with SRO Malkajgiri and Rectification deed no. 7083/2091 dated 25th September 2019 executed in favour of M/s. Mehta and Modi Realty Kowkur LLP.

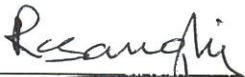
We do hereby undertake to indemnify and always keep the Developer indemnified during the course of the development of the Property against any loss or damage, cost and charges that may be incurred by the Developer including any consequential loss/damage/cost and charges incurred by and/or caused to the Developer as a result of any such claim, action, demand, suit or proceeding by any one whomsoever in respect of the said Property.

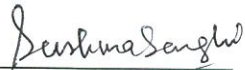
The above facts are true and correct to the best of our knowledge, belief and information and executed without any force or coercion from any quarter.

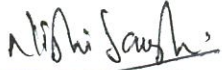
IN WITNESS WHEREOF, the Declarants have signed this Affidavit cum declaration at Hyderabad on this 8th day of January, 2021.

For Prem Kumar Sanghi (HUF)


Signature of First Party KARTA


Signature of Second Party


Signature of Third Party


Signature of Fourth Party


Signature of Fifth Party


Signature of Sixth Party