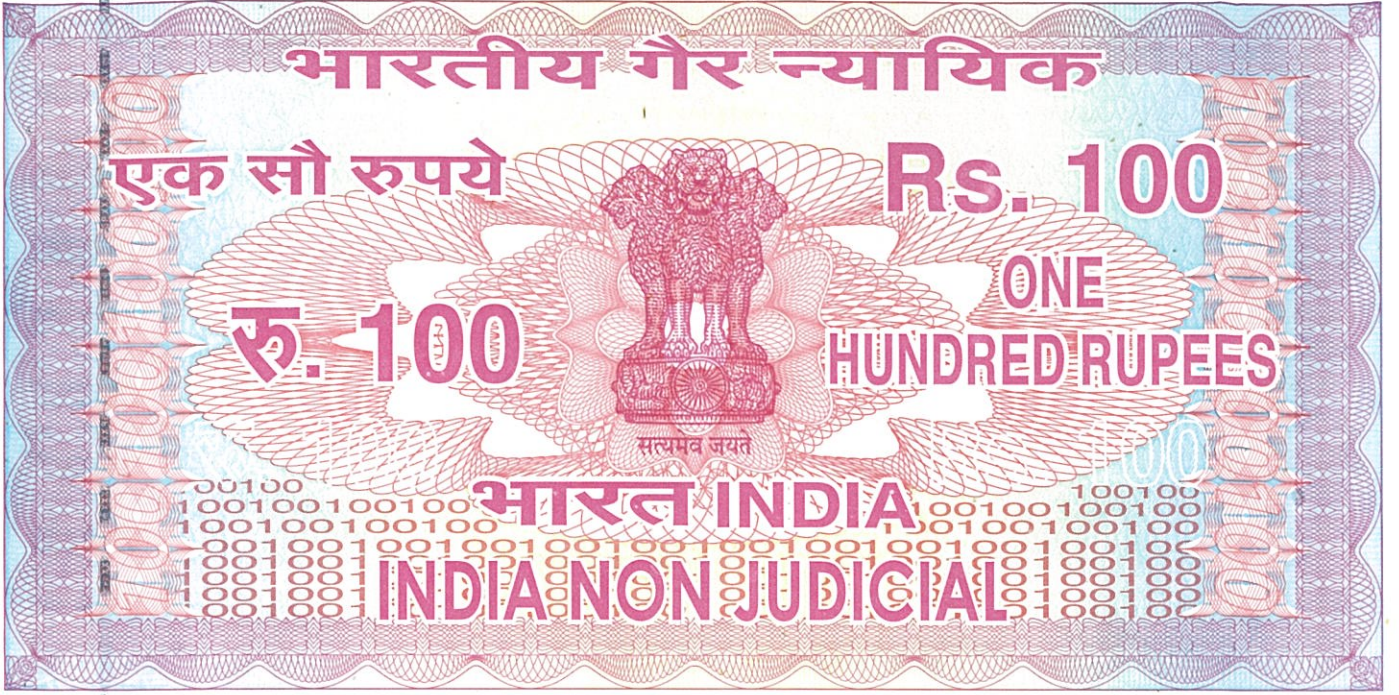




తెలంగాణ తెలంగాణ TELANGANA

S.No: 1388 Date: 11.11.2020 Rs. 100/-

Sold To: CH. Ramesh

S/o. D/o. W/o. late Navasingsh Rao. Rto Hyd

For Whom: mehta & modi Realty kowkur LLP
Hyd-bad.

Y 352801

Joseph
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. Mr. Nilesh Agarwal HUF represented by its Karta Shri Nilesh Agarwal S/o Shri K.N. Agarwal aged about 51 years Occ: Business R/o Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad (hereinafter referred to as the 'First Party')
2. Shri Nilesh Agarwal S/o Shri K.N. Agarwal aged about 51 years Occ: Business R/o Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad in the capacity of Co-parceners of Nilesh Agarwal HUF (hereinafter referred to as the 'Second Party')
3. Smt Mukta Agarwal W/o Shri Nilesh Agarwal aged about 46 years Occ: Business R/o Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad in the capacity of Co-parceners of Nilesh Agarwal HUF (hereinafter referred to as the 'Third Party')
4. Ms Navya Agarwal D/o Shri Nilesh Agarwal aged about 22 years Occ: Business R/o Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad in the capacity of Co-parceners of Nilesh Agarwal HUF (hereinafter referred to as the 'Fourth Party')
5. Master Yesh Agarwal S/o Shri Nilesh Agarwal aged about 17 years Represented by natural father and guardian Shri Nilesh Agarwal age about 51 years R/o Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad in the capacity of Co-parceners of Nilesh Agarwal HUF (hereinafter referred to as the 'Fifth Party')

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

OF NILESH AGARWAL
HUF
KARTA
Nilesh
Nag
For:
Mukta

We state the First Party is the Karta of Nilesh Agarwal 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 Nilesh Agarwal HUF consists of following coparceners namely:

1. Shri Nilesh Agarwal Age 51 years
 2. Smt Mukta Agarwal Age 46 years.
 3. Ms Navya Agarwal Age 22 years.
 4. Master Yesh Agarwal Age 17 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 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 we have been allotted 8 Flats, the details of which are given below:

Sl.No	Block No	Flat no	Super built up area	Undivided share of land	No of car parking
1.	A	214	1,945	82.47	1 (One)
2.	B	312	1,715	72.72	1 (One)
3.	B	413	1,220	51.73	1 (One)
4.	B	511	1,715	72.72	1 (One)
5.	B	609	1,715	72.72	1 (One)
6.	A	613	1,220	51.73	1 (One)
7.	B	710	1,715	72.72	1 (One)
8.	A	716	1945	82.47	1 (One)

NILESH AGARWAL
HUF
KARTA

Mukta

Nesh

For:
Mukta

We further declare and confirm that there are no other Co-Parceners and only one of the Co-Parcener i.e. Master Yash Agarwal is a minor. The development of the Property is for the benefit of the estate of HUF and in case the same is being alienated before the minor Co-parceners attains the age of 18 years or if it has to be sold before that then we agree to follow all the necessary rules and regulations for making such sales.

We the individual Co-parceners do further subscribe herein to this declaration to state that we have duly authorized Nilesch Agarwal Karta of the HUF to sign all the documents in connection with the Property.

We the coparceners further declare that Shri Nilesch Agarwal Karta of HUF is acting as an natural guardian of our minor Coparcener and also state that this development of the Property is for the benefit of the our minor Coparcener.

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 Ratification 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 NILESH AGARWAL
KARTA

Signature of First Party

Signature of Second Party

Signature of Third Party

Signature of Fourth Party

Signature of Fifth Party