

AND

M/s. Modi Properties Pvt Ltd (Formerly known as Modi Properties & Investments Pvt Ltd) a company incorporated under companies act of 1956 having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Director Shri. Soham Modi S/o. Late Shri. Satish Modi aged 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the **BUILDER**

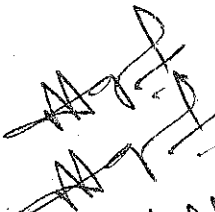
The expression 'Owners' and Builder' shall mean and include unless it is repugnant to the context, their representative heirs, legal representatives, administrators, executors, successors in interest, assignees, nominees and the like.

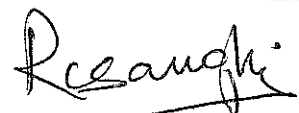
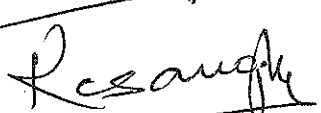
WHEREAS:

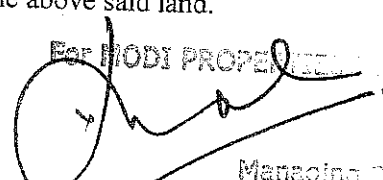
- A. The Owners are the absolute Owners and possessors and in peaceful enjoyment of land in Sy. 196 (P) situated at Kaukoor Village, Malkazgiri Mandal, GHMC Alwal Circle, Medchal District, Telangana admeasuring Ac.2-00 gts.
- B. The Owners are interested in developing the above said land by constructing multi-storied residential apartments. The Owners do not have adequate experience in talking up the housing project in their own.
- C. The Builder is in the business as real estate developers and managers' and the Owners had approached the Builder for consultancy to develop of the above said land.
- D. The Builder had agreed to do consultancy to the Owners in development of the above said land by the Owners. The Builder and Owners have reached an understanding and have entered into a Owners' and Builders' Contract Agreement dated 23rd March 2019 registered as document No. 71/X/2019 with the office of the Sub-Registrar, Malkazgiri, Hyderabad, Medchal District and have mentioned that the Owners have to pay a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) towards consultancy charges to the Builders for the total residential apartments construction.
- E. The parties are recording the terms of their agreement in to writing.

THIS DEED OF AGREEMENT FOR OWNERS' AND BUILDERS CONTRACT WITNESSES AS FOLLOWS:

1. That the parties hereto have mutually agreed to cancel the Owners' and Builders' Contract Agreement dated 23rd March 2019 registered as document No. 71/X/2019 at the SRO, Malkazgiri, Medchal District in respect of rendering of consultancy services in construction of residential apartments in the above said land admeasuring Ac.2-00 gts in Sy. No. 196 (P), situated at Kawkoor Village, Malkazgiri Mandal, Medchal District, Telangana.
2. That the Owners and Builder hereto hereby declare and covenant that they have no rights or claims of whatsoever nature against each other. The Owners have not paid any amount to the Builder towards consultancy charges and the Builder have not rendered any consultancy services in respect of the construction of residential apartments on the above said land.


Mukta


Resanghi

Resanghi
Sushma Sanghi


For MODI PROPERTIES
Managing Director

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about Ac.2-00 gts of land bearing Sy. No. 196 (P) situated at Kawkoor Village, GHMC Alwal Circle, Malkazgiri Mandal, Medchal-Malkazgiri District, Telangana and bounded by:

North by: Sy. No. 196 (P)

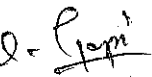
South by: Sy. No. 196 (P) and road

East by : Vendors land in Sy. No. 196

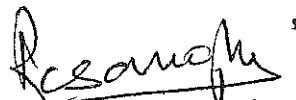
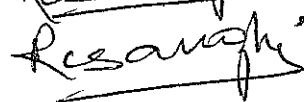
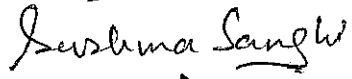
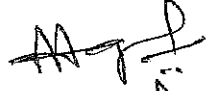
West by : Vendors land in Sy. No. 196

IN WITNESS WHEREOF the parties have signed this deed of Cancellation of Owners' and Builders Contract Agreement with their own free will and consent on this day, the month and year first above mentioned.

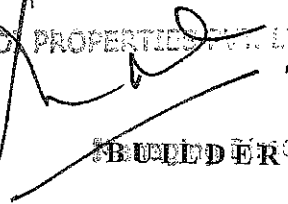
Witnesses:

1. 
2. 

OWNERS

1. 
2. 
3. 
4. 
5. 

6. 

 
BET MOD PROPERTIES PVT. LTD.

BUILDER