



తెలంగాణ తెలంగాణ TELANGANA

A 347603

No. 53009 Date 12/08/15 Rs 100/-

Id To K. Prabhakar Reddy

S.D/o. W/o K. P. Reddy R/o Hyd.

Whome r/s S.M. Modi Commercial Complex, Sec-6

SUB REGISTRAR
& EX-OFFICIO STAMP VENDOR
KHAPRA

RECTIFICATION DEED
(BY SELF DECLARATION)

This Deed of Rectification Deed is made and executed on the 18th day of August 2015 at SRO, Secunderabad by:

Sri Satish Chandra Modi, Son of Late Manilal C. Modi, aged about 71 years, Occupation: Business, Proprietor M/s. S. M. Modi Commercial Complex having registered office at Karbala Maidan, Secunderabad hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignee, etc.).

In favour of

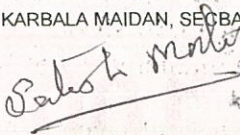
Sri Rajesh J. Kadakia, Son of Jayantilal M. Kadakia, aged about 59 years, residing at 1-10-176, Opposite: Hyderabad Public School, Begumpet, Hyderabad, hereinafter called the "Buyer"

Satish Modi

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 12 and 7 on the 22/8/15 by Sri Satish Chandra Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	FP		 SATISH CHANDRA M [1606-4-2015-104]	SATISH CHANDRA MODI PROPRIETOR M/S S.M.MODI COMMERCIAL COMPLEX S/O. LATE MANILAL C.MODI KARBALA MAIDAN, SEC 6 B	 THE DISTRICT REGISTRAR OF RANGA REDDY (EAST) 10 JUN 2015 OFFICE STAMP

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address
1		 K.PRABHAKAR REDD [1606-4-2015-104]	K.PRABHAKAR REDDY 5-4-187/3,4,SOHAM MANSION,MG RD,SEC
2		 M.JAYA PRAKASH::2 [1606-4-2015-104]	M.JAYA PRAKASH 5-4-187/3,4,SOHAM MANSION,MG RD,SEC

22nd day of August, 2015

Signature of Joint SubRegistrar
Secunderabad

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order		
Stamp Duty	100	0	0	0	0		100
Transfer Duty	NA	0	0	0	0		0
Reg. Fee	NA	0	0	0	1000		1000
User Charges	NA	0	0	0	100		100
Total	100	0	0	0	1100		1200

Date
22nd day of August, 2015

Signature of Registering Officer
Secunderabad

DD NO: 360135 DT. 18/08/15, Kotak Mahindra Bank, R.R. Road,



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- A. WHEREAS by a Sale Deed dated 1st day of August 1986, executed between the Vendor and the Buyer, who are also the parties to this Rectification Deed, registered as document no. 499 of 1990, at the Sub-Registrar, Secunderabad (hereinafter referred to as the Principal Deed). By way of the Principal Deed, the Vendor sold and the Buyer purchased office space bearing no.C-3, admeasuring about 1,430 sft on the third floor, in the building known as S. M. Modi Commercial Complex, bearing municipal no.5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderbad.
- B. Whereas in the Principal Deed in page no.8, i.e., Annexure – 1A, it is clearly mentioned that the undivided share of land pertaining to the office space sold by the Vendor to the Buyer, referred to above, is 31.77 sq.yds out of the land on which S. M. Modi Commercial Complex has been constructed.
- C. Whereas in the said Principal Deed inadvertently the following clerical mistake was made:
- In page no.7, i.e., in the ‘Scheduled of the Property Hereby Conveyed’ undivided share of land was not mentioned.
- D. WHEREAS the Buyer has requested the Vendor to rectify the said clerical mistake by means of this Rectification Deed.

NOW THEREFORE THIS RECTIFICATION DEED WITNESSES AS FOLLOWS:

1. The ‘Schedule of the Property Hereby Conveyed’ on page no.7 of the Principal Deed shall hereafter be so read and construed as follows:

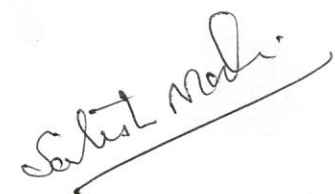
“C-3 office admeasuring to 1,430 sq. feet, along with 31.77 sq. yds, undivided share of land, being the portion of the building known as S. M. Modi Commercial Complex bearing municipal no 5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderbad.

North : Indian Iron & Steel Corporation
South : Private Common Road
East : Staircase
West : Neighbour’s Building”
2. This Rectification Deed is hereby executed and limited to the above mentioned correction.
3. The Vendor has not received any fresh consideration for the execution and registration of this Rectification Deed.
4. Except the above said correction there is no change in the Principal Deed such as, building name, office / shop no., municipal no., floor, extent, location, etc. This document is therefore hereby executed without consideration to rectify the above said clerical mistake in the Principal Deed.
5. This Deed of Rectification deed shall read along with the Principal Deed and shall deemed to have come into force from the date of execution of the Principal Deed.

IN WITNESSES WHEREOF this Rectification Deed is made and executed on date mentioned above by parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 


SIGNATURE OF THE VENDOR
SATISH MODI

Bk - 4, CS No 104/2015 & Doct No
/ . Sheet 2 of 3
Joint SubRegistrar
Secunderabad

90/2015

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 90 of 2015
(1937SC) of Book IV and
assigned the Identification Number
1606 IV-104 2015 for Scanning.

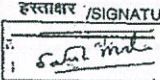
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VENDOR:

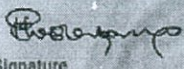
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACQPM0670A
नाम /NAME	SATISH MANILAL MODI
पिता का नाम /FATHER'S NAME	MANILAL CHAGANLAL MODI
जन्म तिथि /DATE OF BIRTH	01-08-1944
हस्ताक्षर /SIGNATURE	
मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
दलीर बाग,
हैदराबाद - 500 004.
In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Ayakar Bhavan,
Dalair Bagh,
Hyderabad - 500 004.

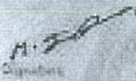
Satish Modi

Satish Modi

WITNESS:

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K	
PADMA REDDY KANDI	
15/01/1974	10062008
Permanent Account Number AWSP8104E	
 Signature	

Prabhaakar

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
MANGILIPELLI JAYAPRAKASH	
MANGILIPELLI VENKATAIAH	
27/06/1975	12200010
Permanent Account Number AHDPJ0470B	
 Signature	

M. Jayaprakash

Bk - 4, CS No 104/2015 & Doct No
/ . Sheet 3 of 3 Joint SubRegistrar
Secunderabad

908/2015



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