

DOCUMENT NO:

94

S.R.O. SECUNDERABAD

OF BOOK: 94/15/15



తెలంగాణ తెలంగాణ TELANGANA

A 347607

No. 53013 Date 12/08/15 Rs. 100/-

old To K. Prabhakar Reddy

o.D/o.W/o K.P. Reddy R/o H.D.

or Whome m/s S.M. Modi Commercial Complex Sec-bad

SUB REGISTRAR  
EX-OFFICIO STAMP VENDOR  
KHAPRA

**RECTIFICATION DEED  
(BY SELF DECLARATION)**

This Deed of Rectification Deed is made and executed on the 18<sup>th</sup> 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 Jayantilal M. Kadakia HUF represented by its Karta Jayantilal M. Kadakia, son of Manilal Kadakia, aged about 56 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 1 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 MODI  
PROPRITOR OF M/S S.M. MODI  
COMMERCIAL COMPLEX  
S/O. LATE MANILAL C. MODI  
KARBALA MAIDAN, SECAD  
[1606-4-2015-99]

Identified by Witness:

SI No. Thumb Impression Photo Name & Address Signature

1   K. Prabhakar Reddy  
5-4-187/3,4, SOHAM  
MANSION, MG RD, SEC  
[1606-4-2015-99]

2   M. JAYA PRAKASH  
5-4-187/3,4, SOHAM  
MANSION, MG RD, SEC  
[1606-4-2015-99]

22nd day of August, 2015

Signature of Joint SubRegistrar6  
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  |

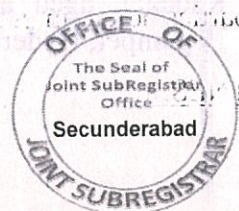
Date  
22nd day of August, 2015

Signature of Registering Officer  
Secunderabad

DD NO. 360129 DT. 18/8/15, Kotak Mahindra Bank K.R.R Road.



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- A. WHEREAS by a Sale Deed dated 30<sup>th</sup> day of July 1986, executed between the Vendor and the Buyer, who are also the parties to this Rectification Deed, registered as document no. 495 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.A-2, admeasuring about 1087 sft on the first 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 24.15 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:**

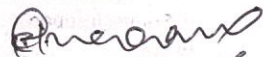
1. The 'Schedule of the Property Hereby Conveyed' on page no.7 of the Principal Deed shall hereafter be so read and construed as follows:

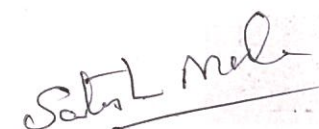
“A-2 office admeasuring to 1,087 sq. feet, along with 24.15 sq. yds, undivided share of land, being the portion of the building known as S.M. Modi Commercial Complex bearing municipal no. 5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderbad, A.P.

North : Indian Iron & Steel Corporation  
South : Private Common Road  
East : Hussain Sagar Ring Road  
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 CHANDRA MODI)

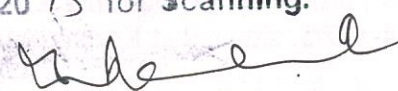
Bk - 4, CS No 99/2015 & Doct No \_\_\_\_\_  
Sheet 2 of 3  
Joint SubRegistrar  
Secunderabad  
94 / 2015

## CERTIFICATE OF REGISTRATION

Registered as Doct. No. 94 of 2015

(1937SC) of Book 112 and

assigned the Identification Number  
1606 112 - 94 - 2015 for Scanning.

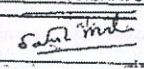
Date : 22/08/2015  Registering Officer



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VENDOR:

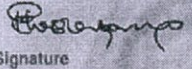
|                                                                                                           |                                                                                     |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------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

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

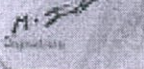
*Satish Modi*

*Satish Modi*

WITNESS:

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

*Prabha*

|                                                                                                   |                                                                                       |                              |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------|
| आयकर विभाग<br>INCOME TAX DEPARTMENT                                                               |  | भारत सरकार<br>GOVT. OF INDIA |
| MANGILPELLI JAYAPRAKASH                                                                           |                                                                                       |                              |
| MANGILPELLI VENKATAIAH                                                                            |                                                                                       |                              |
| 27/06/1975                                                                                        |                                                                                       |                              |
| Permanent Account Number<br>AHDPJ0470B                                                            |                                                                                       |                              |
| <br>Signature |  | 12202013                     |

*M. J. P.*

Bk - 4, CS No 99/2015 & Doct No \_\_\_\_\_  
/ Sheet 3 of 3 Joint SubRegistrar  
94 / 2015 Secunderabad



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