

DOCUMENT NO:

96-1/2015

OF BOOK:

96/W/15



తెలంగాణ తెలంగాణ TELANGANA

No. 53011 Date 12/08/15 Rs 100/

A 347605

old To K. Prabhakar Reddy

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

for 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 Rajesh Kadakia HUF represented by its Karta Sri Rajesh Kadakia, Son of Jayantilal M. Kadakia, aged about 55 years, residing at 1-10-176, Opposite: Hyderabad Public School, Begumpet, Hyderabad, hereinafter called the "Buyer"



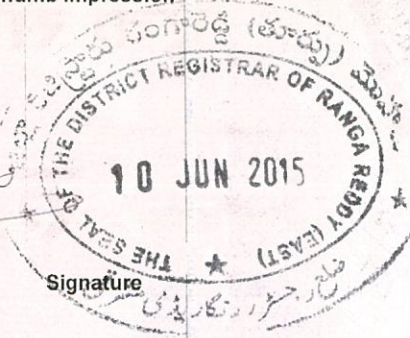
Satish Modi

197/90  
B-2





**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):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink	Thumb Impression
1	FP		 SATISH CHANDRA M [1606-4-2015-101]	SATISH CHANDRA MODI PROPRIETOR M/S S.M. MODI COMMERCIAL COMPLEX S/O. LATE MANILAL C.MODI KARBALA MAIDAN, SEC	<i>Satish Modi</i>	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1		 K. PRABHAKAR REDD [1606-4-2015-101]	K.PRABHAKAR REDDY 5-4-187/3,4,SOHAM MANSION, MG RD, SEC
2		 M. JAYA PRAKASH;:2 [1606-4-2015-101]	M.JAYA PRAKASH 5-4-187/3,4,SOHAM MANSION, MG RD, SEC

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	
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1100</b>	<b>1200</b>	

Date  
22nd day of August, 2015

Signature of Registering Officer  
Secunderabad

DDNO. 360728, DT. 18/8/15, Kotak Mahindra Bank, R. P. Road.

Bk - 4, CS No 101/2015 & Doct No

Joint SubRegistrar6 Secunderabad

96-1-2015



- A. WHEREAS by a Sale Deed dated 1<sup>st</sup> day of August 1986, executed between the Vendor and the Buyer, who are also the parties to this Rectification Deed, registered as document no. 497 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.B-2, admeasuring about 1430 sft on the second 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:

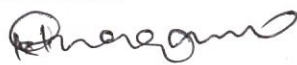

"B-2 office admeasuring to 1,430 sq. feet, along with 31.77 sq. yds, undivided share of land, being the portion of the building known as S. M. Modi Commercial Complex bearing municipal no. 5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderbad, A.P."

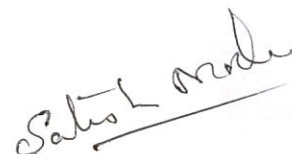
North : Indian Iron & Steel Corporation  
South : Private Common Road  
East : Hussain Sagar Ring Road  
West : Neighbour's Building"

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 MODI

Bk - 4, CS No 101/2015 & Doct No  
Joint SubRegistrar  
Secunderabad  
96 / 2015  
Sheet 2 of 3

**CERTIFICATE OF REGISTRATION**

Registered as Doct. No. 96 of 2015  
(1937SC) of Book IV and  
assigned the Identification Number  
1606 IV-101 2015 for Scanning.

Date: 22/08/2015  Registering Officer



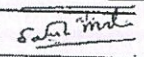
VENDOR:

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 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,  
Ayakar Bhavan,  
Dasheerbagh,  
Hyderabad - 500 004.

*Satish Modi*

*Satish Modi*

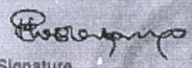
WITNESS:


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

  
Signature

  
10062008

*Prabha*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MANGILPELLI JAYAPRAKASH  
MANGILPELLI VENKATAJAH

27/06/1975  
Permanent Account Number  
AHDPJ0470B

  
Signature

  
12220173

*M. J. B.*

Bk - 4, CS, No 101/2015 & Doct No  
96 / 2015 . Sheet 3 of 3  
Joint SubRegistrar  
Secunderabad



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