

DOCUMENT NO:

OF BOOK:

89/15

S.R.O. SECUNDERABAD

89/2015



తెలంగాణ తెలంగాణ TELANGANA

A 347604

No. 53010 Date 12/08/15 Rs 100/-

old To K. Prabhakar Reddy

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

or Whome m/s S.m. modi Commercial complex, Secbad

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 Sharad Kadakia HUF represented by its Karta Sri Sharad Kadakia, Son of Jayantilal M. Kadakia, aged about 57 years, residing at 1-18-176, Opposite: Hyderabad Public School, Begumpet, Hyderabad, hereinafter called the "Buyer"

Satish Modi

Presentation Endorsement:

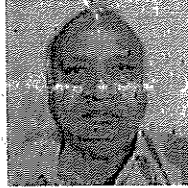
Presented in the Office of the Joint Sub-Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 12 and 1 on the 22/8/15 by Sri Satish chandra modi

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

SI No Code Thumb Impression Photo Address Signature/Ink Thumb Impression

1

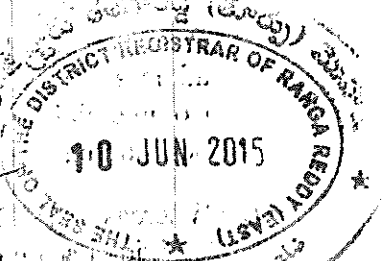
FP



SATISH CHANDRA M
[1606-4-2015-103]

SATISH CHANDRA MODI
PROPRIETOR M/S S.M. MODI
COMMERCIAL COMPLEX
S/O. LATE MANILAL C. MODI
KARBALA MAIDAN, SECBAD

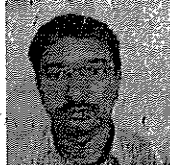
Signature/Ink
Thumb Impression



Identified by Witness:

SI No Thumb Impression Photo Name & Address

1



K. PRABHAKAR REDD
[1606-4-2015-103]

K. PRABHAKAR REDDY

5-4-187/3,4, SOHAM
MANSION, MG RD, SEC

2



M. JAYA PRAKASH: 2
[1606-4-2015-103]

M. JAYA PRAKASH

5-4-187/3,4, SOHAM
MANSION, MG RD, SEC

Signature



22nd day of August, 2015

Signature of Joint SubRegistrar
Secunderabad

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

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

Date

22nd day of August, 2015

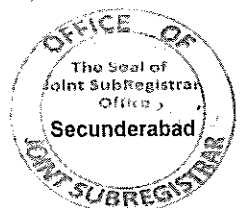
Signature of Registering Officer

Secunderabad

PP NO. 360136 DT. 18/08/15, Kotak Mahindra Bank, R.P. Road,



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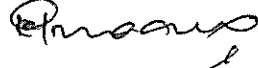
- A. WHEREAS by a Sale Deed dated 1st day of August 1986, executed between the Vendor and the Buyer, who are also the parties to this Rectification Deed, registered as document no. 498 of 1990, at the Sub-Registrar, Secunderabad (hereinafter referred to as the Principal Deed). By way of the Principal Deed, the Vendor sold and the Buyer purchased office space bearing no.B-3, admeasuring about 1,430 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-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, 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 103/2015 & Doct No
Joint SubRegistrar
Secunderabad
Sheet 2 of 3

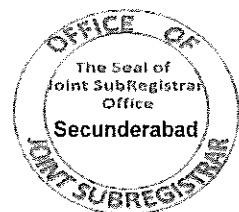
89-12015



CERTIFICATE OF REGISTRATION

Registered as Doct No. 89 of 2015
(1937SC) of Book IV and
assigned the Identification Number
1606 IV - 103 - 2015 for Scanning.

Date: 22/08/2015 Registering Officer



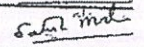
VENDOR:

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 अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
मुख्य आयकर अधिकारी,
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,
Dashrathbagh,
Hyderabad - 500 004.

Satish Modi

Satish Modi

WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT

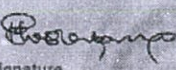
भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E

Signature




10042008

Prabha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANGILPELLI JAYAPRAKASH

MANGILPELLI VENKATAIAH

27/06/1975

Permanent Account Number
AHDPJ0470B

Signature




10042008

M. J. Jayaprakash

Bk - 4, CS No 103/2015 & Doct No
897/2015
Joint SubRegistrar
Secunderabad



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