

DOCUMENT NO:

96

OF BOOK

96/W/15



A 347605

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

old To K. Prabhakar Reddy

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

r 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 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 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

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
[1606-4-2015-101]

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



Identified by Witness:

SI 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

g h e a

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	100	100
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	1100	1200

g h e a

Date

22nd day of August,2015

Signature of Registering Officer
Secunderabad

DDNO. 360128, DT. 18/8/15, Kotak Mahindra Bank, R. P. Road.



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Joint SubRegistrar6
Secunderabad

Bk - 4, CS No 101/2015 & Doct No
96 / 2015 Sheet 1 of 3

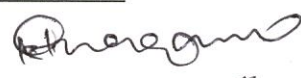
- A. WHEREAS by a Sale Deed dated 1st day of August 1986, executed between the Vendor and the Buyer, who are also the parties to this Rectification Deed, registered as document no. 497 of 1990, at the Sub-Registrar, Secunderabad (hereinafter referred to as the Principal Deed). By way of the Principal 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.

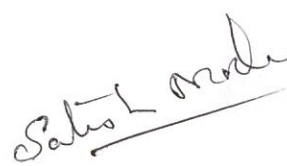
NOW THEREFORE THIS RECTIFICATION DEED WITNESSES AS FOLLOWS:

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

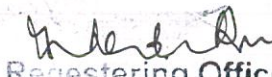
Sheet 2 of 3

Joint SubRegistrar
Secunderabad

96 / 2015

CERTIFICATE OF REGISTRATION

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

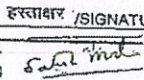
Date: 22/08/2015  Registering Officer



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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 अधिकारी, 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 अधिकारी,

आयकर भवन,

बशीर बाग,

हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :

Chief Commissioner of Income-tax,

Asyakar Bhavan,

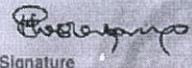
Basheerbagh,

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 		

Prabhakar Reddy K

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
MANGILIPELLI JAYAPRAKASH		
MANGILIPELLI VENKATAIAH		
27/06/1975		
Permanent Account Number AHDPI0470B		
Signature 		

M. Jayaprakash

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Joint Sub Registrar
Secunderabad

96-12015



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