

भारतीय गैर न्यायिक

पचास
रुपये
रु.50FIFTY
RUPEES
Rs.50

INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 24346 Date 09/07/2019

Sold to Y. Anjani

S/o W/o D/o Lingaiah

For whom

mehta & modi Realty Kowkur UP

BODA RAM KUMAR

LICENCED STAMP VENDOR

L.No. 16-06-013/2018

#1-6-108, Flat No. 406, Gharonda Veera Apts.,

Padmarao Nagar, SECUNDERABAD.

Cell: 9059293668

RECTIFICATION DEED

This Deed of Rectification is made and executed on this 25th day of September, 2019 at SRO, Malkajgiri, Medchal-Malkajgiri District by and between:

1. Shri. Prem Kumar Sanghi, S/o. Late M. L. Sanghi, aged 49 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
2. Prem Kumar Sanghi HUF, Rep. by its Karta Shri Prem Kumar Sanghi, 49 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
3. Smt. Sushma Sanghi, W/o. Shri. Prem Kumar Sanghi, aged 48 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
4. Shri Nilesh Agarwal, S/o. Shri K. N. Agarwal, aged about 49 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.

For Prem Kumar Sanghi (HUF)

For NILESH AGARWAL

KARTA

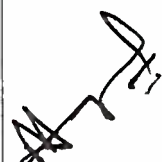
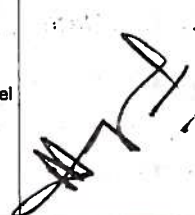
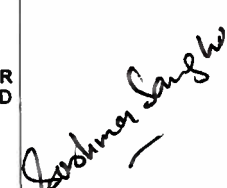
Page 1

For MEHTA & MODI REALTY KOWKUR LL

Authorized Signatory

Presentation Endorsement:

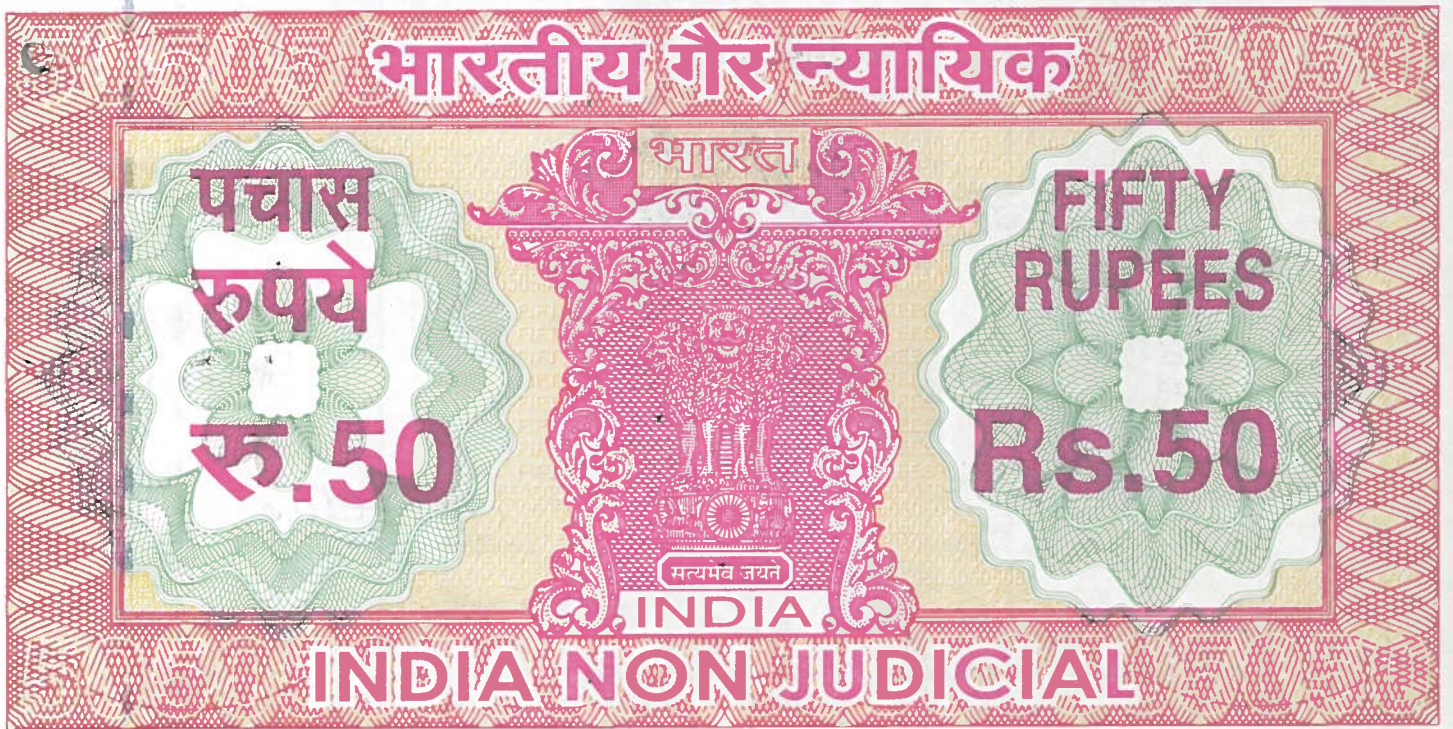
Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 3 and 4 on the 25th day of SEP, 2019 by Sri Prem Kumar Sanghi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 MEHTA AND MODI RE [1512-1-2019-7218]	MEHTA AND MODI REALTY KOWKUR LLP REP BY ANAND S MEHTA S/O. SURESH U. METHA 5-4-187/3 AND 4, M. G. ROAD, SECUNDERABAD, SECUNDERA BAD, Telangana, 500003, SECUNDERABAD	
2	EX		 MUKTA AGARWAL::25/09/2 [1512-1-2019-7218]	MUKTA AGARWAL W/O. NILESH AGARWAL FLAT NO. 32, ADARSH NAGAR, HYDERABAD, HYDERABAD, Tel angana, 500029, HYDERABAD	
3	EX		 NILESH AGARWAL HUF R [1512-1-2019-7218]	NILESH AGARWAL HUF REP BY ITS KARTA NILESH AGARWAL S/O. K. N. AGARWAL FLAT NO. 32, ADARSH NAGAR, HYDERABAD, HYDERABAD, Tel angana, 500029, HYDERABAD	
4	EX		 NILESH AGARWAL:: [1512-1-2019-7218]	NILESH AGARWAL S/O. K. N. AGARWAL FLAT NO. 32, ADARSH NAGAR, HYDERABAD, HYDERABAD, Tel angana, 500029, HYDERABAD	
5	EX		 SUSHMA SANGHI::25 [1512-1-2019-7218]	SUSHMA SANGHI W/O. PREM KUMAR SANGHI 3-6-97/301, BASHEERBAGH, HYDERABAD, HYDER ABAD, Telangana, 500029, HYDERABAD	
6	EX		 PREM KUMAR SANG [1512-1-2019-7218]	PREM KUMAR SANGHI HUF REP ITS KARTA PREM KUMAR SANGHI S/O. LATE M. L. SANGHI 3-6-97/301, BASHEERBAGH, HYDERABAD, HYDER ABAD, Telangana, 500029, HYDERABAD	
7	EX		 PREM KUMAR SANG [1512-1-2019-7218]	PREM KUMAR SANGHI S/O. LATE M. L. SANGHI 3-6-97/301, BASHEERBAGH, HYDERABAD, HYDER ABAD, Telangana, 500029, HYDERABAD	

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7083/2019. Sheet 1 of 5 Sub Registrar
Malkajgiri

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తెలంగాణ తెలంగాణ TELANGANA

[Signature]

H 972608

Sl.No...24345...Date...09/07/2019

Sold to...Y. Anjan...

S/o W/o D/o...Anjan...

For whom...mehta & modi Realty Kowkur LLP

BODA RAM KUMAR

LICENCED STAMP VENDOR

L.No. 16-06-013/2018

#1-6-108, Flat No. 406, Gharonda Veera Apts.,
Padmarao Nagar, SECUNDERABAD.

Call: 985923668

5. Nilesh Agarwal HUF, Rep. by its Karta Shri Nilesh Agarwal, S/o. Shri K. N. Agarwal, aged about 49 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.
6. Smt. Mukta Agarwal, W/o. Shri Nilesh Agarwal, aged about 44 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.

Hereinafter jointly referred to as the Owners, and severally as Owner No. 1, Owner No. 2, Owner No. 3 and Owner No. 4, Owner no. 5 & Owner no. 6 respectively.

AND

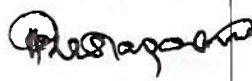
M/s. Mehta & Modi Realty Kowkur LLP, a Limited Liability Partnership Firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 and represented by its Partner Mr. Anand S. Mehta, S/o. Mr. Suresh U. Mehta, aged about 42 years, Occupation Business.

Hereinafter referred to as the Developer.

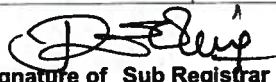
The expressions Owners and Developer shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.

[Signatures]
For Prashant Kumar Sanghi (HUF) *[Signature]*
KARTA
For MEHTA & MODI REALTY KOWKUR LLP
KARTA *[Signature]*
Authorised Signatory

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 A Q KHAN::25/09/2019,1! [1512-1-2019-7218]	A Q KHAN R/O WEST MAREDPALLY, SEC BAD	
2		 PRABHAKAR REDDY K:: [1512-1-2019-7218]	PRABHAKAR REDDY K R/O AMBERPET, HYD	

25th day of September,2019


Signature of Sub Registrar
Malkajgiri

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8393 Name: Mukta Agarwal	W/O Nilesh Agarwal, Hyderabad, Hyderabad, Andhra Pradesh, 500063	
2	Aadhaar No: XXXXXXXX1375 Name: Sushma Sanghi	W/O Prem Kumar Sanghi, Himayathnagar, Hyderabad, Andhra Pradesh, 500029	
3	Aadhaar No: XXXXXXXX1443 Name: Prem Kumar Sanghi	S/O Mukund Lal Sanghi, Himayathnagar, Hyderabad, Andhra Pradesh, 500029	
4	Aadhaar No: XXXXXXXX1443 Name: Prem Kumar Sanghi	S/O Mukund Lal Sanghi, Himayathnagar, Hyderabad, Andhra Pradesh, 500029	
5	Aadhaar No: XXXXXXXX1118 Name: Nilesh Agarwal	S/O K N Agarwal, Hyderabad, Hyderabad, Andhra Pradesh, 500063	
6	Aadhaar No: XXXXXXXX1118 Name: Nilesh Agarwal	S/O K N Agarwal, Hyderabad, Hyderabad, Andhra Pradesh, 500063	
7	Aadhaar No: XXXXXXXX6452 Name: Anand Suresh Mehta	S/O Suresh Mehta, Secunderabad, Hyderabad, Telangana, 500003	

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7083/2019. Sub Registrar
Malkajgiri
Sheet 2 of 5

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A. WHEREAS by a Deed of Joint Development Agreement-cum-General Power of Attorney, dated 9th day of July 2019, executed between the same parties, who are also the parties to this Rectification Deed, which was registered as document no. 5379 of 2019, at the Sub-Registrar, Malkajigiri, Medchal-Malakajigiri District (hereinafter referred to as the Principal Deed), in respect of the open land area to the extent of Ac.2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly known as R. R. District).

B. Whereas in the said Principal Deed inadvertently the following clerical mistake was made:

In page no.18, i.e., Annexure A-Details of allotment of flats between the Developers and Owners the division of allotment wrongly mentioned as:

Block No.	Flat No.	Carpet Area in Sft	Built up Area in Sft	Super Built up Area in Sft	Flat Allotted to	Undivided Share of land in Sq. yds,
A	102	1,254	1,322	1,715	Developer	72.72
A	105	1,247	1,321	1,715	Developer	72.72
B	108	1,247	1,321	1,715	Developer	72.72
B	111	1,247	1,321	1,715	Developer	72.72
A	114	1,421	1,498	1,945	Developer	82.47
A	202	1,254	1,322	1,715	Owner no.1	72.72
A	205	1,247	1,321	1,715	Owner no.2	72.72
B	208	1,247	1,321	1,715	Owner no.3	72.72
B	211	1,247	1,321	1,715	Owner no.4	72.72
A	214	1,421	1,498	1,945	Owner no.5	82.47

C. WHEREAS the Developer and Owners detected the clerical error and decided to rectify the said clerical mistake by means of this Rectification Deed.

NOW THEREFORE THIS RECTIFICATION DEED WITNESSES AS FOLLOWS:

1. 'Annexure A-Details of allotment of flats between the Developers and Owners' on page no. 18 of the Principal Deed shall hereafter be corrected so as to read and construed as follows:

Block No.	Flat No.	Carpet Area in Sft	Built up Area in Sft	Super Built up Area in Sft	Flat Allotted to	Undivided Share of land in Sq. yds,
A	102	1,254	1,322	1,715	Owner no.1	72.72
A	105	1,247	1,321	1,715	Owner no.2	72.72
B	108	1,247	1,321	1,715	Owner no.3	72.72
B	111	1,247	1,321	1,715	Owner no.4	72.72
A	114	1,421	1,498	1,945	Owner no.5	82.47
A	202	1,254	1,322	1,715	Developer	72.72
A	205	1,247	1,321	1,715	Developer	72.72
B	208	1,247	1,321	1,715	Developer	72.72
B	211	1,247	1,321	1,715	Developer	72.72
A	214	1,421	1,498	1,945	Developer	82.47

2. This Rectification Deed is hereby executed and limited to the above mentioned correction.

Resanghi
For Prem Kumar Sanghi (HUF)
Resanghi
KARTA

Mukta

Mehta
NILESH AGARWAL
Mehta
KARTA

Page 3
For MEHTA & MODI REALTY KOWKUR LLP

Anand Mehta
Authorized Signatory

Endorsement: Stamp Duty, Transfer 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	E-Challan	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	1000	0	0	0	1000
User Charges	NA	0	100	0	0	0	100
Total	100	0	1100	0	0	0	1200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,7283X2240919 dated ,24-SEP-19 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1100/-, DATE: 24-SEP-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6476736518615, PAYMENT MODE: NB-1000200, ATRN: 6476736518615, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MR. PREM KUMAR SANGHVI AND OTHERS, CLAIMANT NAME: MEHTA AND MODI REALTY KOWKUR LLP).

Date:
25th day of September, 2019

Signature of Registering Officer
Malkajgiri

Certificate of Registration

Registered as document no. 7083 of 2019 of Book-1 and assigned the identification number 1 - 1512 - 7083 - 2019 for Scanning on 25-SEP-19.

Registering Officer
Malkajgiri
(P Ramadevi)



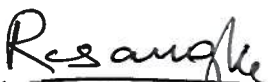
3. Except the above said correction there is no change in the Principal Deed such as, carpet area, built up area, super built up area, undivided share of land, Village, Sy. No., extent, location, etc. This document is therefore hereby executed without consideration, only to rectify the above said clerical mistake in the Principal Deed. In the principal deed the Owners were allotted 43 flats with a total super built-up area of 74,560 sft, & undivided share of land of 3,161 sq. yds, and the Developer was allotted 76 flats with a total super built-up area of 1,32,500 sft, & undivided share of land of 5,618 sq yds. There is no change in the number of flats, super built-up area or undivided share of land allotted to the Owners and Developer as a consequence of this rectification deed.
4. 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.

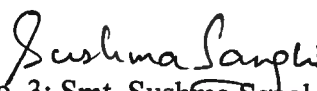
SCHEDULE OF THE LAND

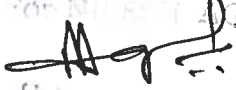
All that portion of the land area to the extent of Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly known R. R. District) under S.R.O. Malakajigiri and bounded by:

North	Neighbours land in Sy. No. 196
South	Approved layout and common passage
East	Neighbours land in Sy. No. 196
West	Neighbours land in Sy. No. 196

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

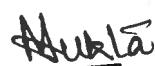

Owner No. 1: Prem Kumar Sanghi

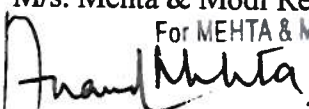

Owner No. 3: Smt. Sushma Sanghi


Owner No. 5: Nilesh Agarwal HUF


Owner No. 2: Prem Kumar Sanghi HUF


Owner No. 4: Nilesh Agarwal


Owner No. 6: Mukta Agarwal

M/s. Mehta & Modi Realty Kowkur LLP
For MEHTA & MODI REALTY KOWKUR LLP

Anand S. Mehta
Partner
Authorized Signatory

WITNESSES

- 
- 



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7083/2019. Sheet 4 of 5 Sub Registrar
Malkajgiri

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ప్రేమ కుమార్ సాంగ్లి
Prem Kumar Sanghli

పుట్టిన తేదీ / Year of Birth: 1969
 పురుషుడు / Male

1443

అధికారి - సామాన్యుని హక్కు

సుషీమ సాంగ్లి
Sushima Sanghli

పుట్టిన తేదీ / Year of Birth: 1970
 స్త్రీ / Female

4375

అధికారి - సామాన్యుని హక్కు

నిలకవి ఆగర్వల్
Nilakavi Agarwal

పుట్టిన తేదీ / Year of Birth: 1973
 పురుషుడు / Male

1118

అధికారి - సామాన్యుని హక్కు

నిలకవి ఆగర్వల్
Nilakavi Agarwal

పుట్టిన తేదీ / Year of Birth: 1975
 స్త్రీ / Female

8303

అధికారి - సామాన్యుని హక్కు

అంజలి సుమన్ మిశ్రా
Anand Suman Mishra

పుట్టిన తేదీ / DOB: 13/09/1977
 పురుషుడు / Male

6452

అధికారి - సామాన్యుని హక్కు

చిరునామా: ఎం. కుమార్ సాంగ్లి
 3-6-977301, భూస్మి మహల్ అవార్డ్
 చిట్టా, సామాన్యుని హక్కు, హైదరాబాద్
 అంధ్ర ప్రదేశ్, 500029

Address: S/O Mukund Lal Sanghli, 3-6-977301, Itean Surbhi Arcade, Bachhavabagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500029

చిరునామా: ఎం. ప్రేమ కుమార్ సాంగ్లి
 3-6-977301, భూస్మి మహల్ అవార్డ్
 చిట్టా, సామాన్యుని హక్కు, హైదరాబాద్
 అంధ్ర ప్రదేశ్, 500029

Address: W/O Prem Kumar Sanghli, 3-6-977301, Itean Surbhi Arcade, Bachhavabagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500029

చిరునామా: ఎం. కె.ఎ. ఆగర్వల్
 5-9-22A/1/32, ఎం.కె.ఆగర్వల్
 ఎం.కె.ఆగర్వల్, హైదరాబాద్
 అంధ్ర ప్రదేశ్, 500063

Address: S/O K N Agarwal, 5-9-22A/1/32, Adarsh Nagar, Opp New MLA Quarter, Maheshwari Residency, Hyderabad, Andhra Pradesh, 500063

చిరునామా: ఎం. నిలకవి ఆగర్వల్
 5-9-22A/1/32, ఎం.కె.ఆగర్వల్
 ఎం.కె.ఆగర్వల్, హైదరాబాద్
 అంధ్ర ప్రదేశ్, 500063

Address: W/O Nilakavi Agarwal, 5-9-22A/1/32, Adarsh Nagar, Opp New MLA Quarter, Maheshwari Residency, Hyderabad, Andhra Pradesh, 500063

చిరునామా: అంజలి సుమన్ మిశ్రా
 21-బాపు బాగ్ కలనీ, పి.గి.రోడ్,
 సెకండరాబాద్, హైదరాబాద్,
 తెలంగాణ, 500003

Address: S/O: Suman Mishra, 21-BAPU BAGH COLONY, P G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003

