

### RECTIFICATION DEED

This Deed of Rectification is made and executed on this 27<sup>th</sup> day of July 2020 at S.R.O, Vikarabad by and between:

- 1. Mr. Chakali Yadaiah, S/o. Late Chakali Anantaiah, aged 52 years, Occupation: Business, resident of 4-12-108/1, behind Gangaram Methodist Church, Gangaram, Vikarabad 501 101 (Aadhar No.: 8908 4413 1499).
- 2. Mr. Chakali Narsimulu S/o. Late Chakali Anantaiah, aged 49 years, Occupation: Business, resident of. 4-12-104, Gangaram Colony, Vikarabad 501 101 (Aadhar No.: 8460 3703 8080).
- 3. Mr. Chakali Vijay Kumar, S/o. Late Chakali Anantaiah, aged 39 years, Occupation: Working for Indian Army, resident of 4-12-104, Gangaram, Vikarabad 501 101 (Aadhar No.: 34377 869 3060).

Hereinafter collectively referred to as VENDORS and severally as Vendor No.1, Vendor No.2 and Vendor No.3 respectively.

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on the 04th day of AUG, 2020 by Sri Chakali Yadaiah Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb SI No Code Thumb Impression Photo Address Impression M/S MODI REALTY VIKARABAD LLP REP BY ITS DESIGNATED PATNER PALLE BAL R 1 CL S/O. SANJEEVA REDDY 2-2-23/1/5 SBH COLONY BAGH AMBERPET, HYD M/S MODI REALTY VIKARABA [1509-1-2020-5292] CHAKALI VIJAY KUMAR S/O. LATE CHAKALI ANANTHAIAH 2 EX 4-12-104 GANGARAM VIKARABAD VIKARABAD DIST CHAKALI VIJAY KUMAR: [1509-1-2020-5292] CHAKALI NARSIMULU S/O. LATE CHAKALI ANANTHAIAH 3 FX 4-12-104 GANGARAM VIKARABAD, VIKARABAD DIST CHAKALI NARSIMULU::04/08/2 [1509-1-2020-5292] CHAKALI YADAIAH S/O. LATE CHAKALI ANANTHAIAH 4-12-108/1 GANGARAM VIKARABAD. VIKARABAD DIST 63098581 CHAKALI YADAIAH [1509-1-2020-5292] Identified by Witness: SI No Thumb Impression Photo Name & Address Signature S RAGHAVENDRA REDDY SIDDULUR VIKARABAD VKB DIST S RAGHAVENDRA REDDY::04/0 K PRAABHAKAR REDDY 2 HYDERABAD T S K PRAABHAKAR REDDY::04/08

04th day of August, 2020

Signature of Sub Registrar Vikarabad

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No 5292/2020 & Sheet

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#### IN FAVOUR OF

M/s. Modi Realty Vikarabad LLP, a Limited Liability Firm having its office at 5-4-187/3 & 4. II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Designated Partner Shri. P. Bal Ram Reddy, S/o. Late P. Sanjeev Reddy, aged about 39 years, Occupation: Business, resident of 2-2-23/1/5, SBH Colony, Bagh Amberpet, Hyderabad (PAN: AJSPR0601D, Aadhar No.: 7578 5812 4287), hereinafter referred to as the 'Purchaser',

The term Vendor and Purchaser shall mean and include wherever the context may require their successors in interest, assignees, legal representative, executors, nominees, etc.

- A. WHEREAS by a Deed of Sale dated 13th August 2018 executed between the same parties, who are the parties to this Deed of Rectification, which was registered as Document No. 7080/2018, registered in the office of the Sub-Registrar, Vikarabad (hereinafter referred to as the said Principal Deed), the Vendor sold and the Purchaser purchased all that land admeasuring about Ac.0-39 gts (4,719 Sq. yds) forming part of Sy. No.83, situated Gangaram Village, Vikarabad Mandal and Vikarabad District, Telangana.
- B. Whereas in the said Principal Deed Page No.3, Para B fourth line it was wrongly mentioned as 4 (four) sons instead of 3 (three) sons namely Chakali Anantaiah, Chakali Swamy & Chakali Yellaiah.
- C. Whereas in the said Principal Deed Page No.5, the Scheduled Land boundaries were wrongly mentioned
- D. Whereas the Purchaser detected the said clerical errors and requested the Vendors to rectify the same as given below in the Scheduled of Land.
- E. That the Vendors herein is rectifying the said errors by way of this deed.
- F. The Vendors further confirm that they were owners of a total extent of Ac. 1-05 gts., forming a part of Sy. No. 83, of Gangaram Village, Vikarabad Mandal, Vikarabad District, Telangana and Patta Passbook and title book was issued to them. The Vendors have sold 0-39 gts., out of the Ac.1-05 gtsi., to the Purchaser and they along with their successor in interest continue to own physical possession of the balance Ac. 0-06 gts., in Sy. No. 83. They have no further land to sell to any intending purchasers. The Vendors hereby declares that here is no further land remains to re-locate and re-assign to the Purchaser in Sy. No. 83 of Gangaram Village, Vikarabad Mandal, Vikarabad District.
- G. The Vendors further confirm that they have already handed over possession of the Scheduled Land to the Purchasers at the time of executing the Principal Deed. The extent, measurements and location of the land mentioned in the Principal Deed remain unchanged.
- H. The Vendors and Purchaser further confirm that the Scheduled Land mentioned in the Principal Deed was clearly demarcated by the Deputy Inspector of Survey and Land Records in the office of the District Collector, Vikarabad vide file no. K3/252/VKB/2018 and a location sketch was issued by the Mandal Surveyor, Vikarabad Mandal for the purpose of conversion of the land from agricultural use to non-agricultural use and proceeding no. C-61-2020, dated 10.03.2020 was issued by the Revenue Divisional Officer, Vikarabad for the same. The Vendors and Purchaser Principal Deea, p. and the same

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  Page 2 further confirm that the land mentioned in the Principal Deed, proceedings of the RDO and the land mentioned in this rectification deed are one and the same

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SI No	Aadhaar Details	E-KYC Details as received from UIDAI: Address:	
1	Aadhaar No: XXXXXXXX9204		Photo
	Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX7068	S/O Soli Narasinha Reddy,	
	Name: Soli Raghavendra Reddy	Sidloor Paigah, K.v. Rangareddy, Telangana, 501101	8
3	Aadhaar No: XXXXXXXX1499	S/O Chakali Ananthaiah Late,	BENEVAL TO SERVICE STATE OF THE SERVICE STATE OF TH
	Name: Chakali Yadaiah	Vicarabad, K.v. Rangareddy, Telangana, 501101	0
4	Aadhaar No: XXXXXXXX8080	S/O Ananthaiah,	
	Name: Chakali Narisimulu	Vicarabad, K.v. Rangareddy, Telangana, 501101	
5	Aadhaar No: XXXXXXXXX060	S/O Ananthaiah,	
	Name: Vijay Kumar S	Vicarabad, K.v. Rangareddy, Telangana, 501101	
	Aadhaar No: XXXXXXXX4287	S/O P Sonicous P. 11	N. J.
- 1	Name: Palle Balaram Reddy	S/O P Sanjeeva Reddy, LBNagar, Rangareddi, Andhra Pradesh, 500068	(3)

ity, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of	In the Form of							
Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total	
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	1000	
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 ,19026R250720 dated ,25-JUL-20 of

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1100/-, DATE: 25-JUL-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0574904834813, PAYMENT MODE:NB-1000200, ATRN:0574904834813, REMITTER NAME: MR P. BALRAM REDDY, EXECUTANT NAME: MR. CHAKALI YADAIAH AND OTHERS, CLAIMANT NAME: MODI REALTY VIKARABAD LLP).

Date:

04th day of August,2020

Signature of Registering Officer Vikarabad





- 1. Now therefore this Deed of Rectification is executed to effect the above mentioned correction wherever necessary.
- J. Except the above said correction there is no further change in the Principal Deed, especially with regard to area of the land, land measurements, total extent, survey no., village, etc. Therefore, this document is hereby executed without consideration.
- K. This Deed of Rectification shall be read along with the Principal Deed and shall be deemed to have come into force from this date.

# INCORRECT SCHEDULE OF THE PROPERTY SCHEDULE OF THE LAND

All that part and parcel of land admeasuring Ac. 0-39 gts.,(4,719 Sq.yds) forming part of Sy. No. 83, situated at Gangaram Village, Vikarabad Mandal, Vikarabad District, Telangana marked in red and bounded by:

North	Neighbours Land in Sy. No. 77
South	Neighbours Land in Sy. No. 84
East	Open Land
West	Land belongs to Vendor and Neighbours land in Sy. Nos. 81 & 82

#### CORRECT SCHEDULE OF THE PROPERTY

#### SCHEDULE OF THE LAND

All that part and parcel of land admeasuring Ac.0-39 gts (4,719 Sq.yds) forming part of Sy. No. 83, situated at Gangaram Village, Vikarabad Mandal, Vikarabad District, Telangana marked in red and bounded by:

North	Open Land and road
South	Land belonging to Vendor and Neighbors Land in Sy. No. 81 & 82
East	Neighbors Land in Sy. No. 84
West	Neighbors Land in Sy. No. 77

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

WITNESSES:

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PURCHASER

M/s. Modi Realty Vikarabad LLP, Designated Partner

SIGNATURES:

VENDOR No. 1

VENDOR No.2

VENDOR No.3

Page 3

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Book- and assigned the identification number \$552 2020, 1509-1-20 for a scanning on 21-8-2020

Sub-Registrar Vikarabad





Ac.0-39 Gts IN SURVEY	NO. 83/P SITU	ATED A	T GANGARA	WING LAND A AM VILLAGE,	ADMEASURIN VIKARABAD	G
MANDAL, VIKARABAD VENDORS: 1. MR. CHAI	KALI YADAIH	I, 2. MR.	CHAKALI N	JARSIMULU, 3. AKALI ANANT	MR. CHAKAL	[
PURCHASER: M/S. MC	DI REALTY V	KARAE	AD LLP REP		ITS DESIGNA	
REFERENCE:	SCALE:		NCL:	EXCL:		
AREA:	Ac. 0-39 Gts	OR	4,719 Sq.yds			
	T					
					<b>d</b>	
	NEIGHBOURS	LAND IN SY	7.NO.77		₩ N	
NEIGH J. S.		322'-5"			OPEN LAND	
NEIGHBOURS LAND NEIGHBOURS 1 & 82	A	c.0 -39 Gunt	as	4	60'0" WIDE ROAD	1
		280'-0"				4
WITNESSES:	NEIGHBOURS		SY.NO.84			
					THE VENDOR	
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K3/252/VRB/208

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[] Name of Applicant.......

2] Date of Application.....b. L.

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252/VKB/2018

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## LOCATION SKETCH

Gangaram

VILLAGE, VIKARABAD (MANDAL). UN Kazalon (MANDAL)

PILENO P/1200/2018 P/1200/2018





VILLAGE: Gangaram

MANDAL: VIKARABAD

DISTRICT VIKARABAD

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ANNEXURE- C {See Rule 7} TSGGDD 73018945

PROCEEDINGS OF THE COMPETENT AUTHORITY IND REVENUE DIVISIONAL OFFICER VIKARABAD DISTRICT

**Application No:** 

Proceedings.No. c-61-2020

LCR022000120267 Dated:10/03/2020

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Sub:- Land Conversion - VIKARABAD District Gangaram Village Vikarabad Mandal, Sy.No. 83/P
Exten 0.3900 Acre-guntas Conversion of land use from Agriculture to Non-AgricultureOrders-Issued.

Ref:- 1. Application of P BALRAM REDDY S/O SANJEEVA REDDY, Dt. 07/03/2020

2. Report of the Tahsildar, Vikarabad Mandal, Lr.No. b-2230-2019

3. Challan No: 190400151, Dt: 29-02-2020 00:00:00 for Rs: 180750.0000 /- being the 3% Conversion fee.

ORDER:

P BALRAM REDDY, S/O SANJEEVA REDDY, R/O 2-2-23/1/5, SBH COLONY, AMBERPET, Amberpet, HYDERABAD, 500006 has applied for conversion of agriculture land bearing Sy.No. 83/P extent. 0.3900 Acre-guntas situated in Gangaram Village Vikarabad Mandal, VIKARABAD District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions.

The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.

2 The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act,

3 The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.

4 It does not confer any right, title or ownership to the applicant over the above Agricultural lands.

5 This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.

6 The conversion fee paid will not be returned or adjusted otherwise under any circumstances.

The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or cause otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant;

The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Constructions should be only for Conversion Extent.

10 No Water Sources, Rastha or Electrical Poles should be diverted or disturbed.

S.No. Village & Mandal & District	Sy.No.	Total extent (S.No. wise)	Extent for which permission for conversion granted	ART OF TELENGARIA SENT CRemarks (CARLA) (ERT OF TELENGARIA)
AFE I CHE AND AM Gangaram, Vikarabad, VIKARABAD	83/P	0.39	0.39	MEMALOF THE ANGLAND
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To.

P BALRAM REDDY AMBERPET Village Amberpet Mandal mely

K.V UPENDER REDDY
REVENUE DIVISIONAL OFFICER

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LOCATION SKETCH

File No: F/ /2019

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VILLAGE	GANGARAM
MANDAL	VIKARABAD
DISTRICT	VIKARABAD



Proposed (and for Conversion from Agriculture land to Non-Agriculture land in Sy. No. 63 an extent of Ac 0.39 state at Gangaram (v). Vikarahad (in) Vikarahad (District)

Prepared by

H.Ne

Mandal Surveyor,

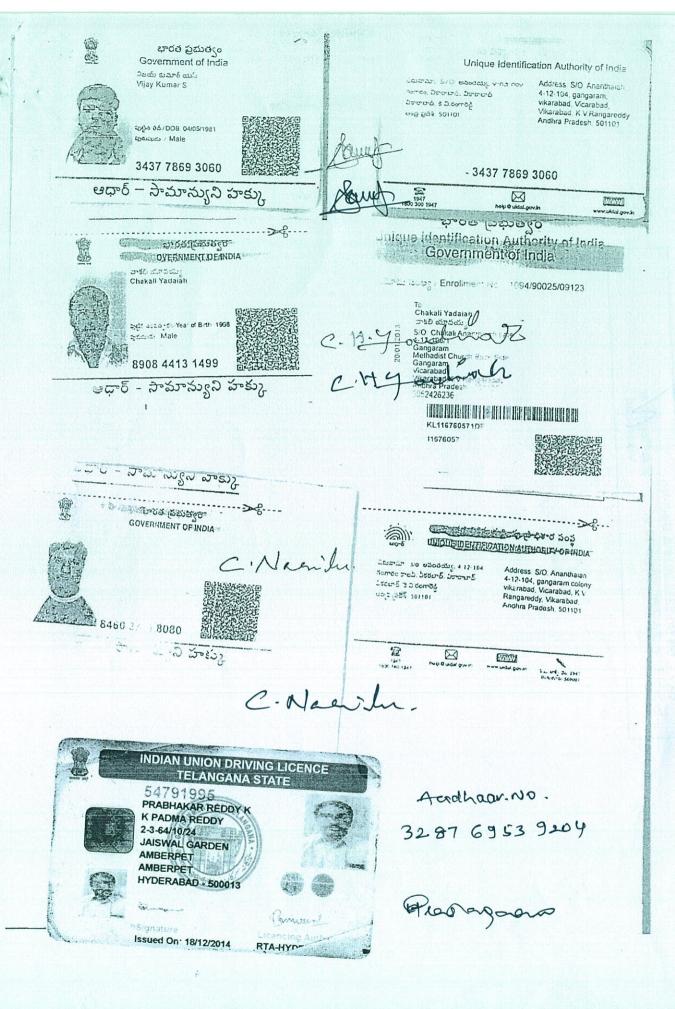
Vikarabad Mandal,

Vikarabad(Dist.)

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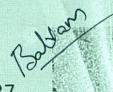


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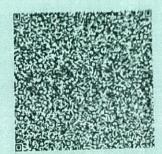
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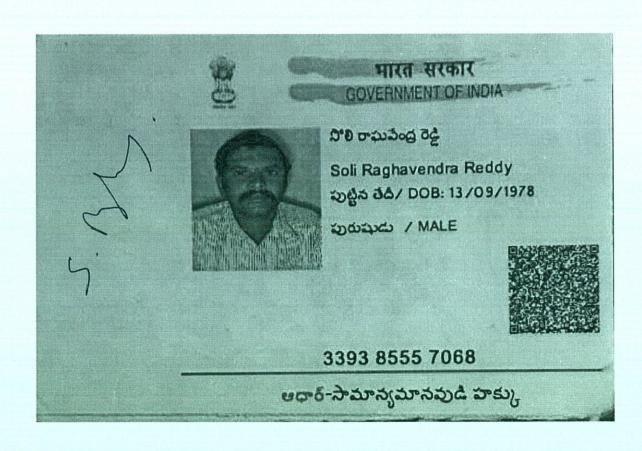
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DEMTHORITON AUTHORITY OF INDIA विशिष्ट पहचान प्राधिकरण Paigah, K.v. Rangareddy,

81, vikarabad mandalm, Sidloor Andhra Pradesh - 501101 S/O: Soll Narasinha Reddy, 2-







### GOVERNMENT OF TELANGANA REGISTRATION AND STAMPS DEPARTMENT

Office of the District Registrar Ranga Reddy

Memo.No. 7588/G1/2020

Dated 18.08.2020

Sub:- Registration and Stamps Department - SRO Vikarabad - Document styled as Rectification deed kept pending for want of clarification regarding chargeability of stamp duty - Clarification sought - Issued - Regarding.

Ref:- Sub-Registrar Vikarabad Lr. No. 118/SRO/VKB/2020, dt 04.08.2020.

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The attention of the Sub-Registrar, Vikarabad, Ranga Reddy is invited to the reference cited, wherein he sought clarification with regard to chargeability of stamp duty for pending document bearng No. 204/2020.

In this connection, he is requested to follow the Commissioner and Inspector General of Registration and Stamps, Hyderabad Memo No. IAR/4245/2018, dt 03.07.2020.

As per 1 (A)(a)(i) and this rectification deed, the 4 boundaries are altered by notation of North Point in Clock Wise direction by 90 ° degrees and also " no new rights are created but the document presented before the Registering Authority is to rectify the documentation flaws".

Hence the document falls under rectification category only.

DISTRICT REGISTRAR
RANGA REDDY DIST.

To The Sub-Registrar, Vikarabad, Ranga Reddy District.