



Government of Telangana
Registration And Stamps Department

7083/19

Payment Details - Citizen Copy - Generated on 25/09/2019, 03:39 PM

SRO Name: 1512 Malkajgiri

Receipt No: 7707

Receipt Date: 25/09/2019

Name: PREM KUMAR SANGHI

CS No/Doct No: 7218 / 2019

Transaction: Rectification Deed

Challan No:

E-Challan No: 7283X2240919

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 24-SEP-19

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				1000
User Charges				100
Total:				1100
In Words: RUPEES ONE THOUSAND ONE HUNDRED ONLY				

RETURNED

Prepared By: HARISH

Signature by SR

SR-022
మంజూరి

OTP
697567

D.No. 7083/2019

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

RS.50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

H 972609
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

Sl.No. 24346 Date: 09/07/2019

Sold to: 7. Anjani

S/o W.D. Lingam

for whom: mehta modi Realty kowkur UP

RECTIFICATION DEED

This Deed of Rectification is made and executed on this 25th day of September, 2019 at SRO, Malkajigiri, Medchal-Malkajigiri 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 Nilesa 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 Prem Kumar Sanghi (HUF)

Sushma Sanghi

For MEHTA & MODI REALTY KOWKUR LLP

For MEHTA & MODI REALTY KOWKUR LLP

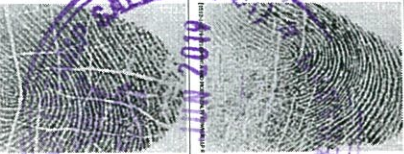
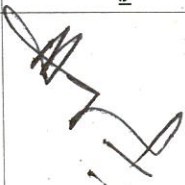
For MEHTA & MODI REALTY KOWKUR LLP

For MEHTA & MODI REALTY KOWKUR LLP

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 5 and U on the 25th day of SEP, 2019 by Sri Prem Kumar Sanghi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/link Thumb Impression
1	CL			MEHTA AND MODI REALTY KOWKUR LLP REP BY ANAND S MEHTA S/O. SURESH U. MEHTA 5-4-187/3 AND 4.M. G. ROAD, SECUNDERABAD, SECUNDERA BAD, Telangana, 500003, SECUNDERABAD	
2	EX			MUKTA AGARWAL W/O. NILESH AGARWAL FLAT NO. 32, ADARSH NAGAR, HYDERABAD, HYDERABAD, Tel angana, 500029, HYDERABAD	
3	EX			NILESH AGARWAL HUF REP BY ITS KARTI NILESH AGARWAL S/O. K. N. AGARWAL FLAT NO. 32, ADARSH NAGAR, HYDERABAD, HYDERABAD, Tel angana, 500029, HYDERABAD	
4	EX			NILESH AGARWAL S/O. K. N. AGARWAL FLAT NO. 32, ADARSH NAGAR, HYDERABAD, HYDERABAD, Tel angana, 500029, HYDERABAD	
5	EX			SUSHMA SANGHI W/O. PREM KUMAR SANGHI 3-6-97/301, BASHHEERBAGH, HYDERABAD, HYDER ABAD, Telangana, 500029, HYDERABAD	
6	EX			PREM KUMAR SANGHI HUF REP ITS KARTI PREM KUMAR SANGHI S/O. LATE M. L. SANGHI 3-6-97/301, BASHHEERBAGH, HYDERABAD, HYDER ABAD, Telangana, 500029, HYDERABAD	
7	EX			PREM KUMAR SANGHI S/O. LATE M. L. SANGHI 3-6-97/301, BASHHEERBAGH, HYDERABAD, HYDER ABAD, Telangana, 500029, HYDERABAD	

Bk - 1, CS No 7218/2019 & Doct No
7083/2019.

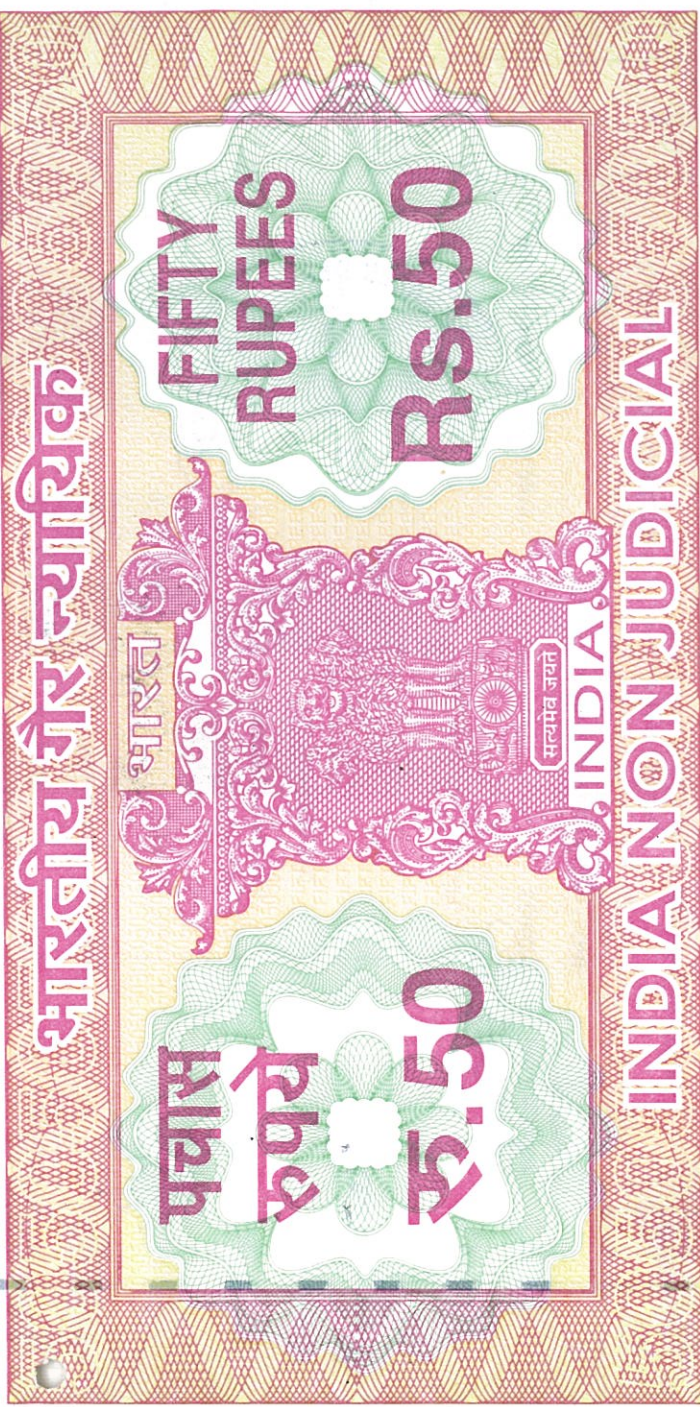
Sheet 1 of 5

Sub Registrar
Malkajgiri



Generated on: 25/09/2019 03:48:38 PM





తెలంగాణ తెలంగాణ TELANGANA

 H 972608

Sl.No. 24345 Date 09/07/2019

Sold to Y Anjan

S/o W/o N. S. Agarian

For whom M. 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.

Cont: 929933668

5. Nilesht Agarwal HUF, Rep. by its Karta Shri Nilesht 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 Nilesht 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.



For Pooni Kumar Sanghi (HUF)



KARTA





NILESH AGARWAL



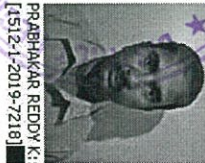
HUF

For MEHTA & MODI REALTY KOWKUR LLP



Anand S. Mehta

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			A Q KHAN R/O WEST MAREDPALLY, SEC BAD	
2			PRABHAKAR REDDY K R/O AMBERPET, HYD	

25th day of September, 2019

Signature of Sub Registrar
Malkajgiri

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXXX8393 Name: Mukta Agarwal	W/O Nilesh Agarwal, Hyderabad, Hyderabad, Andhra Pradesh, 500063	
2	Aadhaar No: XXXXXXXXX1375 Name: Sushma Sanghi	W/O Prem Kumar Sanghi, Himayathnagar, Hyderabad, Andhra Pradesh, 500029	
3	Aadhaar No: XXXXXXXXX1443 Name: Prem Kumar Sanghi	S/O Mukund Lal Sanghi, Himayathnagar, Hyderabad, Andhra Pradesh, 500029	
4	Aadhaar No: XXXXXXXXX1443 Name: Prem Kumar Sanghi	S/O Mukund Lal Sanghi, Himayathnagar, Hyderabad, Andhra Pradesh, 500029	
5	Aadhaar No: XXXXXXXXX1118 Name: Nilesh Agarwal	S/O K N Agarwal, Hyderabad, Hyderabad, Andhra Pradesh, 500063	
6	Aadhaar No: XXXXXXXXX1118 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	

Bk - 1, CS No 7218/2019 & Doct No
7083/2019.

Sheet 2 of 5

Sub Registrar
Malkajgiri

Generated on: 25/09/2019 03:48:38 PM



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, Malkajgiri, Medchal-Malakajgiri 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, Malkajgiri Mandal, Medchal-Malkajgiri 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.

For Prem Kumar Sanghi (HUF) *Prem Kumar Sanghi* KARTA
 For MEHTA & MODI REALTY KOWKUR LLP *For MEHTA & MODI REALTY KOWKUR LLP* Signatory
 Page 3

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/B/C/ 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,ATRNB: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)

Bk - 1, CS No 7218/2019 & Doct No
7083/2019. Sheet 3 of 5 Sub Registrar
Malkajgiri



Generated on: 25/09/2019 03:48:38 PM



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.

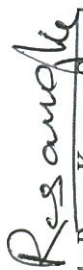
4. This Deed of Rectification deed shall read along with the Principal Deed and shall deemed to have come into force from the date of execution of the Principal Deed.

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 For Prem Kumar Sanghi HUF


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

- 
- 



Bk - 1, CS No 7218/2019 & Doct No
7083/2019.

Sheet 4 of 5

Sub Registrar
Malkajgiri

Generated on: 25/09/2019 03:48:38 PM



ప్రభుత్వ పాము
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

ప్రభుత్వ పాము
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

1947
 1947
 1947

అధికారి - సామాన్య నివాసి
Pran Kumar Sanghi
 Address: S/O Mukund Lal Sanghi, 3-6-97/301, Itean Surbhi Arcade, Basheerbagh, Himayathnagar, Hyderabad, Andhra Pradesh, 500028

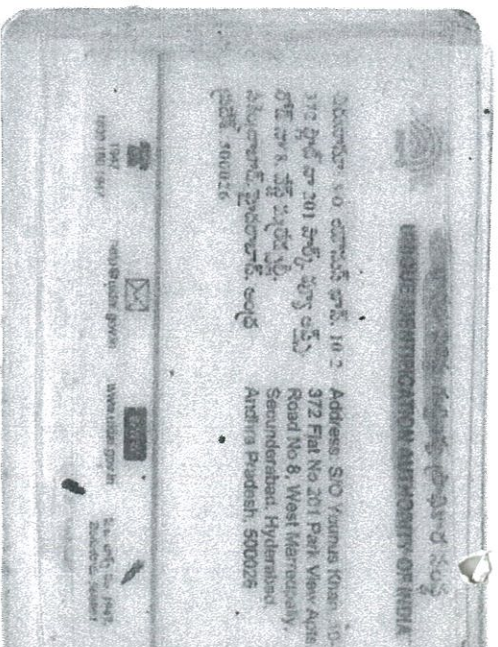
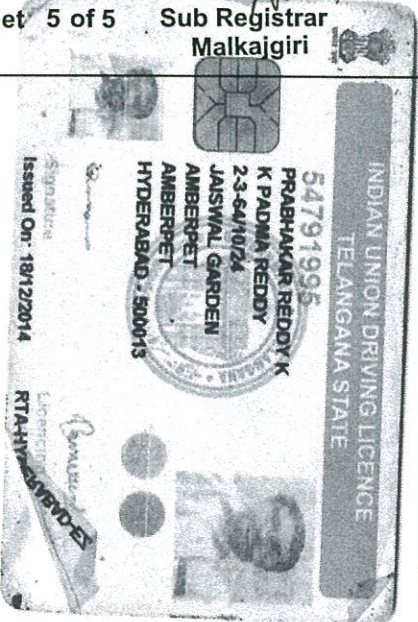
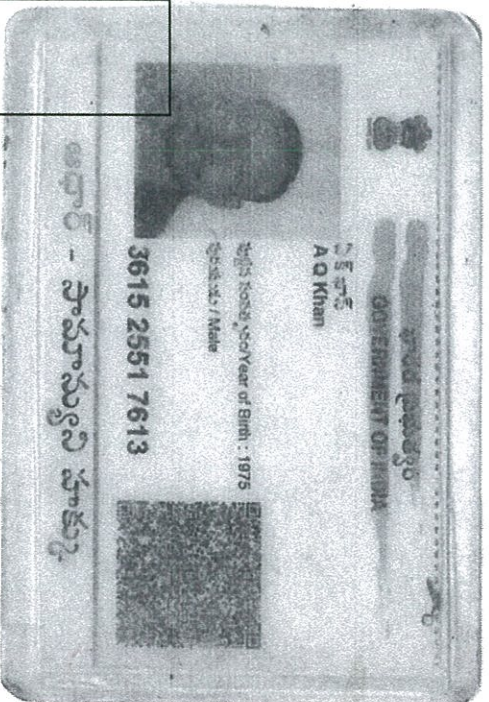
1947
 1947
 1947



Bk - 1, CS No 7218/2019 & Doct No
7083/2019.

Sheet 5 of 5

Sub Registrar
Malkajigiri



Non Transport		Light Motor Vehicle Non Transport, Motor Cycle With Gear	
Date of Validity	14/01/2024		
Transport			
Date of Validity			
Badge No.			
Reference No.	DLRTS0111176314		
Original LA.	RTA-HYDERABAD-EZ		
Date of First Issue	04/01/1995		
Date of Birth	15/01/1974		
Blood Group			

Generated on: 25/09/2019 03:48:38 PM

