



Government of Telangana Registration And Stamps Department

1229
2021

Payment Details - Citizen Copy - Generated on 23/01/2021, 12:52 PM

SRO Name: 1527 L.B.Nagar

Receipt No: 1282

Receipt Date: 23/01/2021

Name: SUNKARA BHASKARA RAO

CS No/Doct No: 1278 / 2021

Transaction: Rectification Deed

Challan No:

E-Challan No: 824UTN230121

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 23-JAN-21

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

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



348412

Prepared By: ARVIND

Sub-Registrar
Signature by SR
B. Nagar, Ranga Reddy District

M/s SR Builders and Developers a registered Partnership Firm vide registration No.3261/2019 having its registered office at H. No. 8-8-12/1, Plot No.27/A, Green Park Colony, Road No.1, Karmanghat, Ranga Reddy district, Hyderabad represented by its Managing Partner **Sri. M. Venkat Aditya Reddy** S/o M. Subba Reddy, Aged: 25 Years, Occ: Business, R/o H. No. 8-8-12/1, Plot No.27/A, Green Park Colony, Road No.1, Karmanghat, Ranga Reddy district, Hyderabad, Aadhar No.XXXX XXXX 0597

(Hereinafter called as **"Builder/Developer/Party of the Second part"** which expression shall mean and include all its heirs, legal representatives, successors, administrators, nominees and assignees etc.,)

Signature

M. SAH

For SR Builders and Developers

M. Venkat Aditya Reddy
Partner

SCANNED
12/18/2021

J. RAMA RAO YADAV
S.V.L.NO. 15-27-005/2010
H.NO. 8-5-52/1, KARMANGHAT(V)
SAROORNAGAR(M)
RANGA REDDY 107/586079
LICENSE NO. 07/2021



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114828
JAN 23 2021
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R.0000100 PB7254
NON JUDICIAL
STAMP DUTY
TELANGANA

RECTIFICATION DEED

This Deed of Rectification is made and executed at SRO, L B Nagar on this the 23rd day of Jan, 2021 by and between:-

1. **Sri. Sunkara Bhaskara Rao** S/o Sri. S. Swamy, Aged: 74 Years, Occ: Retired, R/o H. No. 50-93-4, Santhipuram, Akkayapalem, Vishakapatnam, Andhra Pradesh, Aadhar No.XXXX XXXX 6869
2. **Sri. M. Subba Reddy** S/o M. Venkat Subba Reddy, Aged: 55 Years, Occ: Business, R/o H. No. 8-8-12/1, Plot No.27/A, Green Park Colony, Road No.1, Karmanghat Ranga Reddy district, Hyderabad, Aadhar No.XXXX XXXX 7918.

Hereinafter called as "**Land owners/Party of the First part**" which expression shall mean and include all their heirs, legal representatives, successors, administrators, nominees and assignees etc.,)

A N D

M/s SR Builders and Developers a registered Partnership Firm vide registration No.3261/2019 having its registered office at H. No. 8-8-12/1, Plot No.27/A, Green Park Colony, Road No.1, Karmanghat, Ranga Reddy district, Hyderabad represented by its Managing Partner **Sri. M. Venkat Aditya Reddy** S/o M. Subba Reddy, Aged: 25 Years, Occ: Business, R/o H. No. 8-8-12/1, Plot No.27/A, Green Park Colony, Road No.1, Karmanghat, Ranga Reddy district, Hyderabad, Aadhar No.XXXX XXXX 0597

(Hereinafter called as "**Builder/Developer/Party of the Second part**" which expression shall mean and include all its heirs, legal representatives, successors, administrators, nominees and assignees etc.,)

[Signature]

[Signature]

For SR Builders and Developers

[Signature]
Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, L.B.Nagar 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 13 on the 23rd day of JAN, 2021 by Sri Sunkara Bhaskara Rao

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S SR BUILDERS AND DEVELOPERS REP BY M.VENKAT ADITYA REDDY S/O. M.SUBBA REDDY H.NO.8-8-12/1 PLOT NO.27/A, GREEN PARK COLONY ROAD NO.1 KARMANGHAT, RR DIST	
2	EX			M.SUBBA REDDY S/O. M.VENKAT SUBBA REDDY H.NO.8-8-12/1 PLOT NO.27/A GREEN PARK CLY ROAD NO.1, KARMANGHAT RR DIST	
3	EX			SUNKARA BHASKARA RAO S/O. S.SWAMY H.NO.50-93-4 SANTHIPURAM AKKAYAPALEM VISHAKAPATNAM, PRESENTLY H.NO.50-121-53 MADHURI HILLS BS LAYOUT SEETHAMMADHARA	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			B SARAH KUMAR REDDY CHAMPAPET R R DIST	
2			K YESHWANTH KUMAR REDDY KARMANGHAT R R DIST	

23rd day of January, 2021

Signature of Sub Registrar
L.B.Nagar

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6869 Name: Sunkara Bhaskara Rao	S/O Swamy, Visakhapatnam (Urban), Visakhapatnam, Andhra Pradesh, 530013	
2	Aadhaar No: XXXXXXXX7918 Name: Maditathi Subba Reddy	S/O Maditathi Venkat Subba Reddy, Saroornagar, K.v. Rangareddy, Telangana, 500035	

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Whereas by a deed of Development Agreement Cum General Power of Attorney dated 11.10.2019 bearing document No.9785/2019 is executed between the same parties who are the parties to this deed of rectification which is registered in the office of SRO, L B Nagar (Hereinafter called as the said principal Deed) wherein the land owners have jointly entered into development agreement with developer in respect of their Plot Nos.279 and 280 admeasuring 300 square yards each total admeasuring 600 square yards in Ward No.8, Block No.7 situated at Visvesvaraya Engineers Colony in Survey No.59 of Karmanghat Village Saroornagar Mandal, Ranga Reddy District under GHMC L B Nagar Circle - III.

Whereas the Land owners/Party of the first part and Developer/Builder/Second Part have agreed to develop the said property on the basis of sharing the built up area at the ratio of 45% share to the land owners and 55% to the Developer together with undivided extent of land in entire building. The land owners share in built up area is 45% as per their plot but on combining both plots it shall be 22.50% share each in entire building area.

Whereas in pursuance of negotiations between the parties have decided to construct stilt floor for parking and five upper floors for construction of two residential flats in each floor. Accordingly, in the principal deed at Page No.9 the land owner No.1 (S. Bhaskara Rao) and land owner No.2 is allotted two Flats each as detailed below:-

[Signature]

M. S. [Signature]

For SR Builders and Developers

[Signature]
Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX0597 Name: Madithati Venkat Aditya Reddy	S/O Madithati Subba Reddy, kharman ghat, Rangareddi, Andhra Pradesh, 500035	

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 .824UTN230121 dated ,23-JAN-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1100/-, DATE: 23-JAN-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5113867756726, PAYMENT MODE: NB-1001138, ATRN: 5113867756726, REMITTER NAME: M VENKAT ADITYA REDDY, EXECUTANT NAME: SUNKARA BHASKARA RAO AND ANOTHER, CLAIMANT NAME: MS SR BUILDERS AND DEVELOPERS).

Date:

23rd day of January, 2021

Signature of Registering Officer
L.B.Nagar

Certificate of Registration

Registered as document no. 1229 of 2021 of Book-1 and assigned the identification number 1 - 1527 - 1229 - 2021 for Scanning on 23-JAN-21.

Registering Officer
L.B.Nagar
(B Srinivas)

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FLATS ALLOTTED TO THE LAND OWNER NO.1
SRI. SUNKARA BHASKARA RAO
BUILT UP AREA INCLUDES COMMON AREA

Land owner Name	Flat No	Floor	Area in Sft/UDS
S. Bhasakara Rao	102	First Floor	1510/60 S. Yards
S. Bhaskara Rao	402	4 th Floor	1510/60 S. Yards

FLATS ALLOTTED TO THE LAND OWNER NO.2
M. SUBBA REDDY
BUILT UP AREA INCLUDES COMMON AREA

Land owner Name	Flat No	Floor	Area in Sft/UDS
M. Subba Reddy	101	1 st Floor	1510/60 S. Yards
M. Subba Reddy	501	5 th Floor	1510/60 S. Yards

Whereas in the principal deed at Page No.10 the Developer (M/s S R Builders and Developers) is allotted 6 Flats as detailed below:-

FLATS ALLOTTED TO THE DEVELOPER/BUILDER
M/S SR BUILDERS AND DEVELOPERS
BUILT UP AREA INCLUDES COMMON AREA

Developer/Builder	Flat No	Floor	Area in Sft/UDS
Developer/Builder	201	2 nd Floor	1510/60 S. Yards
Developer/Builder	202	2 nd Floor	1510/60 S. Yards
Developer/Builder	301	3 rd Floor	1510/60 S. Yards
Developer/Builder	302	3 rd Floor	1510/60 S. Yards
Developer/Builder	401	4 th Floor	1510/60 S. Yards
Developer/Builder	502	5 th Floor	1510/60 S. Yards

Whereas after execution of Principal Deed the Developer did not obtain any permission from the concern GHMC Authorities and the parties have subsequently felt that construction of two flats in each floor is not suitable as such they wanted to construct three flats in each floor. Therefore, the allotments made in the principal deed are required to be modified and substituted at Page Nos.9 & 10 of the principal deed as follows:-



M. Subba Reddy

For SR Builders and Developers

Partner

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FLATS ALLOTTED TO THE LAND OWNER NO.1
SRI. SUNKARA BHASKARA RAO
BUILT UP AREA INCLUDES COMMON AREA

Land owner Name	Flat No	Floor	Area in Sft/UDS
S. Bhasakara Rao	101	1 st Floor	1006/40 S. Yards
S. Bhaskara Rao	102	1 st Floor	1006/40 S. Yards
S. Bhaskara Rao	501	5 th Floor	1006/40 S. Yards

FLATS ALLOTTED TO THE LAND OWNER NO.2
M. SUBBA REDDY
BUILT UP AREA INCLUDES COMMON AREA

Land owner Name	Flat No	Floor	Area in Sft/UDS
M. Subba Reddy	103	1 st Floor	1006/40 S. Yards
M. Subba Reddy	202	2 nd Floor	1006/40 S. Yards
M. Subba Reddy	303	3 rd Floor	1006/40 S. Yards

FLATS ALLOTTED TO THE DEVELOPER/BUILDER
M/S SR BUILDERS AND DEVELOPERS
BUILT UP AREA INCLUDES COMMON AREA

Developer/Builder	Flat No	Floor	Area in Sft/UDS
Developer/Builder	201	2 nd Floor	1006/40 S. Yards
Developer/Builder	203	2 nd Floor	1006/40 S. Yards
Developer/Builder	301	3 rd Floor	1006/40 S. Yards
Developer/Builder	302	3 rd Floor	1006/40 S. Yards
Developer/Builder	401	4 th Floor	1006/40 S. Yards
Developer/Builder	402	4 th Floor	1006/40 S. Yards
Developer/Builder	403	4 th Floor	1006/40 S. Yards
Developer/Builder	502	5 th Floor	1006/40 S. Yards
Developer/Builder	503	5 th Floor	1006/40 S. Yards

NOW THEREFORE, THIS DEED OF RECTIFICATION is executed to the following effect namely:-

The allotments of share made in the principal deed at Page Nos.9 & 10 shall be read as follows:-

[Signature]

M. Subba Reddy

For SR Builders and Developers

[Signature]
Partner

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FLATS ALLOTTED TO THE LAND OWNER NO.1
SRI. SUNKARA BHASKARA RAO
BUILT UP AREA INCLUDES COMMON AREA

Land owner Name	Flat No	Floor	Area in Sft/UDS
S. Bhasakara Rao	101	1 st Floor	1006/40 S. Yards
S. Bhaskara Rao	102	1 st Floor	1006/40 S. Yards
S. Bhaskara Rao	501	5 th Floor	1006/40 S. Yards

FLATS ALLOTTED TO THE LAND OWNER NO.2
M. SUBBA REDDY
BUILT UP AREA INCLUDES COMMON AREA

Land owner Name	Flat No	Floor	Area in Sft/UDS
M. Subba Reddy	103	1 st Floor	1006/40 S. Yards
M. Subba Reddy	202	2 nd Floor	1006/40 S. Yards
M. Subba Reddy	303	3 rd Floor	1006/40 S. Yards

FLATS ALLOTTED TO THE DEVELOPER/BUILDER
M/S SR BUILDERS AND DEVELOPERS
BUILT UP AREA INCLUDES COMMON AREA

Developer/Builder	Flat No	Floor	Area in Sft/UDS
Developer/Builder	201	2 nd Floor	1006/40 S. Yards
Developer/Builder	203	2 nd Floor	1006/40 S. Yards
Developer/Builder	301	3 rd Floor	1006/40 S. Yards
Developer/Builder	302	3 rd Floor	1006/40 S. Yards
Developer/Builder	401	4 th Floor	1006/40 S. Yards
Developer/Builder	402	4 th Floor	1006/40 S. Yards
Developer/Builder	403	4 th Floor	1006/40 S. Yards
Developer/Builder	502	5 th Floor	1006/40 S. Yards
Developer/Builder	503	5 th Floor	1006/40 S. Yards

Except the above said modifications which have been done with non application of mind, there is no change in the total extent of built up area and boundaries or the situation and consideration and in the names of parties etc., this document is therefore hereby executed without any additional consideration to declare the rectification of the above said change of allotments crept in the original/principal document.

(Signature)

M. Subba Reddy

For SR Builders and Developers
(M. Subba Reddy)
Partner


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This deed of rectification shall be read along with the principal deed and shall be deemed to have come into force from the date of execution of the principal deed.

IN WITNESS WHEREOF the **Land owners/First Part** and **Developer/Second Part** have set their hands to this deed of rectification with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses:-

WITNESSES:-

1. B. Sora

2. 



M. S. Sora

Signature of the Land owners/First Part

Signature of the Developer/Second Part

For SR Builders and Developers


Partner

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For SR Builders and Developers
Partner

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