

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made at Thane, On this 26th day of
November, 2021 BETWEEN

MRS. SHAILA ISHWAR BUBERA Adult Indian Inhabitant **PAN No. AKRPB6071H**, residing at Hirabai Niwas, Besides Ravindra Hotel Bubera Road, Kharigaon, Kalwa, Thane 400605 hereinafter referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof includes her heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

MR. KUNAL KUMAR PRAJAPATI Adult, **PAN NO. DAJPP5222H**, residing at - Flat No.705/706, Building No.14, Indradarshan Phase-2, Off. Link Road, Near Oshiwara Police Station, Oshiwara, Andheri West, Mumbai 400053 hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **SECOND PART**;

AND

MR. NILESH ISHWAR BUBERA, Adult Indian Inhabitant **PAN No. BAEPB8954R**, residing at - Hirabai Niwas, Besides Ravindra Hotel Bubera Road, Kharigaon, Kalwa, Thane 400605 hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **THIRD PART**;

WHEREAS the **VENDOR, PURCHASER & CONFIRMING PARTY** herein have executed a premises bearing **Flat No.103**, admeasuring **97.58 sq.mts carpet area**, on **1st Floor, B-wing, Chavandai Residency, CHAVANDAI RESIDENCY B-Building Co-op Hsg. Soc. Ltd**, situated at **Parsik Nagar, Gut No.107 & 108, Village Parsik Taluka & District Thane**, hereinafter referred to as the "**Said Premises**"; vide **Sale Deed dated 25/11/2021** and same is registered with the Sub-Registrar,

<p style="font-size: 1.2em; margin: 0;">६ नवंबर - २०२१</p> <p style="font-size: 1.2em; margin: 0;">वस्तु क्र. ७३०९ / २०२१</p>
<p style="font-size: 1.5em; margin: 0;">३ - १९७</p>




 25/11/2021

Thane vide Document No. **TNN-2-22748/2021** dated **25/11/2021**, hereinafter referred to as the "**SAID PRINCIPAL SALE DEED**".

AND WHEREAS actual admeasuring area of the Said Flat Premises is **97.58 sq.mt carpet Area**, but erroneously it is mentioned/typed/ entered as 97.58 sq.ft carpet area in the said Principal Sale Deed dt.25/11/2021 on government document page No. 2/20, 4/20, 7/20, 9/20 and where ever mentioned in the said Sale Deed.

AND WHEREAS the **VENDOR** and **PURCHASER** came to know this mistake and now they have decided to rectify the said mistake by executing this Rectification Deed.

AND WHEREAS the **PURCHASER** made a request to the **VENDOR** to execute this Rectification Deed, which request is considered by the **VENDOR** and except this, there is no other consideration / monetary transaction under this indenture.

AND WHEREAS the **VENDOR** and **PURCHASER** and **CONFIRMING PARTY** confirms that, there is no change in sale price or other content of the said Principal Sale Deed.

AND WHEREAS all the terms and conditions as well as other particulars of the said Original Principal Sale Deed will remain same and intact, except the above said change/s.

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RECTIFIED SCHEDULE

On and after execution of this Rectification deed, it should be read and considered as :-



the correct area of the said flat is **97.58 sq.mtrs carpet Area**

INSTEAD OF

the area of the said flat is **97.58 sq.Ft carpet Area.**

Kunal

S. B. P. L. M.

[Signature]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

SIGNED AND DELIVERED by)
the withinnamed "VENDOR")
MRS. SHAILA ISHWAR BUBERA)
in the presence of)

ShBubera



1. *Kartik kate* *Kate*

2. *Sonil*

SONIL KANOJIYA

SIGNED AND DELIVERED by)
the withinnamed "PURCHASER")
MR. KUNAL KUMAR PRAJAPATI)
in the presence of)

Kunal



1. *Kate*

2. *Sonil*

SIGNED AND DELIVERED by)
the withinnamed "CONFIRMING PARTY")
MR. NILESH ISHWAR BUBERA)
in the presence of)

Nilesh



1. *Kate*

2. *Sonil*

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