**Deed of Rectification**

**THIS** **DEED OF RECTIFICATION** made at \_\_\_\_\_\_\_\_ this\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_ in the Christian Year Two Thousand \_\_\_\_\_\_\_\_ BETWEEN **A B C** of Mumbai, Indian Inhabitant, having address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter called **“THE VENDOR”** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the One Part; AND M/S. **X Y Z & CO.,** a partnership firm having its office at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter called **“THE PURCHASER”** (Which expression shall unless repugnant to the context or meaning thereof mean and include the said firm, its partners for the time being and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their his/her assigns) of the Other Part;

**W H E R E A S:-**

(a) The Vendor is the Owner of and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of land here determents and premises situate at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_bearing C.T.S./C. S. No. \_\_\_\_\_\_\_\_\_\_ together with building thereon known as **“\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_”** and more particularly described in the **Schedule** hereunder written (hereinafter referred to as the **“said property”**).

(b) By the Deed of Conveyance dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_, the Vendor has sold, transferred and conveyed the said property at or for the price of Rs. \_\_\_\_\_\_\_\_\_\_\_\_\_ (Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only) to the Purchaser upon the terms and subject to the conditions recorded therein.

(c) The said Deed of Conveyance is duly stamped and registered with the Sub-Registrar of Assurances at \_\_\_\_\_\_\_\_\_\_\_ on \_\_\_\_\_\_\_\_\_\_\_\_ under serial number \_\_\_\_\_\_\_\_\_\_\_\_\_. A copy of the said Deed of Conveyance is annexed as **Annexture “A”** hereto.

(d) In the said Deed of Conveyance by inadvertence the CTS number of the said property is described as \_\_\_\_\_\_\_\_\_ instead of its correct No.\_\_\_\_\_\_\_\_\_\_\_\_. The correct CTS number of the said property is as now described in the Schedule hereunder written.

(e) The parties are therefore desirous of rectifying the Schedule of the said property to the said Deed of Conveyance by describing its correct CTS No. as aforestated. Hence, the present Deed of Rectification.

NOW THIS DEED WITNESSETH as follows:-

1. Agreed, recorded and confirmed that the Schedule of the property referred in the said Deed of Conveyance dated \_\_\_\_\_\_\_\_\_\_\_\_ be substituted by its correct schedule being schedule hereunder written in this Deed describing its correct CTS number. It is recorded that save and except the substitution of schedule as herein mentioned with correct CTS number there is no other change either in the Schedule of the said property referred or in any other terms and conditions of the said Deed of Conveyance.

2. It is further agreed, recorded, declared and confirmed that the said Deed of Conveyance dated \_\_\_\_\_\_\_\_\_\_\_\_ executed between the parties for sale of the said property more particularly described in the corrected Schedule as hereunder written **is valid, subsisting and binding by and between the parties hereto.**

3. All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this deed shall be borne and paid by the Vendor/Purchaser (as the case may be). The Vendor shall co-operate with the Purchaser to have the present deed registered as required in law and to attend before the office of the Sub-Registrar to admit the execution of this Deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year first hereinabove written.

**THE SCHEDULE ABVOE REFERRED TO:**

(Description of the said property)

SIGNED AND DELIVERED BY THE )

Within named VENDOR A B C )

in the presence of )

SIGNED AND DELIVERED BY THE )

Within named PURCHASER )

M/S. X Y Z & CO. by the hand of its )

partners \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )

in the presence of )

1.

2.