

DOCT. No. 397/2018

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 359

Date: 22-01-2018

Sold to: Ramesh

S/o. W/o. D/o. Late Narsimha Reddy

For Whom: Genmedic Healthcare Pvt Ltd

[Signature]

P 726245

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012,

R.No. 16-05-025/2018

Plot No. 227, Opp. Back Gate
of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

RE-CONVEYANCE DEED OF DEPOSIT OF TITLE DEEDS

This Deed of Re-conveyance is made and executed at Hyderabad on this the 23rd day of January 2018 by and between:

M/s. Bank of India, a body corporate constituted under the Banking companies (Acquisition and Transfer of Under takings) Act, 1970 and having its head office at Mumbai and branch designated as Sanjeeva Reddy Nagar, Hyderabad represented by its authorised signatory Mr. V. L. Sastry Peddibhotla, S/o. Late Bala Krishna Murthy (PAN AAZP0565C Aadhar No 7719 7817 5097 aged about 58 years, Occupation: Service, resident of 24/601 Rain Tree Park, Malysian Town Ship, Kukatpally, Hyderabad, hereinafter called the "DEPOSITEE" (which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns)

IN FAVOUR OF

M/s. Genmedic Healthcare Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 having its office at Flat No. 502, VVG, Orchids Apartments, Plot no. 4 & 5, Silpa Park. Kondapur, Hyderabad - 500 084 (PAN: AAECG7072K), represented by its Managing Director Sri Y. Amarnath Reddy, S/o. Shri Y. Narsimha Reddy (PAN: ACYPA2345L, Aadhaar 9936 6677 0350), aged about 40 years, hereinafter called the "DEPOSITOR".





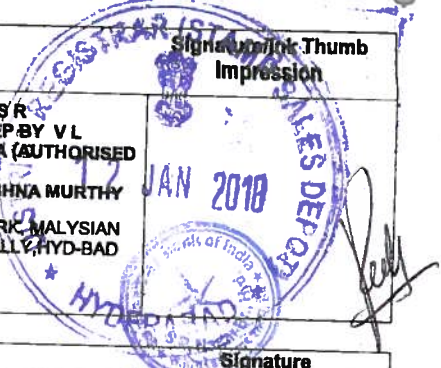
कुसे बैंक ऑफ इंडिया For BANK OF INDIA

वजयिळारी (क्रेडिट) / Officer (Credit)
सन्जीव रेड्डी नगर, हैदराबाद
Sanjeeva Reddy Nagar Hr. Myd.







Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet 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 2 and 3 on the 23rd day of JAN, 2018 by Sri V L Sastry Pedibhotla

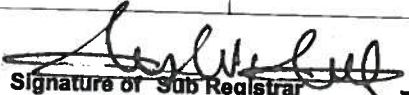
Execution admitted by (Details of all Executants/Claimants under Sec 32A):				
SI No	Code	Thumb Impression	Photo	Address
1	RR		 BAD) REP BY V L SAS [1516-1-2018-407]	M/S BANK OF INDIA (S R NAGAR, HYD-BAD) REP BY V L SASTRY PEDIBHOTLA (AUTHORISED SIGNATORY) S/O. LATE BALA KRISHNA MURTHY 24/601, RAIN TREE PARK, MALYSIAN TOWN SHIP, KUKATPALLY, HYD-BAD



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B SAI KIRAN::23/01/ [1516-1-2018-407]	B SAI KIRAN BEERAMGUDA, HYD.	
2		 V B PADMANABHA RAO [1516-1-2018-407]	V B PADMANABHA RAO KHAPRA, MEDCHAL DIST.	

23rd day of January, 2018


Signature of Sub Registrar
Shamirpet

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	Challen u/S 41 of IS Act	E-Challen	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	0	1000	0	0	1000
User Charges	NA	0	0	100	0	0	100
Total	100	0	0	1100	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. 33300000/- was paid by the party through Cash,

Date:
23rd day of January, 2018


Signature of Registering Officer
Shamirpet

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WHEREAS:

1. Whereas Genmedic Healthcare Pvt. Ltd, had taken a Term loan & CC limit from the DEPOSITEE in May 2014 and 2nd Term Loan and Extension of CC limit in September 2015.
 - a. Cash Credit Limit Rs. 1,75,00,000.00(Rupees One crore Seventy Five Lakhs only)
 - b. Term loan 1 Rs. 1,85,00,000.00 (Rupees One crore Eighty Five Lakhs only)
 - c. Term loan 2 Rs. 1,48,00,000.00 (Rupees One crore Forty Eight Lakhs only)
2. The DEPOSITEE has agreed to provide the CC limit/Overdraft/Term loan as given above against a suitable collateral security. Accordingly, the borrower M/s. Genmedic Health Care Pvt. Ltd. and the Guarantor M/s Spectrum Life Sciences Pvt. Ltd., have provided collateral security to the DEPOSITEE and deposited the original title documents of the collateral security to the DEPOSITEE.
3. Whereas Genmedic Healthcare Pvt. Ltd and Spectrum Life Sciences Pvt. Ltd had deposited title deeds with DEPOSITEE on 28-05-2014 and registered as MODT vide document no. 6594/2014 dated 30.05.2014 and Extended the MODT on 04-09-2015 and registered vide Document No. 11309/2015 dated 04.09.2015. The details of properties deposited with Bank of India and mentioned in the said Memorandums of Deposit of Title (MODT) are as follows: @ R.O, R.R. Dist.
 - a. Property belonging to Genmedic Healthcare Private Limited and described as description of the property of depositor-1 in the said MODT and reiterated herein as under: 'All that the land admeasuring Ac. 0-14 gts., (out of Ac. 0-19 ¾ gts) in Survey no. 505/A, AA, E, EE and Ac. 1-05 Gts (out of Ac. 1-05gts) in Survey no. 506 and Ac. 0-25 gts (out of Ac. 0-25 gts) in Survey no. 507/A and Ac. 1-11 ¾ gts (out of Ac. 1-11 ¾ gts) in Survey no. 508 and Ac. 1-05 gts (out of Ac. 1-05 gts) in Survey no. 509 and Ac. 1-03 gts (out of Ac. 1-10 gts) in Survey no. 510 and Ac. 1-01 gts in Survey no. 511 and Ac. 0-20 gts (out of Ac. 1-16 gts) in Survey no. 532, thus the total area comes to Ac. 7-04 ¾ gts along with 3 nos. of borewells all being situated at Kolthur village and grampanchyat Mandal, Shameerpet, Sub-District Shamirpet, Ranga Reddy District (East)'. The details of the property are mentioned at the foot of this document as Scheduled "A" Property.
 - b. Property belonging to Spectrum Life Sciences Private Limited and described as description of the property of depositor-2 in the said MODT and reiterated herein as under: 'All that part and parcel of the building on plot bearing no. 100, admeasuring 538 sq.yds, containing a two stories building having plinth area of 10,374 square feet in survey nos. 342 of ALEAP, situated at Gajularamaram Village, Qutbullapur Mandal and Sub-District Medchal District, Ranga Reddy District.' The details of the property are mentioned at the foot of this document as Scheduled "B" Property.
4. It was agreed between the parties herein that Term loan 1 and Term loan 2, referred above, would be repaid in full by Genmedic Healthcare Private Limited (DEPOSITOR herein) to Bank of India (DEPOSITEE herein) and on repayment of the term loan the DEPOSITEE agreed to return the original title documents of the property belonging to the DEPOSITOR i.e., the Scheduled "A" Property.

कृते बैंक ऑफ इंडिया/For BANK OF INDIA

बअधिकारी (ऋण) Officer (Credit)
सन्जीव रेड्डी नगर शाखा, हैदराबाद
Sanjeeva Reddy Nagar Br. Hyd.



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397 2018. Sheet 2 of 6
Sub Registrar
Shamirpet

1వ పుస్తకము బుకినం!! (శా.శ. 1939) నం!!

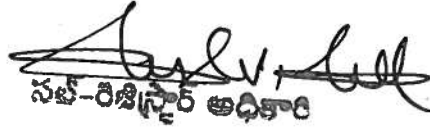
397

.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్

విమిక్తం గుర్తింపు నెంబరు 1516-1.....20/8

ఇవ్వబడినది.

బుకినం!! జనవరి ..నెం.....23.....వ తేది



సబ్-రిజిస్ట్రార్ అధికారి

శామిరి చంద్

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5. Accordingly, DEPOSITOR has fully repaid Term loan 1 and Term loan 2 to DEPOSITEE. The DEPOSITEE has issued an NOC dated 10-10-2017 certifying that Term loan 1 and Term loan 2 are fully repaid. Further, the DEPOSITEE has handed over the original documents related to the Scheduled "A" Property of the DEPOSITOR to the DEPOSITOR. The documents returned to DEPOSITOR as mentioned in the FIRST SCHEDULE of the MODT dated 30th May, 2014 and are reiterated here under:

Sl. No	Description of documents	Original/CC
1.	Registered sale deed bi, 868/2013 dated 18.03.2013	Original
2.	Agreement of easement rights no. 864/13, dated 18.03.2013	Original
3.	A.S.G.P.A. no. 72/2013 dated 11.01.2013	Original
4.	Agreement of sale cum GPA with possession no. 148/2013 dated 18.01.2013	Original
5.	Agreement of sale cum GPA with possession no. 243/2013 dated 28.01.2013	Original
6.	Agreement of sale cum GPA with possession no. 2256/2012 dated 18.10.2012	Original
7.	Agreement of sale cum GPA with possession no. 2509/2012 dated 20.11.2012	Original
8.	Agreement of sale cum GPA with possession no. 2646/2012 dated 07.12.2012	Original
9.	Regd. Link sale deed no. 2248/2012 dated 17.10.2012	Original
10.	Regd. Link sale deed no. 2598/2012 dated 30.11.2012	Original
11.	Regd. Link sale deed no. 1384/2009 dated 07.09.2009	Original
12.	Regd. Link sale deed no. 240/2006 dated 06.01.2006	Original
13.	Regd. Link sale deed no. 430/1995 dated 19.10.1995	Original
14.	Regd. Link sale deed no. 1713/2011 dated 03.08.2011	Original

6. The DEPOSITEE hereby confirms that it does not have any right, title, interest or claim of whatsoever nature against the Scheduled "A" Property belonging to the DEPOSITOR.
7. Accordingly, DEPOSITEE hereby releases, renounces and relinquishes all its right, title and interest of whatsoever nature on the Scheduled "A" Property in favour of DEPOSITOR.
8. Hereafter DEPOSITEE will not have any right, title or interest in the Scheduled "A" Property.
9. The DEPOSITOR may deal with the Scheduled "A" Property in any manner, whatsoever nature.
10. The DEPOSITEE assures that it has not alienated or mortgaged rights to the Scheduled "A" Property in favour of anybody.



क्रेडिट बँक ऑफ इंडिया / For BANK OF INDIA
 वजअधिकारी (क्रेडिट) / Officer (Credit)
 सन्जीव रेड्डी नगर शाखा, हैदराबाद
 Sanjeeva Reddy Nagar Br, Hyd.

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11. However, DEPOSITEE continues to have charge on the property belonging to Spectrum Life Sciences Private Limited, i.e., Scheduled "B" Property detailed under against the CC limits/Over draft provided by DEPOSITEE to Genmedic Health Care Private Limited.

DESCRIPTION OF THE SCHEDULED "A" PROPERTY BELONGING TO DEPOSITOR RELEASED BY DEPOSITEE

All that the land admeasuring Ac. 0-14 gts., (out of Ac. 0-19 $\frac{3}{4}$ gts) in Survey no. 505/A, AA, E, EE and Ac. 1-05 Gts (out of Ac. 1-05gts) in Survey no. 506 and Ac. 0-25 gts (out of Ac.0-25 gts) in Survey no. 507/A and Ac. 1-11 $\frac{3}{4}$ gts (out of Ac. 1-11 $\frac{3}{4}$ gts) in Survey no. 508 and Ac. 1-05 gts (out of Ac. 1-05 gts) in Survey no. 509 and Ac. 1-03 gts (out of Ac. 1-10 gts) in Survey no. 510 and Ac. 1-01 gts in Survey no. 511 and Ac. 0-20 gts (out of Ac. 1-16 gts) in Survey no. 532, thus the total area comes to Ac.7-04 $\frac{3}{4}$ gts along with 3 nos. of borewells all being situated at Kolthur village and Grampanchyat Mandal, Shameerpet, Sub-District, Shameerpet, Ranga Reddy District (East) and bounded by:

North By	Existing road as per Agreement of Easementary rights bearing document no. 864/2013 and land of S. Anand Reddy
South By	Ag. Land Ragula Mallaiah and Chevva Mallaiah and others
East By	Ag. Land of Chevva Yadagiri and Chevva Ramulu and others
West By	Ag. Land of M. Satyanarayaa, S. Shiv Shanker Reddy & S. Anand Reddy



DESCRIPTION OF THE SCHEDULE "B" PROPERTY BELONGING TO SPECTRUM LIFE SCIENCES PRIVATE LIMITED RETAINED BY DEPOSITEE

All that part and parcel of the building on plot bearing no. 100, admeasuring 538 sq. yds containing a two stories building having plinth area of 10,374 square feet in survey nos. 342 of ALEAP, situated at Gajularamaram Village, Qutbullapur Mandal and Sub- District Medchal District, Ranga Reddy District and bounded by:

North By	Plot no. 101
South By	Plot no. 99
East By	12 Meters wide road
West By	Plot No. 110

IN WITNESS WHEREOF the parties hereto have signed this Deed of Re-conveyance of Deposit of Title deeds without possession out of free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

- 
- 



भूते बँक ऑफ इंडिया / For BANK OF INDIA
वअधिकारी (ऋण) / Officer (Credit)
सञ्जीव रेड्डी नगर शाखा, हैदराबाद
Sanjeeva Reddy Nagar Br, Hyd.

DEPOSITEE

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Sub Registrar
Shamirpet



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भारत सरकार
GOVERNMENT OF INDIA



పెద్దిబొట్ల వెంకట లక్ష్మి పతి శాస్త్రి
Peddibhotla Venkata Lakshmi Pathi Sastry
పుట్టిన తేదీ/DOB: 17/06/1960
పురుషుడు Male



7719 7817 5097



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: పెద్దిబొట్ల బాలకృష్ణ మూర్తి
బ్లాక్ నెం-24, ఫేజ్ నెం-601,
ఫేస్-4, రేన్ ట్రీ పార్క్,
మల్యసియన్ టౌన్ షిప్, టి ఎన్ టి
యూ దగ్గర కూకట్ పల్లి,
తిరుమలగిరి, కూకట్ పల్లి,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500072

Address:
S/O: Peddibhotla Balakrishna
Murthy, block no-24, flat no-
601, phase-4, rain tree park,
malysian town ship, near J N T
U kukat pally, Tirumalagiri,
Kukatpally, Hyderabad
Andhra Pradesh, 500072

7719 7817 5097

बैंक ऑफ इंडिया
Bank of India BOI



(A Government of India Undertaking)



I.D. No./
పరిచయ క.
166562

Name / నామ
V.L. SASTRY PEDDIBHOTLA
Designation / పదనామ
Officer
Date of Birth / జన్మ తేదీ
17-06-1960

Signature of Holder

Signature
ఆంధ్ర ప్రదేశ్ ప్రాంత
Zonal Manager
ప్రసాదించిన అధికారి /
Issuing Authority



Signature

पहचान पत्र क्र. /
Card No: 137/2016
रक्त का प्रकार /
Blood Group : AB+ve
जारी करने की तिथि /
Date of Issue : 13-04-2017



- Holder will be held accountable against loss, theft or damage to this card
- Loss must be reported immediately to police and The Bank

BANK OF INDIA
Telangana Zonal Office
10-1-1199/2, PTI Building, 2nd Floor,
A.C. Guards, Hyderabad - 500 004.

बैंक ऑफ इंडिया
తెలంగాణ ప్రాంత కార్యాలయం
10-1-1199/2, పి.టి.ఆర్ బిల్డింగ్, రెండవ మంజిల్,
ఆ.సీ గార్డుస్, హైదరాబాద్ - 500 004

ఫోన్ నం. / Ph. No : 040-23313211
(If found please return to the above address)

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLFAP00938392008



B SAIKIRAN
B YETTAIAH
7-1-398/B
S R NAGAR
HYDERABAD

Signature
Issued on 24/01/2008

Licensing Authority
RTA-HYDERABAD-CC

M2149864/07 Class Of Vehicle Validity

Non-Transport MCWG 23/01/2028

Transport

Hazardous Validity

Badge No.

Reference No.

Original LA.

DOB

Blood Gr.

Date of 1st Issue

DLFAP00938392008

RTA HYDERABAD - CENTRAL

02/08/1988

24/01/2008



Signature

8615 7156 0056

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Venigandla Bala Padmanabha Rao
Venigandla Bala Padmanabha Rao



పుట్టిన సంవత్సరం / Year of Birth : 1959
పురుషుడు / Male

8615 7156 0056

ఆధార్ - సామాన్యని హక్కు

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Sub Registrar
Shamirpet

Genmedic
transforming nutrition



B Sai Kiran
Manager - Accounts & Finance

Authorised Signatory



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O Late V Venkaiah
1-19-78/5, Kapra
Near Sharadha Theatar
Manju Enclave, Ranga Reddy
Hyderabad, Andhra Pradesh, 500062

Address :
S/O Late V Venkaiah
1-19-78/5, Kapra
Near Sharadha Theatar
Manju Enclave, Ranga Reddy
Hyderabad, Andhra Pradesh, 500062

Aadhaar - Saamanyuni Hakku

Blood Group : B+
Emergency no. : 9866274309

If lost, please return to:
Genmedic Healthcare Pvt. Ltd.
1st Floor, Plot #12E, Jaihind Colony,
Medhapur, Hyderabad - 500081.
India.
☎ +91 40 4200 0600
☎ +91 40 4200 0500
✉ info@genmedic.com

www.genmedic.com

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ಬ್ಯಾಂಕ್ ಆಫ್ ಇಂಡಿಯಾ

बैंक ऑफ इंडिया
Bank of India

BOI



Sanjeevareddy Nagar Branch

Ref: SRN/CR/KPR/2017-18/3011- 32

Date:23.01.2018

To
The Registrar,
Joint Sub Registrar Office
Shamirpet, RR Dist.
Hyderabad.

Dear Sir,

Re: **Release of Bank's Charge (Mortgage)
Reconveyance deed in favor
Of M/s Genmedic Healthcare Pvt Ltd**

We request on the above captioned matter.

We have financed M/s Genmedic Health Care Pvt Ltd., two Term loans of Rs.1,85,00,000/- (One Crore Eighty Five lacs) and Rs.1,48,00,000/-(One Crore forty Eighty Lacs) on 28.05.2014 and 04.09.2015 respectively.

Now the said credit facility has been fully repaid and closed satisfactorily on 10.10.2017. Hence, we request your good selves to arrange for release of our bank's charge (mortgage) created through MOD in our favour vide 1st doc No.6594/2014 dt 30/05/2014 and 2nd doc No.11309/15 dated 03.09.2015 at Shamirpet SRO.

We authorize the undersigned Mr. V L Sastry Peddibhotla, Officer on behalf of bank to execute said reconveyance deed in favour of M/s Genmedic Healthcare Pvt Ltd.

"Attested "

Mr. V L Sastry Peddibhotla - Officer (ID No. 166562)

Sings as _____

Thanking you,

ಕೃತೆ ಬೆಂಕ ಆಫ್ ಇಂಡಿಯಾ / The Bank of India

मुख्य प्रबंधक / Chief Manager
संजीवारेड्डी नगर शाखा, हैदराबाद
Sanjeeva Reddy Nagar, Hyderabad

Address: Ground Floor, 70/A (8-3-191/93), Vengal Rao Nagar, Hyderabad -500 038.

Phone: 040 - 2381 6491, Email : srnagar.hyderabad@bankofindia.co.in

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397/2018. Sheet 6 of 6 Sub Registrar
Shamirpet



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