



# Government of Telangana Registration And Stamps Department

8/8 Chat

6402/18

SRO Name: 1516 Shamirpet

Payment Details - Citizen Copy - Generated on 26/09/2018, 11:53 AM

Receipt No: 6722

Receipt Date: 26/09/2018

Name: RAMAKRISHNA REDDY ISANAKA

CS No/Doct No: 6499 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 769Y4M250918

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 25-SEP-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

### Account Description

### Amount Paid By

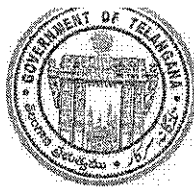
| Account Description | Amount Paid By |         |    |               |
|---------------------|----------------|---------|----|---------------|
|                     | Cash           | Challan | DD | E-Challan     |
| Registration Fee    |                |         |    | 404090        |
| Transfer Duty /TPT  |                |         |    | 300000        |
| Deficit Stamp Duty  |                |         |    | 262620        |
| User Charges        |                |         |    | 150           |
| <b>Total:</b>       |                |         |    | <b>966860</b> |

In Words: RUPEES NINE LAKH SIXTY SIX THOUSAND EIGHT HUNDRED SIXTY ONLY

Prepared By: GVKUMAR

Signature by SR  
Shamirpet





Government of Telangana  
Registration And Stamps Department

7/8 Che

6402/18

Payment Details - Citizen Copy - Generated on 26/09/2018; 11:52 AM

SRO Name: 1516 Shamirpet

Receipt No: 6721

Receipt Date: 26/09/2018

Name: RAMAKRISHNA REDDY ISANAKA

CS No/Doct No: 6499 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 292SVI240918

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 24-SEP-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Deficit Stamp Duty

Cash

Challan

DD

E-Challan

Total:

490000

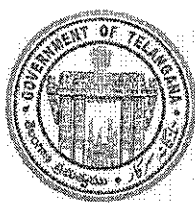
In Words: RUPEES FOUR LAKH NINTY THOUSAND ONLY

490000

Prepared By: GVKUMAR

Sub Registrar  
Shamirpet





Government of Telangana  
Registration And Stamps Department

4/8 CW

6402/18

Payment Details - Citizen Copy - Generated on 26/09/2018, 11:47 AM

SRO Name: 1516 Shamirpet

Receipt No: 6717

Receipt Date: 26/09/2018

Name: RAMAKRISHNA REDDY ISANAKA

CS No/Doct No: 6499 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 692ZUV240918

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 24-SEP-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

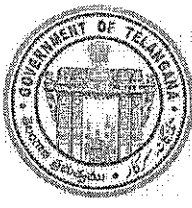
Amount Paid By

| Account Description                | Amount Paid By |         |    |           |
|------------------------------------|----------------|---------|----|-----------|
|                                    | Cash           | Challan | DD | E-Challan |
| Deficit Stamp Duty                 |                |         |    | 1000      |
| Total:                             |                |         |    | 1000      |
| In Words: RUPEES ONE THOUSAND ONLY |                |         |    |           |

Prepared By: GVKUMAR

  
Signature by SR  
Sub-Registrar  
Shamirpet





Government of Telangana  
Registration And Stamps Department

(3/6) Challan

6402/18

Payment Details - Citizen Copy - Generated on 26/09/2018, 11:46 AM

SRO Name: 1516 Shamirpet

Receipt No: 6716

Receipt Date: 26/09/2018

Name: RAMAKRISHNA REDDY ISANAKA

CS No/Doct No: 6499 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 484N6P220918

Chargeable Value: 80818000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 22-SEP-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Deficit Stamp Duty

Cash

Challan

DD

E-Challan


Total:

990000

In Words: RUPEES NINE LAKH NINTY THOUSAND ONLY

990000

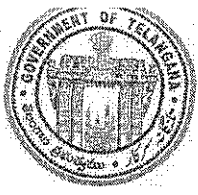
Prepared By: GVKUMAR

  
Signature by SR

Sub-Registrar  
Shamirpet







Government of Telangana  
Registration And Stamps Department

2/8 ch

6402/18

Payment Details - Citizen Copy - Generated on 26/09/2018, 11:50 AM

SRO Name: 1516 Shamirpet

Receipt No: 6719

Receipt Date: 26/09/2018

Name: RAMAKRISHNA REDDY ISANAKA

CS No/Doct No: 6499 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 755CZY240918

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 24-SEP-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Deficit Stamp Duty

Cash

Challan

DD

E-Challan

Total:

489000

In Words: RUPEES FOUR LAKH EIGHTY NINE THOUSAND ONLY

489000

Prepared By: GVKUMAR

  
Signature by SR  
Sub-Registrar  
Shamirpet





Government of Telangana  
Registration And Stamps Department

1/8 CHALK

6402/18

SRO Name: 1516 Shamirpet

Payment Details - Citizen Copy - Generated on 26/09/2018, 11:54 AM  
Receipt No: 6723

Receipt Date: 26/09/2018

Name: RAMAKRISHNA REDDY ISANAKA

Transaction: Sale Deed

Chargeable Value: 0

Bank Name:

E-Challan Bank Name: YESB

Account Description

**RETURN**

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

CS No/Doct No: 6499 / 2018

Challan No:

Challan Dt:

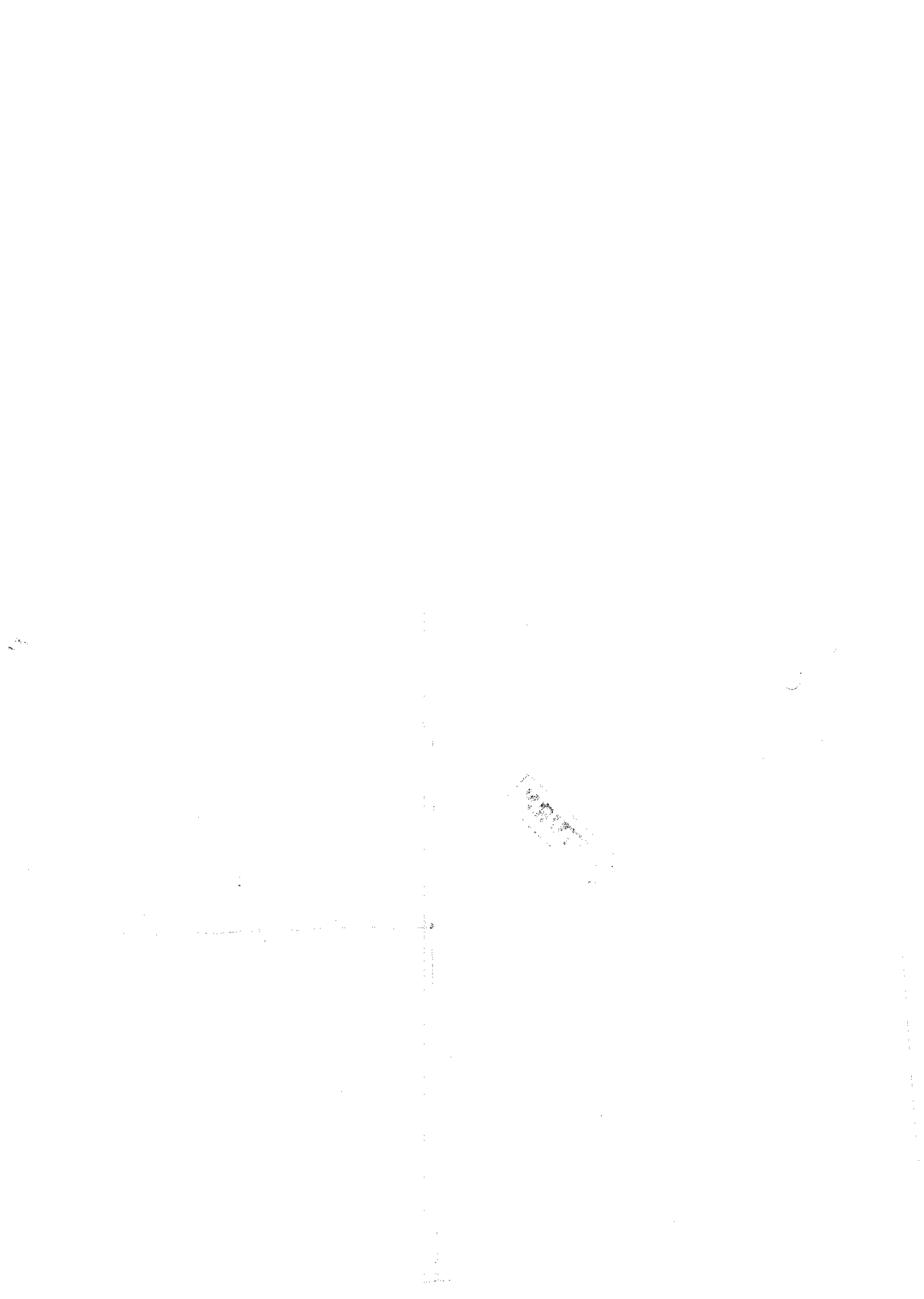
E-Challan No: 859TZN250918

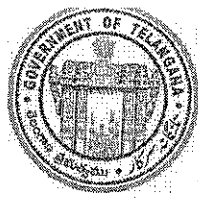
E-Challan Dt: 25-SEP-18

| Transfer Duty /TPT  | Amount Paid By |         |    | E-Challan |
|---|----------------|---------|----|-----------|
|   | Cash           | Challan | DD |           |
| Total:  |                |         |    | 912270    |
| In Words: RUPEES NINE LAKH TWELVE THOUSAND TWO HUNDRED SEVENTY ONLY |                |         |    | 912270    |

Prepared By: GVKUMAR

Signature by SP  
Sub-Registrar  
Shamirpet





Government of Telangana  
Registration And Stamps Department

(6/8) a

6402/18

Payment Details - Citizen Copy - Generated on 26/09/2018, 11:51 AM

SRO Name: 1516 Shamirpet

Receipt No: 6720

Receipt Date: 26/09/2018

Name: RAMAKRISHNA REDDY ISANAKA

CS No/Doct No: 6499 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 706BBV240918

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 24-SEP-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

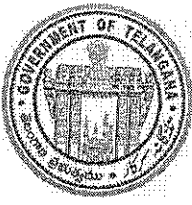
Amount Paid By

| Account Description             | Amount Paid By |         |    |           |
|---------------------------------|----------------|---------|----|-----------|
|                                 | Cash           | Challan | DD | E-Challan |
| Deficit Stamp Duty              |                |         |    |           |
| Total:                          |                |         |    | 500000    |
| In Words: RUPEES FIVE LAKH ONLY |                |         |    | 500000    |

Prepared By: GVKUMAR

Sub-Registrar  
Signature by SR  
Shamirpet





Government of Telangana  
Registration And Stamps Department

5/8 CW

6402/18

Payment Details - Citizen Copy - Generated on 26/09/2018, 11:48 AM

SRO Name: 1516 Shamirpet

Receipt No: 6718

Receipt Date: 26/09/2018

Name: RAMAKRISHNA REDDY ISANAKA

Transaction: Sale Deed

CS No/Doct No: 6499 / 2018

Chargeable Value: 0

DD No:

DD Dt:

Challan No:

E-Challan No: 518PAM240918

Bank Name:

Bank Branch:

Challan Dt:

E-Challan Dt: 24-SEP-18

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

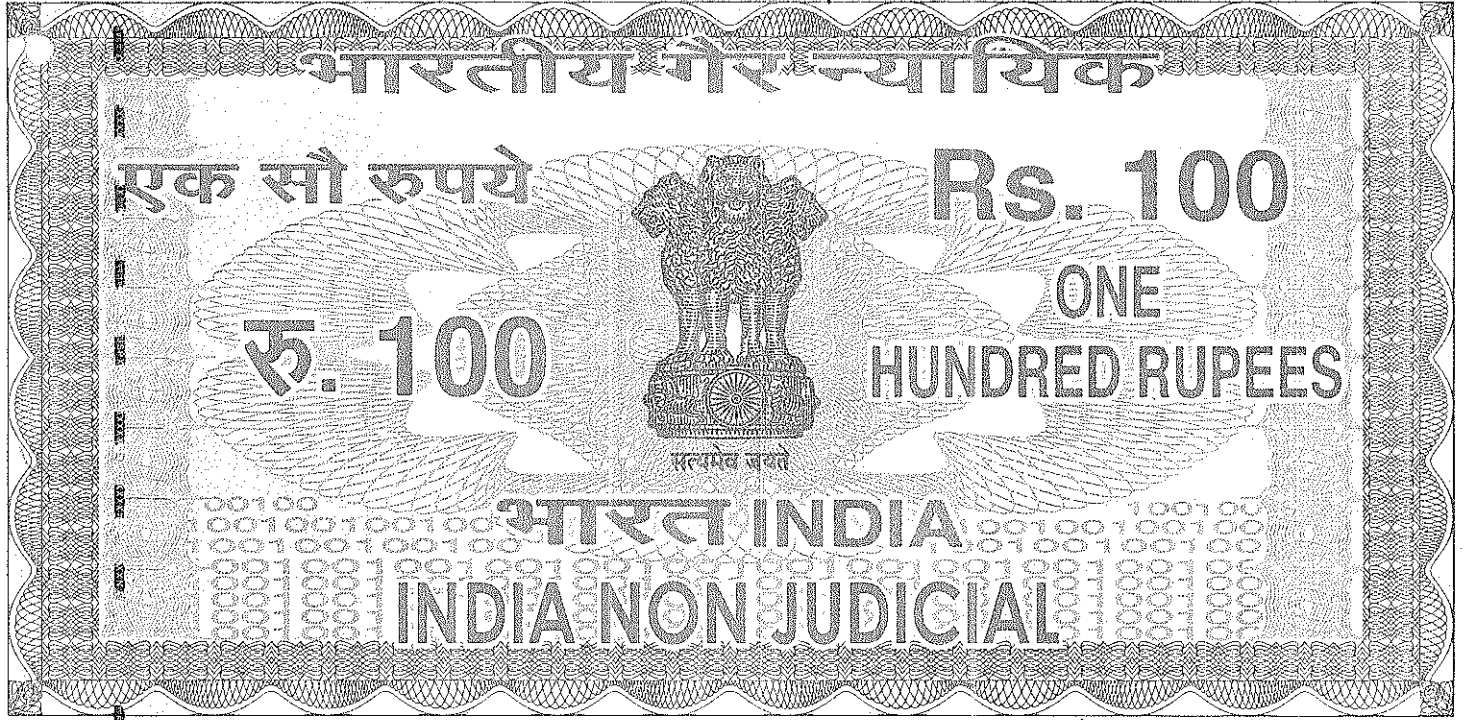
| Account Description             | Amount Paid By |         |    |           |
|---------------------------------|----------------|---------|----|-----------|
|                                 | Cash           | Challan | DD | E-Challan |
| Deficit Stamp Duty              |                |         |    |           |
| Total:                          |                |         |    | 500000    |
| In Words: RUPEES FIVE LAKH ONLY |                |         |    | 500000    |

Prepared By: GVKUMAR

  
Signature of  
Sub-Registrar  
Shamirpet







తెలంగాణ తెలంగాణ TELANGANA

Srinivas P 988697

SL.No. 17228 dt 14-09-2018 Rs. 100/-

Purchaser Name: Y. ANJIAH S/o. Y. LINGAIAH, Sec,bad

For Whom : GV RESEARCH CENTERS PRIVATE LIMITED, Hyd

DUSA SRINIVAS RAO  
 LICENSED STAMP VENDOR  
 LIC.No. 16-05-23/1998 RI.No. 16-05-25/2017  
 H.No. 12-11-696, Warasiguda,  
 Secunderabad, Mobile. 9247420863

SALE DEED

This Sale Deed is made and executed on this the 26<sup>th</sup> day of September, 2018 at Hyderabad, by and between:

ISSAR BIOTECH a proprietary concern, having its office at Serene Chambers, 3 Floor, Road No.5, Banjara Hills, Hyderabad- 500 034, represented by its Sole Proprietor, Mr. Ramakrishna Reddy Isanaka, S/o Mr. Raman Reddy, Aged About 73 years, R/o. Plot no. 90, Flat no. 101, Gayatri Nest Apartments, Srinagar Colony, Hyderabad – 500.074 {Pan No. AAGPI0763E, Aadhaar No. 7508 4122 1940}.

(Hereinafter referred to as the “Vendor”, which expression shall, unless repugnant to the context or meaning thereof, include its successors and permitted assigns) as party of the First Part.

AND

M/s. GV Research Centers Private Limited, A company incorporated under the companies Act, 2013 and having its registered office at 5-4-187/3&4, Soham Mansion, 2<sup>nd</sup> Floor, M.G. Road, Secunderabad – 500 003, represented by its Authorised Signatory, Mr. Soham Modi, S/o Late Mr. Satish Modi, aged about 48 years, R/o. Plot No. 280, Road no. 25, Jubilee Hills, Hyderabad – 500 034 {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}.

Ram Isanaka

For GV RESEARCH CENTERS PVT. LTD.

Soham Modi





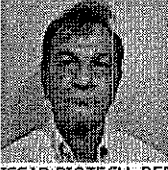
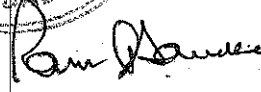
Director

Page 1







**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. 404090/- paid between the hours of 12 and 1 on the 26th day of SEP, 2018 26th day of SEP, 2018 26th day of SEP, 2018 26th day of SEP, 2018 26th day of SEP, 2018 26th day of SEP, 2018 26th day of SEP, 2018 26th day of SEP, 2018 26th day of SEP, 2018 by Sri Ramakrishna Reddy Isanaka

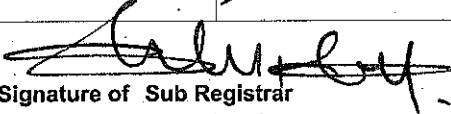
**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

| SI No | Code | Thumb Impression  | Photo  | Address   | Signature/Ink Thumb Impression  |
|-------|------|---|--|---|---|
| 1     | CL   |  | <br>SOHAM MODI (AUTH [1516-1-2018-6499])  | SOHAM MODI (AUTHORISED SIGNATORY)<br>S/O. LATE SATISH MODI<br><br>PLOT NO.280,ROAD NO.25, JUBILEE HILLS,HYD-BAD   |  |
| 2     | EX   |  | <br>ISSAR BIOTECH. REF [1516-1-2018-6499] | ISSAR BIOTECH. REF BY ITS SOLE PROPRIETOR: RAMAKRISHNA REDDY ISANAKA<br>S/O. RAMAN REDDY<br><br>PLOT NO.90,FLAT NO.101,GAYATRI NEST APARTMENTS,SRINAGAR COLONY, HYD-BAD |  |




**Identified by Witness:**

| SI No | Thumb Impression  | Photo  | Name & Address  | Signature   |
|-------|---|--|---|---|
| 1     |   | <br>KANDI PRABHAKAR. I [1516-1-2018-6499] | KANDI PRABHAKAR REDDY<br><br>JAISWAL COLONY, AMBERPET, HYD. |    |
| 2     |  | <br>KORE MARTAND::2E [1516-1-2018-6499] | KORE MARTAND<br><br>BORA BANDA, HYD.                        |  |

26th day of September, 2018

  
Signature of Sub Registrar  
Shamirpet

**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details   | Address:   | Photo   |
|-------|---|--|---|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy     | Amberpet, Hyderabad, Telangana, 500013                               |  |
| 2     | Aadhaar No: XXXXXXXX2297<br>Name: Kore Martand              | S/O Kore Mohan Rao,<br>Hyderabad, Rangareddi, Andhra Pradesh, 500018 |  |
| 3     | Aadhaar No: XXXXXXXX1940<br>Name: Ramakrishna Reddy Isanaka | S/O Ramana Reddy,<br>Khairatabad, Hyderabad, Telangana, 500073       |  |

Bk - 1, CS No 6499/2018 & Doct No 6402/2018. Sheet 1 of 10 Sub Registrar Shamirpet

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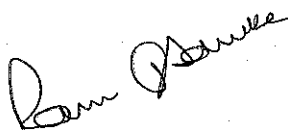



(Hereinafter referred to as the "Vendee", which expression shall, unless repugnant to the context or meaning thereof, include its successors and permitted assigns) as party of the Second Part.


Each of the Vendor and the Vendee are hereinafter individually referred to as a Party, and collectively referred to as the Parties.

WHEREAS:

- A. WHEREAS a "Deed of Conveyance" vide Document No. 10179 of 2006 dated 25.04.2005 was executed by "Andhra Pradesh Industrial Infrastructure Corporation Limited" (APIIC).on behalf of the Government of Andhra Pradesh and consequent to which the Government of Andhra Pradesh transferred the possession of the land admeasuring Acres 162.00 Guntas in Survey No 542 of Koltur Village, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) for the development of Phase -II of the "Biotechnology Park" to MN Science & Technology Pvt. Ltd., [formerly known as Shapoorji Pallonji Biotech Park Pvt. Ltd] (the Developer) and hence the Shapoorji Pallonji Biotech Park Pvt. Ltd. became the absolute owner of the said property situated in Survey No. 542.
- B. WHEREAS, Shapoorji Pallonji Biotech Park Pvt. Ltd. subsequently passed a Board Resolution dated 22.10.2010 and the name of the Company was changed to Alexandria Knowledge Park Private Limited. Thereafter Alexandria Knowledge Park Private Limited Company was acquired by MN Science & Technology Park Pvt. Ltd. And as such vide Board Resolution dated 20<sup>th</sup> January 2017, the name was again changed to MN Science & Technology Park Pvt. Ltd. Thus, MN Science & Technology Park Pvt. Ltd. Acquired absolute rights to develop, construct, operate and maintenance of a Biotechnology Park with specific terms and conditions to receive processing charge (5%) and other charges, maintenance charges etc. from time to time from the vendees/purchasers/allottees though the MOU executed by the then Govt. of Andhra Pradesh.
- C. WHEREAS, the Vendor made an application to the Shapoorji Pallonji Biotech Park Pvt. Ltd for allotment of Plot No 3 in Phase II of the Shapoorji Pallonji Biotechnology Park for setting-up of an Industry for the Manufacturing/ research of Biotech Products and/or activities associated with or a service industry to the Biotech sector.
- D. WHEREAS, pursuant to the application made by the Vendor, the Shapoorji Pallonji Biotech Park Pvt. Ltd allotted to the Vendor, Plot No 3, admeasuring 9.21 Acres in Phase II of Shapoorji Pallonji Biotechnology Park, for setting up an industry for the manufacture and research of Biotech products or for activities associated with a service industry to the Biotech sector and therefore, the vacant possession of Plot No 3 admeasuring 9.21 Acres was delivered to the Vendor. the Developer executed a Deed of Sale dated 06.10.2006 registered as Document No. 14612 of 2006 in the office of Sub-Registrar, Shameerpet conveying Plot No. 3 admeasuring 9.21 Acres in Survey No. 542 of Koltur Village, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) in favour of the Vendor.

  
For GV RESEARCH CENTERS PVT. LTD.  
  
Director

## E-KYC Details as received from UIDAI:

| SI No | Aadhaar Details                                     | Address:  | Photo   |
|-------|---|---|---|
| 4     | Aadhaar No: XXXXXXXX4389<br>Name: Soham Satish Modi | S/O Satish Modi,<br>Khairatabad, Hyderabad, Telangana, 500034 |  |

**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 |                          |                |          |                             |                  |                |
|-------------------------|----------------|--------------------------|----------------|----------|-----------------------------|------------------|----------------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan      | Cash     | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total          |
| Stamp Duty              | 100            | 0                        | 3232620        | 0        | 0                           | 0                | 3232720        |
| Transfer Duty           | NA             | 0                        | 1212270        | 0        | 0                           | 0                | 1212270        |
| Reg. Fee                | NA             | 0                        | 404090         | 0        | 0                           | 0                | 404090         |
| User Charges            | NA             | 0                        | 150            | 0        | 0                           | 0                | 150            |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>4849130</b> | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>4849230</b> |

Rs. 444890/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 404090/- towards Registration Fees on the chargeable value of Rs. 80818000/- was paid by the party through E-Challan/BC/Pay Order No 484N6P220918,692ZUV240918,518PAM240918,755CZY240918,706BBV240918,292SVI240918,769Y4M250918,859TZN250918 dated ,22-SEP-18,24-SEP-18,24-SEP-18,24-SEP-18,24-SEP-18,24-SEP-18,25-SEP-18,25-SEP-18 of ,YESB/,YESB/,YESB/,YESB/,YESB/,YESB/,YESB/,YESB/

## Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 990000/-, DATE: 22-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2746339214816, PAYMENT MODE: NB-1000200, ATRN: 2746339214816, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: ISSAR BIOTECH REP BY RAMAKRISHNA REDDY I, CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .(2). AMOUNT PAID: Rs. 1000/-, DATE: 24-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4397740095703, PAYMENT MODE: NB-1000200, ATRN: 4397740095703, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: ISSAR BIOTECH REP BY RAMAKRISHNA REDDY I, CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .(3). AMOUNT PAID: Rs. 500000/-, DATE: 24-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1916746555603, PAYMENT MODE: NB-1000200, ATRN: 1916746555603, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: ISSAR BIOTECH REP BY RAMAKRISHNA REDDY I, CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .(4). AMOUNT PAID: Rs. 489000/-, DATE: 24-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6198487644803, PAYMENT MODE: NB-1000200, ATRN: 6198487644803, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: ISSAR BIOTECH REP BY RAMAKRISHNA REDDY I, CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .(5). AMOUNT PAID: Rs. 500000/-, DATE: 24-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 5346294022106, PAYMENT MODE: NB-1000200, ATRN: 5346294022106, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: ISSAR BIOTECH, CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .(6). AMOUNT PAID: Rs. 490000/-, DATE: 24-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8624954189606, PAYMENT MODE: NB-1000200, ATRN: 8624954189606, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: ISSAR BIOTECH, CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .(7). AMOUNT PAID: Rs. 966860/-, DATE: 25-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7565972671202, PAYMENT MODE: NB-1000200, ATRN: 7565972671202, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: ISSAR BIOTECH, CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .(8). AMOUNT PAID: Rs. 912270/-, DATE: 25-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4181965625902, PAYMENT MODE: NB-1000200, ATRN: 4181965625902, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: ISSAR BIOTECH, CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .

Date:

26th day of September, 2018

Signature of Registering Officer

Shamirpet

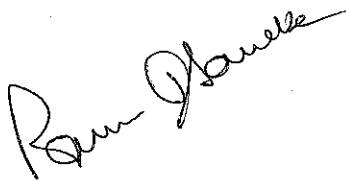
Bk - 1, CS No 6499/2018 &amp; Doct No

Sub Registrar  
ShamirpetSheet 2 of 10  
6402/2018

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- E. As a result of the above transaction, the Vendor became the sole owner and possessor of a land Plot No.3 admeasuring 9.21 Acres located at Survey No. 542, Koltur Village, Shameerpet Mandal, Medchal-Malkajgiri District, (hereinafter referred as the "Schedule Property"). The details of the Schedule Property are further described in Schedule A and the plan is set out in Schedule B to this Sale Deed. Under the terms of the aforementioned sale deed, the Shapoorji Pallonji Biotech Park Pvt. Ltd and the Vendor agreed that the Vendor shall establish an industry for the manufacture and research of Biotech products or activities associated with a service industry to the Biotech sector. Furthermore, it was agreed that the Vendor shall comply with all town planning and other bye laws and also obtain sanctions from all the authorities and commence the development of the said area within 24 months and complete the same within 48 months from the date of Sale Deed executed in favour of Vendor.
- F. WHILE SO, the Vendor was unable to develop the Schedule Property and establish an industry due to various reasons. In these circumstances, the Vendee, who intends to establish a biotechnology industry in the Schedule Property, approached the Vendor with a proposal to purchase the Schedule Property on an outright sale basis, and the Vendor has agreed to sell the Schedule Property to the Vendee.
- G. WHEREAS, the Vendor had made an application to the MN Science & Technology Park Pvt. Ltd (previously known as Shapoorji Pallonji Biotech Park Pvt. Ltd) for a no objection certificate, to convey the Schedule Property to the Vendee. The MN Science & Technology Park Pvt. Ltd has provided a No-Objection Certificate dated 24.09.2018 in favour of the Vendor permitting the Vendor to sell and alienate the Schedule Property to the Vendee. In accordance with the said letter, the Vendor has paid an amount equivalent to 5% of the total sale consideration mentioned herein, plus applicable taxes to the Developer.
- H. WHEREAS, the Vendor has informed the Vendee regarding the rules and regulations, terms and conditions pertaining to the said Sale which is inclusive of the Developmental and maintenance taken up by M/s. MN Science & Technology Park Pvt. Ltd as per the MOU with the Government and the Vendee has agreed to abide by the rules and regulations, terms and conditions of the Biotechnology Park.
- I. AND WHEREAS, the Vendor hereby agreed to sell the Plot No. 3 admeasuring 9.21 Acres in Survey No. 542 of Koltur Village, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) to the Vendee for a total sale consideration of Rs. 8,08,18,000/- (Rupees Rupees Eight Crores Eight Lakhs and Eighteen Thousand Only) and the Vendee agreed to purchase the same on the following terms and conditions of this Sale Deed:



For GV RESEARCH CENTERS PVT. LTD.

  
Director

Bk - 1, CS No 6499/2018 & Doct No

6402/2018

Sub Registrar  
Shamirpet

1వ పుస్తకము బుక్/నం|| (కా.క. 1940) నం||

6402 నెంబరుగా రిజిస్టరు చేయబడినది. స్కాటింగ్

రిమిత్తం గుర్తింపు నెంబరు 1518-I..... 6402 ..... 20/8

ఇవ్వబడినది.

20/8 దం|| సర్కెట్ నెంబరు 26 వ తరం

సబ్-రిజిస్ట్రార్ అధికారి

శామిరిపేట్

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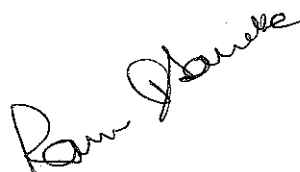
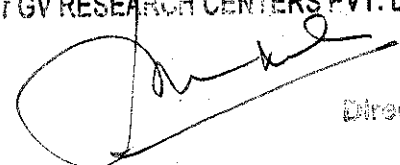
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

In consideration of the mutual covenants, representations, terms and conditions and understanding set forth in this Sale Deed and other good and valuable consideration (the receipt and adequacy of which is hereby mutually acknowledged), each of the Parties hereby agree as follows:

1. The Vendor hereby grants, conveys, sells, transfers and assigns the Schedule Property together with all appurtenances, constructions, improvements, estate, right, title, interest, whatsoever thereto belonging to the Schedule Property in favour of Vendee.
2. The total consideration payable by the Vendee to the Vendor for the purchase of the Schedule Property is Rs.8,08,18,000/- (Rupees Eight Crores Eight Lakhs Eighteen Thousand Only). The total consideration has been paid as per details given below, which is acknowledged by the Vendor. The Vendee has thus paid the Total Consideration to the Vendor as on the date of this Sale Deed, and the Vendor acknowledges receipt of the same.

| S. No. | Cheque/Payorder no. | Amount in Rs. | Date       | Drawn on |
|--------|---------------------|---------------|------------|----------|
| 1      | 907102              | 50,00,000/-   | 07.08.2018 | YES Bank |
| 2      | 663920              | 7,50,00,000/- | 25.09.2018 | YES Bank |
| 3      | 663921              | 9,820/-       | 25.09.2018 | YES Bank |
| 4      | By way of TDS paid  | 8,08,180/-    | 25.09.2018 | YES Bank |

3. That the Vendor doth hereby sell, grant, convey, transfer and assign unto Vendee all that piece and parcel of land being "the Said Plot" in the Biotechnology Park, more particularly described in the Schedule hereunder, and for greater clarity delineated in the plan annexed hereto, together with all rights, title, easements and all other rights in any way appertaining thereto TO HOLD "the Said Plot" unto and to the use of Vendee absolutely and forever. The Vendee shall use "the Said Plot" for the aforesaid purpose for setting up of an Industry for the Manufacturing/ research of Biotech Products and/or activities associated with or a service industry to the Biotech sector.
4. That the Vendor has delivered the physical, peaceful and vacant possession of "the Said Plot" to the Vendee today simultaneously along with execution of this deed and the Vendee is entitled to enjoy the same hereafter as per its wish and will as the owner of the "Said Plot".
5. That the Vendor hereby declares that, the Vendor is the absolute and exclusive owner of Schedule Property and that no other person(s) have any right, title or other interest and the schedule property is free from all encumbrances, charges, liens, mortgages or etc.

 FOR GV RESEARCH CENTERS PVT. LTD.  
  
Director

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Shamirpet

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6. The Vendor further declares that there are no existing agreements and the schedule property is not under attachment by any court or authority nor is a Wakf property. The Vendor shall indemnify the Vendee against all the losses, damages, expenses etc., which may be caused or occasioned to the Vendee in view of any claim by anybody or in case of any defect in the title of the Vendor. In case of any irregularities with the title/ownership and possession/holding of the property, the Vendor shall be liable to refund the consideration amount herein along with interest.
7. That the Vendor has paid all taxes, charges etc., payable on "the Said Plot" up to date and the Vendee will have to pay all such taxes, charges, etc., to the concerned authorities hereafter.
8. That the Vendor has handed over the original link documents pertaining to the said plot on this day and shall sign necessary documents to transfer the title of the property in government and revenue records.
9. That the Vendee having agreed to establish an Industry for the Manufacturing/ research of Biotech Products and/or activities associated with or a service industry to the Biotech sector in the said Plot for which the land was allotted initially.
10. That the Vendee declares that prior to any transfer or sale of the said plot to the third parties by the Vendee, the Vendee shall take prior written approval for alienation from the M/s. MN Science and Technology Park Pvt. Limited who are the Government authorised representative to carry on the development, construction, operation and maintenance of a Biotechnology Park, by giving a written application along with a process fee equivalent to 5% of the prevailing sale value of the land. The consent shall not be unreasonably withheld by M/s. MN Science and Technology Park Pvt. Limited, however, M/s. MN Science and Technology Park Pvt. Limited shall have the first right to re-purchase the allotted plot, with the unit, if any, at the price stipulated by the Vendee herein for transfer/change or ownership.
11. Further, any change in the name or address of the Registered Office or Administrative office of the Vendee should be intimated to the M/s. MN Science and Technology Park Pvt. Limited within 20 days of such change.
12. That the Vendor shall co-operate with Vendee for mutation of the property i.e. change of name in respect of "the Said Plot" and also the electricity, water sewerage connection in the name of the Vendee.

*Lawrence*

For GV RESEARCH CENTERS PVT. LTD.

*[Signature]*

Director

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Shamirpet


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13. That the Vendee while developing "the Said Plot" undertakes to comply with the provisions of all Town Planning and other local body(s) bye-laws and all other relevant laws and rules for the time being in force, as applicable to "the Said Plot" and not commit any breach thereof and indemnify and keep indemnified the Vendor and its successors at all times against all acts, suits, proceedings and prosecutions and all costs charges and expenses, losses, damages, fines and penalties incurred or suffered by the Vendor or caused to be imposed or levied upon or recovered from the Vendor for such act, commission, omission sufferance or breach by the Vendee.
14. That the Vendee declares and warrants to take the possession of "the Said Plot" in "as is where is" condition and shall make no further demand for any development. Any further improvement or development inside "the Said Plot" shall be purely at the discretion of the Vendee.
15. That the Vendee hereby undertakes to commence the construction within 6 months and complete the construction works within 3 years from the date of execution of this Deed of Sale. If for any reason the Vendee fails to complete the construction within the agreed time period, including any reasonable extension granted by M/s. MN Science and Technology Park Pvt. Limited, or fails to comply with the terms and conditions of this Deed, then the M/s. MN Science and Technology Park Pvt. Limited shall seek suitable remedies under law. Without prejudice to any other rights and remedies that may be available to M/s. MN Science and Technology Park Pvt. Limited under the law or under these presents, retain the money paid for "the Said Plot", and exercise its rights to cancel the Sale Deed with respect to "the Said Plot", without any further reference to the Vendee. In case of cancellation of the allotment, the Vendee shall not have any claim against the Vendor and M/s. MN Science and Technology Park Pvt. Limited shall be free to deal with "the Said Plot" and re-allot "the Said Plot", to a Third Party, without obtaining any approval from the Vendee. The Vendee shall not cause obstruction or hindrance to any action taken by M/s. MN Science and Technology Park Pvt. Limited under this clause. However, the conditions mentioned in this clause shall not be applicable if the Vendee is prevented from commencing or completion of the construction work due to any force majeure events such as Government regulations, war, flood, fire, court order, etc.
16. That the Vendee hereby undertakes to carry out at its own cost, charges and expenses in all respect any item of work for development of "the Said Plot", including obtaining Telecommunication Connections and Power Connection from the relevant authorities as per cost indicated by them.

*Ram Dhanu*

For GV RESEARCH CENTERS PVT. LTD.



Director

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Shamirpet




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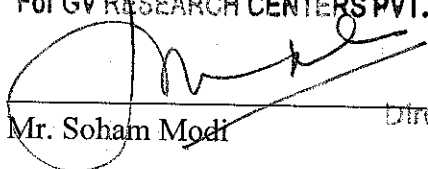
17. That the Vendee to make its own arrangements to treat the sewerage and solid/liquid effluents to the required standards of the Telangana State Pollution Control Board and to regulate dust, smoke, gas, noise, vibrations, prevent fire hazards, and comply with the regulations in this regard.
18. That the Vendee will ensure to keep the building premises and any other structure that may be constructed thereon clean, free from all defects and in good condition, repairs if any at its own cost.
19. That the Vendee hereby undertakes to bear and pay the tax levied if any for the land, proportionate share of taxes and all other charges that may be required to be paid to any other public body or statutory authority in respect of "the Said Plot" and shall indemnify and keep indemnified the Vendor and its successors and assigns in respect of such non-payment from the date of purchase of "the Said Plot".
20. That the Vendor hereby declares that there is no legal impediment under the provisions of Land Ceiling Act/s or other laws, for alienation of the property hereby conveyed.
21. That all expenses of this sale deed such as stamp duty, execution and registration fee, etc, has been paid by the Vendee.
22. That the land affected by this document is not an assigned land as defined in Section 2 (1) of Act No. 9 of 1977 and the said land is not covered by the A. P. Urban Land Ceiling Act, 1976.
23. That the Market value of "the Said Plot" is Rs. 8,08,18,000/- (Rupees Eight Crores Eight Lakhs and Eighteen Thousand Only). Stamp Duty, TPT and Registration charges of Rs. 48,49,130/- paid by way of E-Challan.

In Witness whereof the Vendor and Vendee have signed this Sale Deed on the Date Month and Year first above mentioned.



For and on Behalf of the Vendor  
M/s. Issar Biotech  
Represented by its Sole Proprietor

  
Mr. Ramakrishna Reddy Isanaka

For and on Behalf of the Vendee  
M/s. GV Research Centers Private Limited  
Represented by its Authorised Signatory  
For GV RESEARCH CENTERS PVT. LTD.

  
Mr. Soham Modi Director

WITNESSES:

1. 
2. 

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Shamirpet



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SCHEDULE-A:

SCHEDULE PROPERTY

All that the land in Plot No 3, admeasuring 9.21 Acres in Shapoorji Pallonji Biotech Park, Phase -II, being part of Survey No. 542 of Kolthur Village, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) and bounded by:


NORTH : Plot #2 of the Biotech Park  
SOUTH : Plot #3A of the Biotech Park  
EAST : Internal Road of the Biotech Park  
WEST : Plot #1 of the Biotech Park

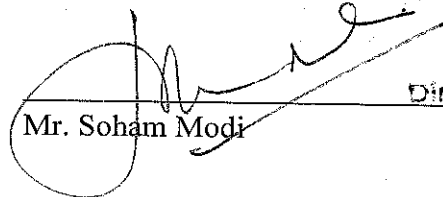
Along with all rights to use the internal roads and common facilities provided in the Bio-Technology park.

In Witness whereof the Vendor and Vendee have signed this Sale Deed on the Date Month and Year first above mentioned.

For and on Behalf of the Vendor  
M/s. Issar Biotech  
Represented by its Sole Proprietor

For and on Behalf of the Vendee  
M/s. GV Research Centers Private Limited  
Represented by its Authorised Signatory

  
Mr. Ramakrishna Reddy Isanaka

For GV RESEARCH CENTERS PVT. LTD.  
  
Mr. Soham Modi Director

WITNESSES:

1. 

2. 

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6492, 2018. Sheet 8 of 10 Sub Registrar  
Shamirpet



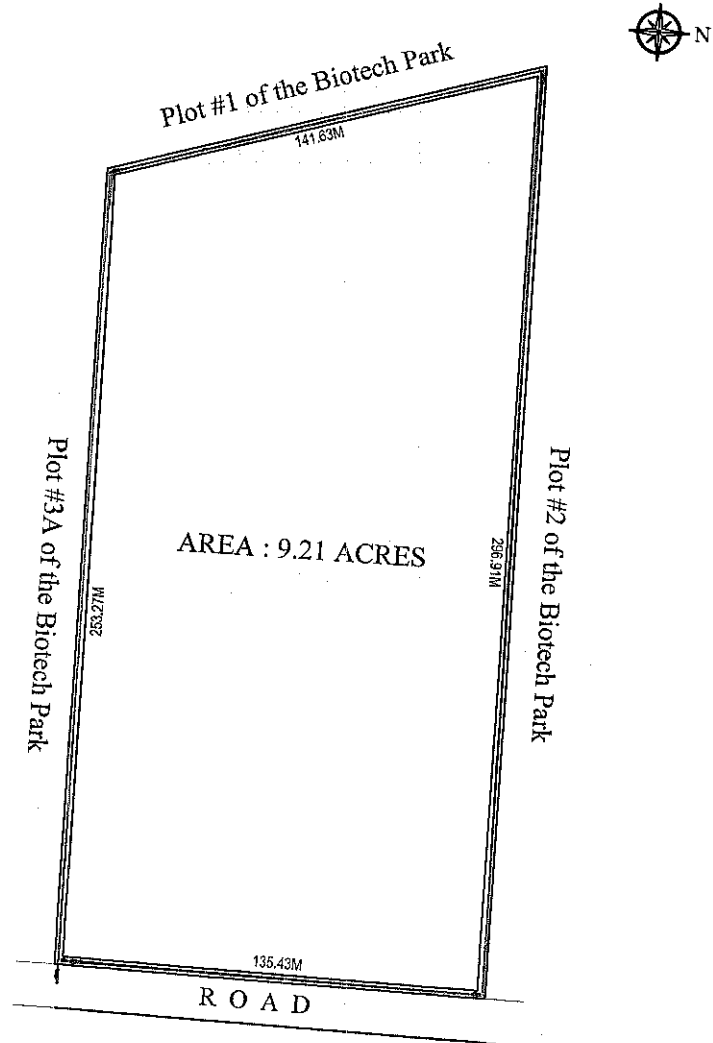
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SCHEDULE - B

Plan of Schedule Property



*Ram Reddy*

For and on Behalf of the Vendor  
Issar Biotech  
Represented by its Sole Proprietor  
Mr. Ramakrishna Reddy Isanaka

For GV RESEARCH CENTERS PVT. LTD.

*Soham Modi*

Director

For and on Behalf of the Vendee  
M/s. GV Research Centers Pvt. Ltd.  
Represented by its Authorised Signatory  
Mr. Soham Modi

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Shamirpet



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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

కోరే మార్తాండ్  
Kore Martand  
పుట్టిన సంవత్సరం / Year of Birth : 1980  
పురుషుడు / Male

8032 0809 2297

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O కోరే మోహన్ రావు, 8-3-169/60/35, ఇంద్రా నగర్ ఫేజ్-2, బానుమాన్ స్టాన్  
అభ్యర్థన నంబర్, హైదరాబాద్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address : S/O Kore Mohan Rao, 8-3-169/60/35, Indira Nagar Phase-2,  
Hanuman Stone Cutters, Borabanda, Hyderabad, Rangareddi, Andhra Pradesh,  
500018

Aadhaar - Saamanyuni Haku

भारत सरकार  
GOVERNMENT OF INDIA

సోహం సతీష్ మోడి  
Soham Satish Modi  
పుట్టిన సం./YoB:1969  
పురుషుడు Male

3146 8727 4389

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నం.  
280, రోడ్ నం-25, పెద్దమ్మ  
వీణాలయం దగ్గర అబీల్ హిల్స్,  
ఖైరాతాబాద్, బంజారా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
S/O: Satish Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

*[Handwritten Signature]*

భారత ప్రభుత్వం  
Government of India

కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974  
పురుషుడు / Male

3287 6953 9204

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To  
Kandi Prabhakar Reddy  
కండి ప్రభాకర్ రెడ్డి  
2-3-64/10/24 1FLOOR KAMALA NILAYAM  
JAISWAL COLONY  
Amberpet  
Amberpet,Hyderabad  
Andhra Pradesh - 500013

ఆధార్ - సామాన్యుని హక్కు

*[Handwritten Signature]*

భారత ప్రభుత్వం  
Government of India

రామకృష్ణ రెడ్డి ఇసానాక  
Ramakrishna Reddy Isanaka  
పుట్టిన తేదీ / DOB : 12/08/1945  
పురుషుడు / Male

7508 4122 1940

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా: ఈండ్రి పేరు / తల్లి పేరు:  
రమణ రెడ్డి, 8-3-1029 ప్లాట్ నెం 90,  
శ్రీనగర్ కాలనీ, ఇండియన్ బ్యాంక్ లైన్  
ఎదురుగా, ఖైరాతాబాద్, హైదరాబాద్,  
శ్రీనగర్ కాలనీ, తెలంగాణ, 500073

Address: S/O: Ramana Reddy,  
8-3-1029 Plot No 90, Srinagar  
Colony, Opp indian Bank Lane,  
Khairatabad, Hyderabad, Srinagar  
Colony, Telangana, 500073

7508 4122 1940

*[Handwritten Signature]*

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Shamirpet

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