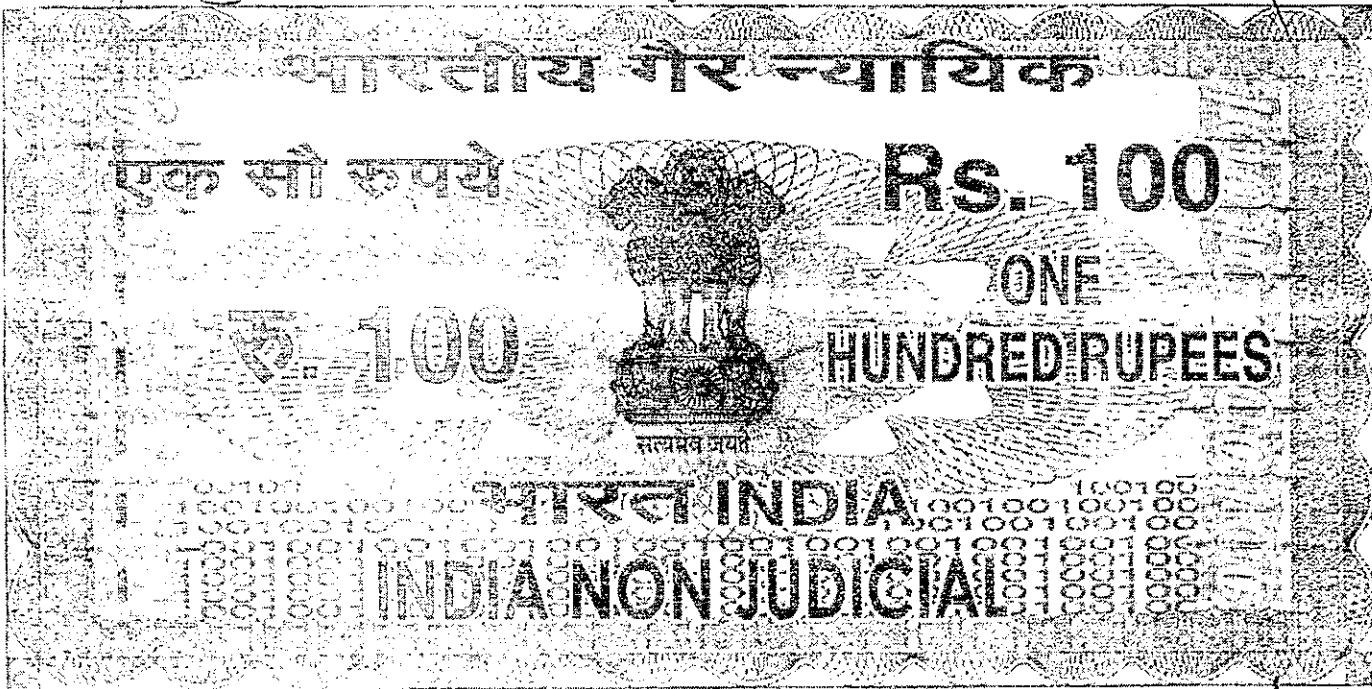


change in registered  
D.No. 233 of 2024

Original



తెలంగాణ తెలంగాణ TELANGANA

122 22/01/2021 100/-

Raju  
Rasiah  
Crescentia Labs Pvt Ltd

Y 355738

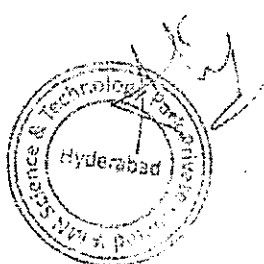
G. BHANU PRIYA  
LICENSED STAMP VENDOR  
Licence No. 15-26-038/2012, RL No. 15-26-049/2021  
H.No 1-2-98/5, Yallareddyguda, Kapra (M),  
Medchal-Malkajgiri Dist. Cell. 9866292503.

SALE DEED

This Sale Deed is made and executed at Hyderabad, on this the 25<sup>th</sup> day of January, 2021

BY AND BETWEEN

M/s. MN Science and Technology Park Pvt. Ltd., a Company incorporated under the Indian Companies Act, 1956, having its registered office at Building 450, MN Park Phase-I Turkapally Village, Shameerpet Mandal, Medchal- Malkajgiri District, Telangana-500078 PAN No. AAFCS6041M represented by its Authorized Signatory Mr. Atul Bharadwaj, S/o. Late Sri. Om Prakash Bharadwaj, Aged about 46 years, Occ: Private Employee, R/o. W-12, Aparna Kanopy Lotus, Gudla Pochampally, Kompally, Hyderabad under Board Resolution dated 22<sup>nd</sup> January 2021




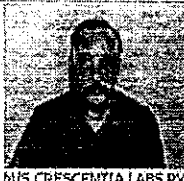




For Crescentia Labs-Private Limited

*[Signature]*  
Authorized Signatory







**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. 139500/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 25th day of JAN, 2021 by Sri M/S Mn Science And Technology

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S CRESCENTIA LABS PVT LTD [1516-1-2021-755]	M/S CRESCENTIA LABS PVT LTD REP BY T R VENKATARAMANAN S/O. LATE T K RANGARAJAN F NO.401, 3RD FLOOR, SRI LAXMI APTS, DIMAKAR NAGAR, NEREDMET, MALKAJGIRI	 JAN 2020
2	EX		 M/S MN SCIENCE AND TECHNOLOGY [1516-1-2021-755]	M/S MN SCIENCE AND TECHNOLOGY PARK PVT LTD REP BY ATUL BHARDWAJ S/O. LATE OM PRAKASH BHARDWAJ W-12, APARNA KANOPY LOTUS, GUNDLAPPOCHAMPALLY, MEDCHAL, M M DIST	



**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 R ARVIND KUMAR:25/01/2021 [1516-1-2021-755]	R ARVIND KUMAR MIYAPUR-HYD	 7 MAR 2020
2		 P V DURGA PRASAD:25 [1516-1-2021-755]	P V DURGA PRASAD MACHA BOLARAM	

25th day of January, 2021

Signature of Sub Registrar  
Shamirpet

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

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8791 Name: Atul Bhardwaj	C/O Late Om Prakash Bhardwaj, Gundlapochampalle, K.v. Rangareddy, Telangana, 500014	
2	Aadhaar No: XXXXXXXX3349 Name: T R Venkataramanan	S/O Late T K Rangarajan, MALKAJGIRI, Hyderabad, Andhra Pradesh, 500056	

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*Hereinafter referred to as "VENDOR" (which expression shall unless repugnant to the context mean and include itself, its successors, legal representatives, administrators, nominees, executors, assignees etc.);*

AND

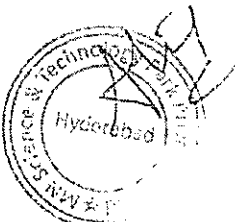
M/s. Crescentia Labs Private Limited, a company incorporated under the Indian Companies Act, 1956, having its registered office at 5<sup>th</sup> Floor, Surya Towers, Sardar Patel Road, Secunderabad - 500003, PAN No.AADC2608M represented by its Commercial Manager, Mr. T R Venkataramanan, S/o. Late T K Rangarajan, Aged about 53 years, R/o. Flat no. 401, 3<sup>rd</sup> Floor, Sri Laxmi Apartments, Dinakar Nagar, Naredmet, Malkajgiri 500056 under Board Resolution dated 21<sup>st</sup> January 2021.

*Hereinafter referred to as the "VENDEE" (which expression shall unless repugnant to the context mean and include itself, its successors, legal representatives, nominees, assignees etc.)*

WHEREAS the erstwhile combined state of Telangana and Andhra Pradesh, (hereinafter referred as to Government of AP) vide Govt. Memo No. 12983/Asn.III(3)/97-3, dated 17.10.1997 handed over the advance possession of the land admeasuring Acres 144.34 Gts in Survey Nos 230 to 243 of Turkapally Village, Shamirpet Mandal, Ranga Reddy District ( hereinafter referred to as "said land") in favour of Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC) for establishment of industrial development area pending finalization of regular alienation.

WHEREAS the Government of AP vide Govt. Memo No. 12983/Asn.III (3)/97-4, dated 19.11.1997 issued amendments to read as "Biotech Park" instead of 'Industrial Development area' and sanction was also issued vide G.O.Ms. No. 865, dated 13.12.1999.

WHEREAS The Secretary to Government, Industries & Commerce Department vide Letter No. 21502/SSI-A1/97-16, dated 08.08.2001 intimated the APIIC for promoting



For Crescentia Labs Private Limited  
Authorized Signatory

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	Stamp Papers	In the Form of				Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
		Challan u/S 41 of IS Act	E-Challan	Cash				
Stamp Duty	100	0	1116000	0	0	0	1116100	
Transfer Duty	NA	0	418500	0	0	0	418500	
Reg. Fee	NA	0	139500	0	0	0	139500	
User Charges	NA	0	200	0	0	0	200	
Total	100	0	1674200	0	0	0	1674300	

Rs. 1534500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 139500/- towards Registration Fees on the chargeable value of Rs. 27900000/- was paid by the party through E-Challan/BC/Pay Order No ,289IXF200121 dated ,20-JAN-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1702100/-, DATE: 20-JAN-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6653040539120, PAYMENT MODE: CASH-1001138, ATRN: 6653040539120, REMITTER NAME: CRESCENTIA LABS PRIVATE LIMITED, EXECUTANT NAME: MN SCIENCE AND TECHNOLOGY PARK PVT LTD, CLAIMANT NAME: CRESCENTIA LABS PRIVATE LIMITED).

Date:

25th day of January, 2021

Signature of Registering Officer  
Shamirpet

Certificate of Registration

Registered as document no. 733 of 2021 of Book-1 and assigned the identification number 1-1516-733-2021 for Scanning on 25-JAN-21.

Registering Officer  
Shamirpet  
(Sheshagiri Chand)

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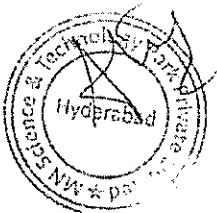



a Biotechnology Park and as per the Memorandum of Understanding signed on 20.06.2001, the said land was handed over to M/s. Shapoorji Pallonji Biotech Park Pvt. Limited in consideration of allotting equity share capital and preference share capital in M/s. Shapoorji Pallonji Biotech Park Pvt. Limited company as described in the Memorandum of Understanding signed and therefore, the said land was handed over to M/s. Shapoorji Pallonji Biotech Park Pvt. Ltd. after completing the preliminary works and vide G.O.Ms. No.141, Revenue (Registration & Mandals) Department, dated 24.02.2001 orders were also issued exempting Stamp Duty and Registration Fee for any Conveyance.

**WHEREAS** in pursuance of a "Memorandum of Understanding" dated 20<sup>th</sup> June 2001, validly executed between the Government of AP and M/s. Shapoorji Pallonji & Company Ltd., (A Company incorporated under the Companies Act, 1913 with its registered office at 70, Nagindas Master Road, Fort, Mumbai – 400 001), it was inter-alia agreed that the parties would form a Joint Venture Company in order to carry on the development, construction, operation and maintenance of a Biotechnology Park in the erstwhile State of Andhra Pradesh and pursuant to the same, a Project Agreement dated 28.07.2001 and a Shareholders Agreement dated 23.08.2001 were executed and M/s. Shapoorji Pallonji Biotech Park Pvt. Limited company was incorporated.

**WHEREAS**, the Government of AP vide G.O.Ms. No. 365 dated 06.09.2002 authorized APIIC to transfer the said land in favor of M/s. Shapoorji Pallonji Biotech Park Pvt. Limited. The Government of A.P. as absolute owner of the said land conveyed, sold, transferred, and assigned to M/s. Shapoorji Pallonji Biotech Park Pvt. Limited the said land for the purpose of setting up a Biotechnology Park on the terms and conditions mentioned therein.

**WHEREAS** a "Deed of Conveyance" was executed by The Government of the State of Andhra Pradesh, acting through the duly authorized representative, The Zonal Manager of APIIC in favor of Shapoorji Pallonji Biotech Park Pvt. Ltd vide Registered Document No. 9579 of 2004 dated 02.11.2002 registered at the office of the Sub-Registrar Shameerpet, R.R. District and consequent to which the Government of A.P. has transferred the possession of all that piece and parcel of land admeasuring



For Crescentia Labs Private Limited  
  
Authorized Signatory

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Acres 144.34 Gts in Survey No. 230 to 243 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District for development of Biotechnology Park to "Shapoorji Pallonji Biotech Park Pvt. Ltd." On purchase of land the said company has established a Bio-Technology Park.

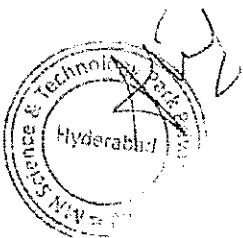
WHEREAS, subsequently Shapoorji Pallonji Biotech Park Pvt. Ltd. passed a Board Resolution dated 22-10-2010 and the Company name was changed to Alexandria Knowledge Park Private Limited. Thereafter on 20<sup>th</sup> January 2017 the name of Alexandria Knowledge Park Private Limited was again changed to MN Science & Technology Park Pvt. Ltd. and as such the VENDOR is absolute owner and possessor of the above said land. The VENDEE has conducted a legal due diligence on the Title of the schedule property and is satisfied with the same.

WHEREAS the VENDEE herein approached the VENDOR with a request to purchase land admeasuring Acre 1.80 cents (One Acre & Eighty cents) located the Bio-Technology Park presently bearing Plot No. 15-B MN Park- Phase-I, parceled out of Acres 144.34 Guntas in Survey No. 230 to 243, located in Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana - 500101, more particularly described in the schedule hereunder and for greater clarity delineated in the plan hereto annexed as Annexure-I, Hereinafter referred to as "the Said Plot", for setting-up of formulations, and /or associated activities as per provisions of law.

AND WHEREAS the VENDOR hereby sells free from all encumbrances and VENDEE hereby purchases as per terms and conditions of this Sale Deed, "the Said Plot" for a total sale consideration of Rs. 2,79,00,000/- (Rupees Two Crores Seventy Nine Lakhs Only) and VENDOR has agreed to execute this Sale Deed as per request of the VENDEE.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That in pursuance of the said offer and acceptance, the VENDEE has paid on this day the entire sale consideration of Rs. 2,76,90,750/- (Rupees Two Crores Seventy Six Lakh Ninety Thousand Seven hundred and Fifty Rupees Only)



For Crescentia Labs Private Limited  
Authorized Signatory

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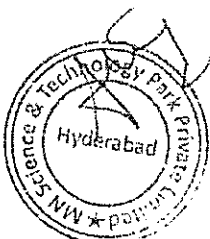
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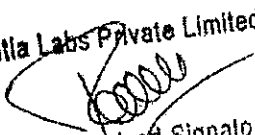




Bankers cheque No. 202188 dated 25/01/2021, drawn on HDFC Bank, Secunderabad Branch, after deducting tax at source @ 0.75% towards sale consideration of "the Said Plot" having been paid to the VENDOR by the VENDEE the receipt whereof the VENDOR hereby admits and acknowledges, the VENDOR doth hereby sell, 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 industry for the manufacture of Biotech Products, **formulations**, research and development with relating to Biotechnology and/or services to the Biotech Sector and /or associated activities.

2. That the VENDOR has delivered the physical, peaceful and vacant possession of "the Said Plot" to the VENDEE today and the VENDEE is entitled to enjoy the same hereafter as per its wish and will as the owner of the "Said Plot".
3. (a) 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. 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 **entire** consideration amount herein along with interest as per the existing MCLR rate.  
  
(b) That the VENDOR hereby declares that, the layout plan of Bio-tech Park, was tentatively approved by the office of the Regional Deputy Director of Town and Country Planning, Red Hills and Gram Panchyat, Turkapally vide proceedings ref: R.O.C. 2382/03/H2 dated 22-09-2003 in accordance with law.



For Crescentia Labs Private Limited  
  
Authorised Signatory.

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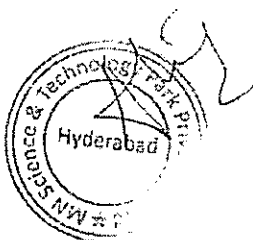


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(c) That the VENDOR has paid all taxes, charges etc., payable on "the Said Plot" up to date and the VENDEE will have to pay all such taxes, charges, etc., to the concerned authorities hereafter.


4. 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 from the VENDOR for the said alienation. The VENDEE shall seek consent of the Vendor for the same by making 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 the VENDOR, however, the VENDOR 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. It is also agreed that the vendor on receipt of such first offer from the vendee herein shall give their reply in writing within Thirty (30) days of receipt of such offer, failing which vendee herein is entitled to proceed with the offer to any other third parties and to conclude the proposed sale transaction.
5. Further, any change in the name or address of the Registered Office or Administrative office of the VENDEE should be intimated to the VENDOR within 20 days of such change.
6. 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.
7. 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



For Crescentia Labs Private Limited

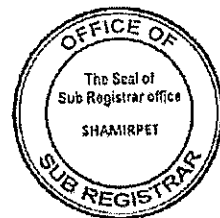
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Authorised Signatory

  
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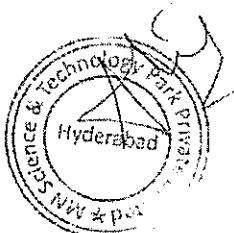


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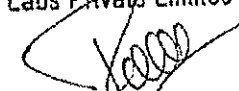


upon or recovered from the VENDOR for such act, commission, omission, sufferance or breach by the VENDEE.

8. 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.
9. That the VENDEE hereby undertakes to complete the construction works with minimum construction of 20,000 square feet area on allotted plot within 2 (Two) 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 the VENDOR, or fails to comply with the terms and conditions of this Deed, then the VENDOR shall seek suitable remedies under law. Further, the VENDOR shall have the right to claim 1% of the total sale value per month for the delay in construction as damages. In case of cancellation of the allotment, the VENDEE shall not have any claim against the VENDOR and the VENDOR 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 the VENDOR under this clause. However, the conditions mentioned in (11) shall not be applicable if the Vendee is prevented from commencing or completion the construction work due to any force majeure events such as war, flood, fire and court order.
10. 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. The vendee is at liberty to have borewells at their own costs and expenses.
11. The Vendee subject to fulfilling the terms and conditions of this agreement, as owner of the said Plot of Land has full rights to deal with the said property as it



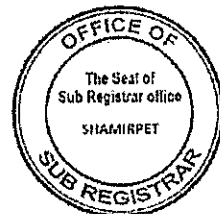
**For Crescentia Labs Private Limited**

  
Authorized Signatory

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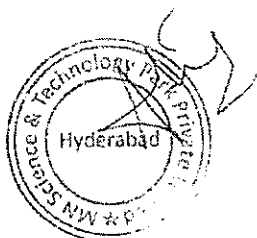
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deems fit and is entitled to enter into all types of transactions contemplated under the provisions of Transfer of Property Act 1882.

12. That the VENDEE hereby undertakes to pay the monthly Operational and Maintenance Charges to the VENDOR and the same will be chargeable per square yard. The cost of O&M charges will be INR 2.20 per square yard with an escalation of 12% increase for every 2 years. The VENDOR will be responsible for maintenance of street lights, common areas and security.
13. If the VENDEE opts to have water supply supplied by the VENDOR, the VENDEE will be liable to pay the deposit and monthly charges per KL which will vary between INR 185/- to 200/-.
14. 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.
15. That the VENDEE will ensure that to keep the building, premises and any other structure that may be constructed thereon clean, free from defect and in good repairs, at its own cost.
16. That the VENDEE hereby undertakes that from the date of purchase of "the Said Plot" to bear and pay the entire levy 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.
17. That the VENDEE agrees to provide access to the VENDOR onto "the Said Plot" for the purpose of providing/maintaining some of the common amenities or services for the Biotech Park. No such request for access shall be of unreasonable nature and shall not affect or create any unjust interference or hindrance to the normal course of business of the VENDEE.



For Crescentia Labs Private Limited  
  
Authorised Signatory

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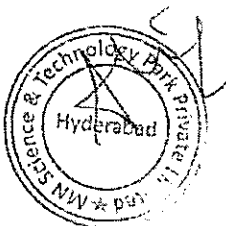


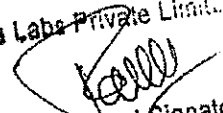


18. That the VENDOR hereby declares that there is no legal impediment under the provisions of Land Ceiling Act/s or other laws, for alienation of the property hereby conveyed.
19. That all expenses of this sale deed such as stamp duty, execution and registration fee, etc, has been paid by the VENDEE.
20. 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.
21. In the event that a Party commits a default of the terms of this Sale Deed then, the non-defaulting Party shall be entitled to such remedies, including remedies by way of damages and/or cancellation of this Sale deed, as may be permitted under Applicable Laws, in addition to its rights and remedies under this Sale deed.
22. No term of this Sale deed shall be modified or amended save and by way of a written document executed by both the Parties hereto and expressly captioned to be amended to this Sale Deed.
23. That the Market value of "the Said Plot" is Rs. 2,79,00,000/- (Rupees Two Crores Seventy Nine Lakhs Only) Stamp Duty, TPT, Registration and Mutation charges of Rs.17,02,100/- ( Rupees Seventeen Lakhs Two Thousand and One Hundred Only) is paid through Challan No. 2891XF20021

#### SCHEDULE OF PROPERTY

All that the land admeasuring Acre 1.80 cents (One Acre and Eighty cents) presently bearing Plot No. 15-B, in MN Park Phase-I, parceled out of Acres 144.34 Guntas in Survey No. 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal – Malkajgiri District, presently in Telangana State and bounded by:



For Crescentia Labs Private Limit.  
  
Authorised Signatory

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NORTH : 6 Meter access to common Transformer Belongs to MN Park

SOUTH : M/s. Genome Valley Tech Parks & Incubators Pvt Ltd (Plot No. 15A)

EAST : 9 Meter access to common Transformer Belongs to MN Park

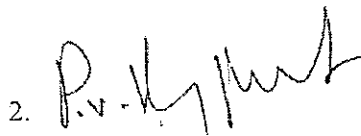
WEST : Internal Road of MN Park

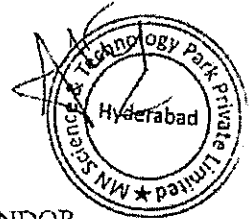
Along with all rights to use the internal roads and common facilities provided in the Bio-Technology park.


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

WITNESSES:

1. 

2. 



VENDOR  
For Crescentia Labs Private Limited  
  
Authorized Signatory  
VENDEE

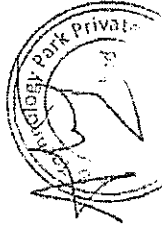
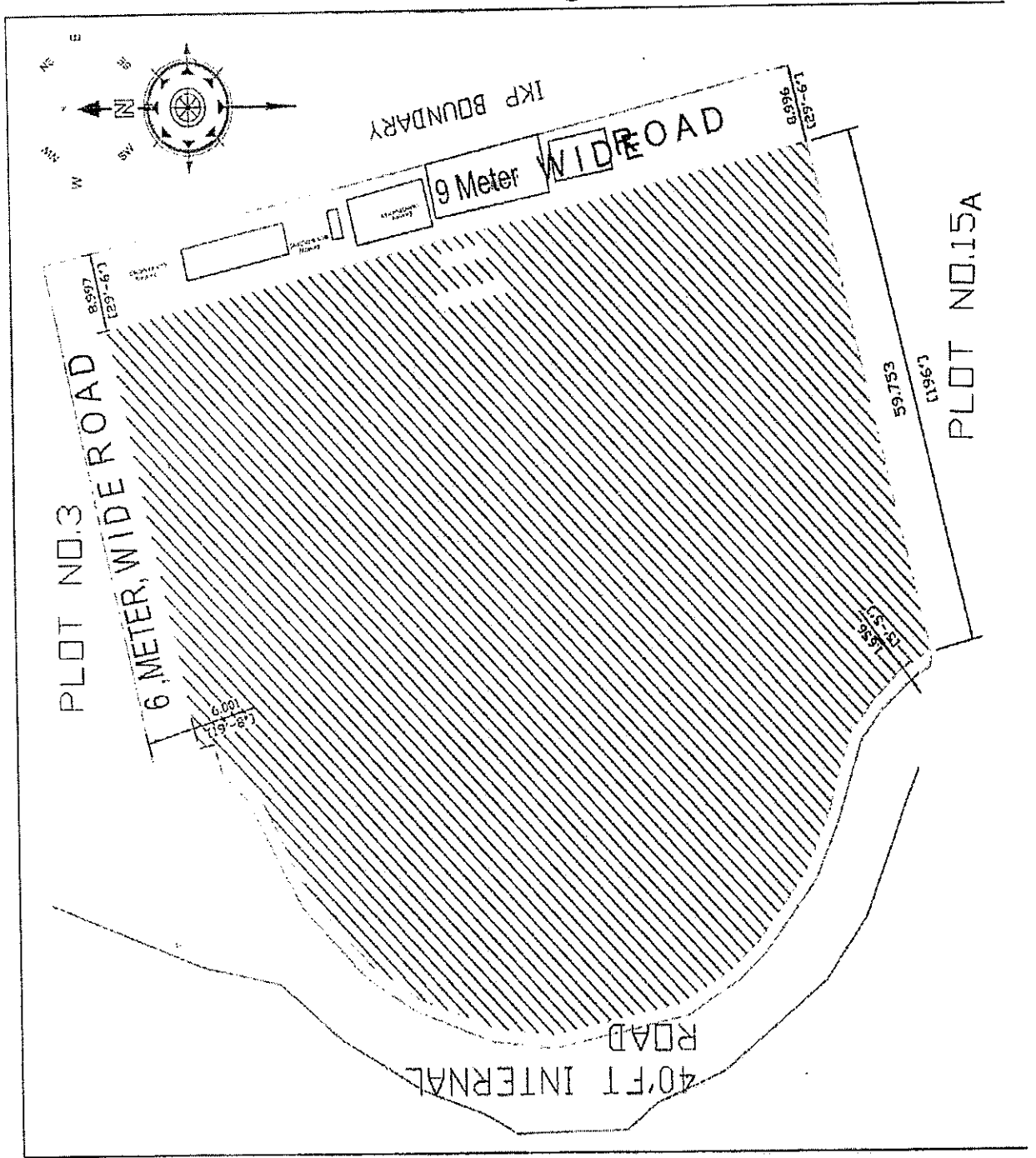
Bk - 1, CS No 755/2021 & Doct No  
733/2021. Sheet 10 of 18 Sub Registrar  
Shamirpet



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Plan Showing land admeasuring Ac 1.80 cent in Plot No.15-B, MN Park Phase-1 in Survey Number: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District-Telanagana.



VENDOR

For Crescentia Labs Private Limited

VENDEE Authorized Signatory

WITNESS:

*[Signature]*

2. *[Signature]*

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733/2021. Sheet 11 of 18 Sub Registrar  
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EXTRACT OF THE CIRCULAR RESOLUTION OF THE BOARD OF DIRECTORS OF MN SCIENCE & TECHNOLOGY PARK PRIVATE LIMITED PASSED ON FRIDAY THE 22<sup>ND</sup> DAY OF JANUARY 2021.

GRANT OF AUTHORIZATION TO MR. ATUL BHARDWAJ, DIRECTOR OF THE COMPANY TO EXECUTE THE SALE DEED ON BEHALF OF THE COMPANY IN LINE WITH THE GUIDELINES OF TSIC

"RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to authorize, Mr. Atul Bhardwaj, director of the Company, son of Shri Om Prakash Bhardwaj and resident of W-12, Aparna Kanopy Lotus, Gudla Pochampally, Kompally, Hyderabad as the Authorised Signatory of the Company to execute the Sale Deed or any other necessary documents to be executed in favor of any third parties with regard to sale transaction which was approved by the Board in its meeting held on 14<sup>th</sup> day of December 2020.

RESOLVED FURTHER THAT the Board be hereby authorizes its Authorized Signatory to receive the said Sale Deed after registration and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary in this behalf."

//Certified True Copy//

For MN SCIENCE & TECHNOLOGY PARK PRIVATE LIMITED

  
Sanket Sinha  
Director  
DIN: 06992265

MN SCIENCE & TECHNOLOGY PARK PRIVATE LIMITED

Regd. Office: Building 450, Genome Valley, Turkapally (V), Shamirpet Mandal, Hyderabad-500 078  
India. Email: info@k-reit.com. Mob: 9913852171

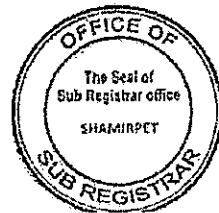
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Shamirpet



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CERTIFIED TRUE COPY OF THE EXTRACTS OF THE MEETING OF THE BOARD OF DIRECTORS OF MN SCIENCE & TECHNOLOGY PARK PRIVATE LIMITED HELD ON MONDAY THE 14<sup>TH</sup> DAY OF DECEMBER 2020 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY SITUATED AT BUILDING 450, GENOME VALLEY, TURKAPALLY (V) SHAMIRPET MANDAL HYDERABAD 500078, TELANGANA, INDIA THROUGH VIDEO CONFERENCING

APPROVAL OF SALE OF LAND HELD BY THE COMPANY:

The Chairman apprised the Board about the proposal which the Company has received from Laurus Labs Limited and Cresentia Labs. The Board approved the sale subject to the conditions regarding utilization of land which are imposed by TSIC and as communicated to the Company by TSIC in its letter in this regard.

The Chairman apprised that the sale shall be concluded in line with the guidelines in the letter sent by TSIC and the Company formed the Allotment Committee comprising one member from TSIC and called for the meeting of the Allotment Committee. In that meeting, representatives of prospective buyers were also called to present their plan. The Allotment Committee approved their plans and agreed to the sale subject to the prospective buyers providing an undertaking regarding the utilization of land. The format of sale deed and undertaking was subsequently shared by TSIC with the Company and then these documents were sent to the prospective buyers for their review. It was also agreed that the minutes of the Allotment Committee meeting and the documents which will be signed for execution shall be shared with the Board members for their record also.

//Certified True Copy//

For MN SCIENCE & TECHNOLOGY PARK PRIVATE LIMITED

Sanket Sinha  
Director

DIN: 06992265

MN SCIENCE & TECHNOLOGY PARK PRIVATE LIMITED

Regd. Office - Building 450, Genome Valley, Turkapally (V), Shamirpet Mandal, Hyderabad 500 078  
India - Email: info@mnsc.com - Mob: 011-26825777

Cin No. U0115TG2001PTC057768

C

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Shamirpet



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Surana Group

# CRESCENTIA LABS PRIVATE LIMITED

(Formerly Known as Bhagyanagar Foods and Beverages Private Limited)

5th Floor, Surya Towers,  
Sardar Patel Road,  
Secunderabad -500 003, Telangana, India  
Phone : 40 27845119, 44665700  
E.mail : surana@surana.com,  
crescentia@surana.com  
Website :http://www.surana.com  
CIN : U24100TG2007PTC055759

CERTIFIED COPY OF THE RESOLUTION DULY PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S CRESCENTIA LABS PRIVATE LIMITED HELD ON THURSDAY, 21<sup>ST</sup> JANUARY 2021 AT 11.00 AM AT THE BOARD ROOM, 5<sup>TH</sup> FLOOR, SURYA TOWERS, S.P. ROAD, SECUNDERABAD – 500 003.

## AUTHORISATION TO PURCHASE PROPERTY

“RESOLVED THAT the Company do hereby purchase the land admeasuring Acre 1.80 cents (One Acre and Eighty cents) presently bearing Plot no 15-B, in MN Park Phase – I, parceled out of Acres 144.34 Guntas in Survey No. 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana from M/s. MN Science and Technology Park Private Limited at such consideration and payable on such terms and conditions as may be mutually agreed upon by both the parties.

RESOLVED FURTHER THAT Shri Manish Surana, Director of the Company, be and is hereby authorised to negotiate and finalize the terms and conditions with regards to the said purchase of land property


RESOLVED FURTHER THAT Shri T.R. Venkaturamanan, Commercial Manager of the Company, be and is hereby authorised to sign and execute the Sale Deed and other necessary documents and to appear before the concerned Registrar/Sub-Registrar for the purpose of registration of executed sale deed on behalf of the Company and do all such acts, matters, deeds and things as may be necessary in this regard.

RESOLVED FURTHER THAT a certified true copy of the above resolution duly signed by any Director of the Company be furnished to the appropriate authorities for their necessary action and records.”

//CERTIFIED TRUE COPY//

For CRESCENTIA LABS PRIVATE LIMITED

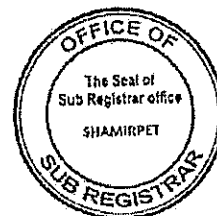


  
MANISH SURANA  
DIRECTOR  
(DIN: 00014373)

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733/2021. Sheet 14 of 18 Sub Registrar  
Shamirpet



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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAFCS6041M

नाम / Name  
IIM SCIENCE & TECHNOLOGY PARK PRIVATE  
LIMITED

दिनांक/तारीख की घोषणा  
Date of Incorporation / Formation  
07/09/2004

31053317



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733/2021. Sheet 15 of 18 Sub Registrar  
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இந்திய அரசாங்கம்

Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00531/77187

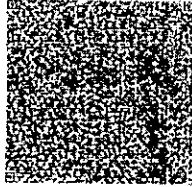
To  
Atul Bhardwaj  
அடுல் பர்த்வாஜ்  
C/O Late Om Prakash Bhardwaj  
W12  
Apama Kanopy Lotus  
Near Apperal Export Park  
Gundlapochampally  
Gundlapochampalle  
Pochampally, K.v. Rangareddy,  
Telangana - 500014  
9962265370

01/01/2010

68803664



KA668036644FH



உங்கள் ஆதார் எண் / Your Aadhaar No. :

6960 5391 8791

எனது ஆதார், எனது அடையாளம்



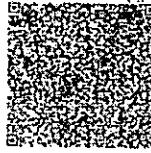
இந்திய அரசாங்கம்  
Government of India



அடுல் பர்த்வாஜ்  
Atul Bhardwaj  
பதிவு எண் / ID: 23117774  
ஆண்பால் / Male

6960 5391 8791

எனது ஆதார், எனது அடையாளம்



Handwritten signature



Government of India



தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.

■ வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.

■ Aadhaar is valid throughout the country.

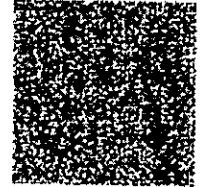
■ Aadhaar will be helpful in availing Government and Non-Government services in future.



இந்திய அரசாங்கம் ஆண்பால் அடையாளம்  
Unique Identification Authority of India

முகவரி: 00531/77187, கட்டிடம் 12, அபாமா கனோபி லோடஸ், அப்பரல் ஏர்பர்ட் பூங்கா, கண்டலாபொச்சம்பல்லி, கண்டலாபொச்சம்பல்லை, போச்சம்பல்லி, க.வ. ரங்கரெட்டி, தெலாங்கா - 500014

Address: C/O Late Om Prakash Bhardwaj, W12, Apama Kanopy Lotus, Near Apperal Export Park, Gundlapochampally, Gundlapochampalle, Pochampally, K.v. Rangareddy, Telangana, 500014



6960 5391 8791



1947



help@uidai.gov.in



www.uidai.gov.in

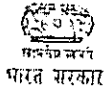


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Shamirpet



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आधार

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Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య/ Enrollment No. : 2017/00196/01424

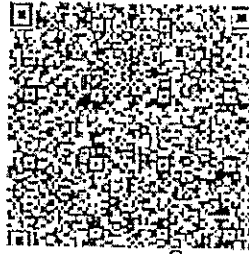
11/01/2012

To  
T R Venkataramanan  
టి ఆర్ వెంకటరమణన్  
S/O Late T K Rangarajan  
FLAT NO 401 3RD FLOOR SRI LAXMI APARTMENTS  
DINAKER NAGAR  
BEHIND HP GAS COMPANY  
NEREDMET  
MALKAJGIRI  
Hyderabad  
Andhra Pradesh - 500056  
9000986328



UF007259599IN

725959



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

టి ఆర్ వెంకటరమణన్  
T R Venkataramanan

పుట్టిన సంవత్సరం/Year of Birth : 1968

పురుషుడు / Male



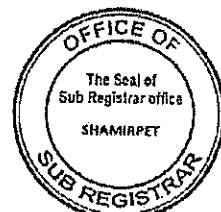
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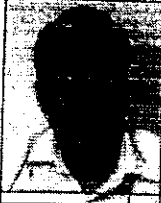
అధికారి - సామాన్య వి హక్కు

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Shamirpet

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ఆధార్ కార్యకర్త



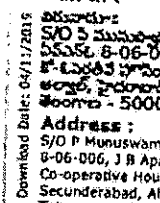
పానాబక వెంకట దుర్గా ప్రసాద్  
Panabaka Venkata Durga Prasad  
పుట్టిన తేదీ/DOB: 14/07/1971  
పురుషుడు/ MALE

Mobile No: 9440939089

**5644 9337 8680**  
VID : 9174 6487 9934 5975

నా ఆధార్ - నా గుర్తింపు  
*P.V. Kumar*

భారత ప్రభుత్వం  
ఆధార్ కార్యకర్త



ఎ.వి.ఎస్.ఎం.ఎస్. సీ.ఎం.ఎస్. 201, ప్లాట్ నెం. 33,  
బి.ఎం.ఎ. 8-06-006, జి.బి.ఎ. సొసైటీ, రాజీవ్ నగర్,  
కో-ఆపరేటివ్ హౌసింగ్ సొసైటీ, మాచా బొలారం, సెకండరబాద్,  
తెలంగాణ - 500010

Download Date: 04/11/2015


Address :  
S/O P. Munuswamy, Flat No.201, Plot No.33, HMO  
8-06-006, J B Apartments, Rajeev Nagar,  
Co-operative Housing Society, Macha Bolaram,  
Secunderabad, Alwal, Hyderabad,  
Telangana - 500010

Generate Date: 26/09/2012

1847  
1609 300 1947

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bengaluru-560 001

భారత ప్రభుత్వం  
ఆధార్ కార్యకర్త



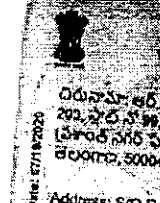
ఆర్ అర్వింద్ కుమార్  
R Arvind Kumar  
పుట్టిన తేదీ / DOB: 25/05/1986  
పురుషుడు / MALE

7937 5630 0039

मेरा आधार, मेरी पहचान

*R Arvind Kumar*

భారత ప్రభుత్వం  
ఆధార్ కార్యకర్త



ది.రా.రా. ఆర్.కె.ఎస్.ఎస్.ఎస్.ఎస్.ఎస్.  
203, ప్లాట్ నెం. 99, 100, వైట్ హౌస్ ఆవెన్యూ,  
ప్రశాంథ్ నగర్ ఫేజ్ 3, మియాపురం, హైదరాబాద్,  
తెలంగాణ, 500048

Print Date: 07/11/2010

Address: S/O R Srinivasa Rao, Flat No  
203, Plot No 99, 100, White House  
Avenue, Prashanth Nagar Phase 3,  
Miyapur, Hyderabad, Telangana, 500048

7937 5630 0039

help@uidai.gov.in www.uidai.gov.in

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# FORM NO. INC-22

[Pursuant to section 12(2) & (4) of The Companies Act, 2013 and Rule 25 and 27 of The Companies(Incorporation) Rules, 2014]



Notice of situation or change  
of situation of registered  
office

Form language  English  Hindi

Refer the instruction kit for filling the form.

1.\* This Form is for  New company  Existing company

2. \*(a) Corporate identity number (CIN) of company

(b) Global location number (GLN) of company

3. (a) Name of the company

(b) Address of the registered office of the company

V FLOOR,SURYA TOWERS  
S P ROAD  
SECUNDERABAD  
Telangana

(c) Name of office of existing Registrar of Companies (RoC)

RoC - Hyderabad

(d)\* Purpose of the form  Change within local limits of city, town or village  
 Change outside local limits of city, town or village,within the same RoC and state  
 Change in RoC within the same state  
 Change in state within the jurisdiction of same RoC  
 Change in state outside the jurisdiction of existing RoC

4. Notice is hereby given that

\* (a) The address of the registered office of the company is situated with effect from

15/02/2022 (DD/MM/YYYY) at

the date of incorporation of company is

\*Address Line I

Line II

\* City

\* District

\* State/Union Territory

Country

\* Pin Code

\* email ID

(b)\* Registered Office is

Owned by Company  Owned by Director(Not taken on lease by company)

Taken on Lease by company  Owned by any other entity/Person (Not taken on lease by company)

(c) \*Name of office of Proposed RoC or new RoC

(d) The full address of the police station under whose jurisdiction the registered office of the company is situated

\* Name

\* Address Line I

Address Line II

\* City

State/Union Territory

\* Pincode

(e) \* Particulars of the Utility Services Bill depicting the address of the registered office  
(not older than two months)

**Attachments**

- (1) \*Proof of Registered Office address (Conveyance/Lease deed/Rent Agreement etc. along with the rent receipts)
- (2) \*Copies of the utility bills as mentioned above (not older than two months)
- (4) \*A proof that the Company is permitted to use the address as the registered office of the Company if the same is owned by any other entity/ Person (not taken on lease by company)
- (6) List of all the companies (specifying their CIN) having the same registered office address, if any
- (7) Optional attachment, if any

List of attachments

Title document - Sale Deed.pdf

Electricity Bill.pdf

Resolution.pdf

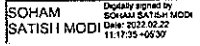
Remove attachment

**Declaration**

I \*

- A person named in the articles as a  of the company
- have been authorized by the Board of Directors of the company vide resolution number  dated  to sign this form and declare that


- \* all the requirements of The Companies Act,2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with.
- \* I also declare that all the information given herein above is true, correct and complete including the attachments to this form and nothing material has been suppressed.
- It is hereby further certified that , a  having Membership number  and certificate of practice no  certifying this form has been duly engaged for this purpose.

\* To be digitally signed by  Designation  \* DIN of the director ; or DIN or PAN of the manager or CEO or CFO; or membership number of the Company Secretary

**Certificate by practicing professional**

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of The Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original records maintained by the company which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that :

1. The said records have been properly prepared, signed by the required officers of the company and maintained as per the relevant provisions of The Companies Act, 2013 and were found to be in order;
2. All the required attachments have been completely and legibly attached to this form;
3. I further declare that I have personally visited the registered office given in the form at the address mentioned herein above and verified that the said registered office of the company is functioning for the business purposes of the company.

To be digitally signed by 

Category  Chartered accountant (in whole time practice) or  Cost accountant (in whole time practice) or  Company secretary (in whole time practice) Whether  Associate  Fellow Membership number  Certificate of Practice number

**Note: Attention is drawn to provisions of Section 448 and 449 which provide for punishment for false statement/certificate and punishment for false evidence respectively.**

The eForm has been taken on the file maintained by the registrar of companies through electronic mode and on the basis of statement of correctness given by the filing company



**MINISTRY OF CORPORATE AFFAIRS****RECEIPT****G.A.R. 7**

SRN : T82403346

Service Request Date : 22/02/2022

Payment made into : ICICI Bank

Received From :

Name : Shruti Agarwal

Address : 3-3-116/A

Kachiguda

Hyderabad, Andra Pradesh

India - 500027

Entity on whose behalf money is paid

CIN: U24100TG2007PTC055759

Name : CRESCENTIA LABS PRIVATE LIMITED

Address : Plot no.15-B, MN Park Phase-I, Survey No 230 to 243

Turkapally, Shamirpet, Medchal Malkajgiri Dist

Hyderabad, Telangana

India - 500078

Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount(Rs.)
Fee For Form INC-22	Normal	500.00
	<b>Total</b>	<b>500.00</b>

Mode of Payment: Credit Card- ICICI Bank

Received Payment Rupees: Five Hundred Only

Note --The Registrar may examine this eForm any time after the same is processed by the system under Straight Through Process (STP). In case any defects or incompleteness in any respect is noticed by the Registrar , then this eForm shall be treated and labeled as defective and the eForm shall have to be filed afresh with the fee and additional fee, as applicable. (Please refer Rule 10 of the Companies (Registration offices offices and Fees) Rules, 2014)