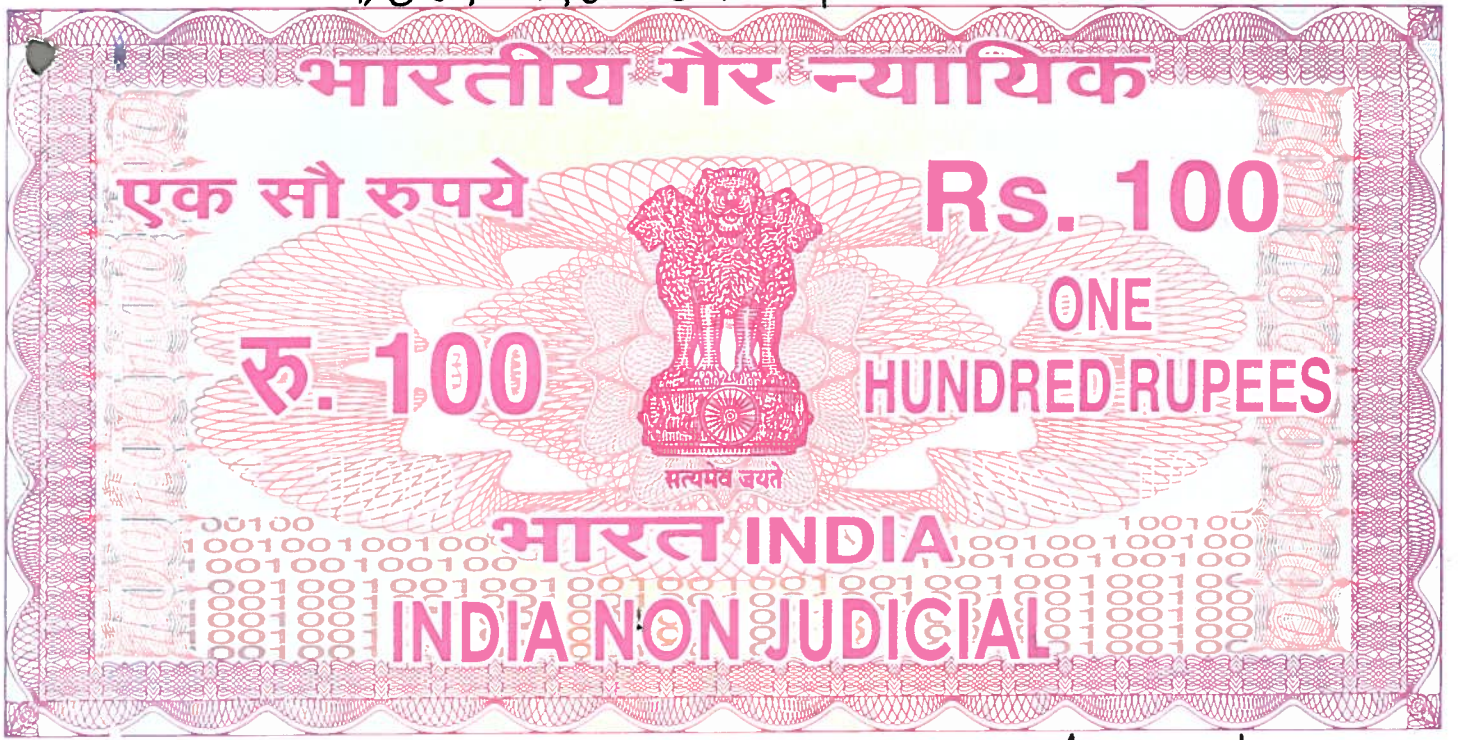


Doc. No. 6402/2018.



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 26th 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, 2nd 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 by Sri Ramakrishna Reddy Isanaka

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 SOHAM MODI (AUTH [1516-1-2018-6499])	SOHAM MODI (AUTHORISED SIGNATORY) S/O. LATE SATISH MODI PLOT NO.280,ROAD NO.25, JUBILEE HILLS,HYD-BAD	
2	EX		 ISSAR BIOTECH. REF [1516-1-2018-6499]	ISSAR BIOTECH. REP BY ITS SOLE PROPRIETOR: RAMAKRISHNA REDDY ISANAKA S/O. RAMAN REDDY PLOT NO.90,FLAT NO.101,GAYATRI NEST APARTMENTS,SRINAGAR COLONY, HYD-BAD	

Identified by Witness:					Signature
Sl No	Thumb Impression	Photo	Name & Address		
1		 KANDI PRABHAKAR I [1516-1-2018-6499]	KANDI PRABHAKAR REDDY JAISWAL COLONY, AMBERPET, HYD.		
2		 KORE MARTAND::2E [1516-1-2018-6499]	KORE MARTAND BORA BANDA, HYD.		

26th day of September,2018

Signature of Sub Registrar
Shamirpet

E-KYC Details as received from UIDAI:			
Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX2297 Name: Kore Martand	S/O Kore Mohan Rao, Hyderabad, Rangareddi, Andhra Pradesh, 500018	
3	Aadhaar No: XXXXXXXX1940 Name: Ramakrishna Reddy Isanaka	S/O Ramana Reddy, Khairatabad, Hyderabad, Telangana, 500073	

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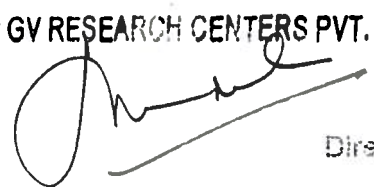


(Hereinafter referred to as the "Vendee", which expression shall, unless repugnant to the context or meaning thereof, include its successors and permitted assigns) as party of the Second Part.

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 20th 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

Bk - 1, CS No 6499/2018 & Doct No 6402/2018. Sheet 2 of 10 Sub Registrar Shamirpet

E-KYC Details as received from UIDAI:

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

Endorsement: Stamp Duty, Tranfer 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	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
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
Total	100	0	4849130	0	0	0	4849230

Rs. 4444890/- 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-18,25-SEP-18,25-SEP-18 of ,YESB/,YESB/,YESB/,YESB/,YESB/,YESB/,YESB/,YESB/,YESB/

Online Payment Details Received from SBI e-P

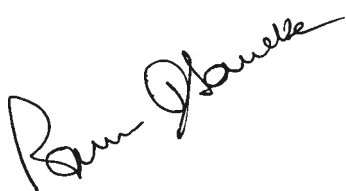
(1). AMOUNT PAID: Rs. 990000/-, DATE: 22-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2746339214816,PAYMENT MODE:NB-1000200,ATRN:2746339214816,REMITTER NAME: SOHAM MODI,EXECUTANT NAME: ISSAR BIOTECH REP BY RAMAKRISHNA REDDY I,CLAIMANT NAME: GV RESEARCH CENTERS PRIVATE LIMITED) .(2). AMOUNT 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



- 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. Sheet 3 of 10 Sub Registrar
Shamirpet

1వ పుస్తకము బుక్ నెం|| (కా.క. 1840) నెం||
6402 నెం|| నెం||గా రిజిస్టరు చేయబడినది. స్కాన్
దిమిత్తం గుర్తింపు నెం|| 1518-I..... 6402 బు|| 8
ఇవ్వబడినది.
బు|| 8 బు||..... సెల్..... 26 వ కేం


సబ్-రిజిస్ట్రార్ అధికారి
శామిరపేట



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.

Ram Gaurav
For GV RESEARCH CENTERS PVT. LTD.
[Signature]
Director

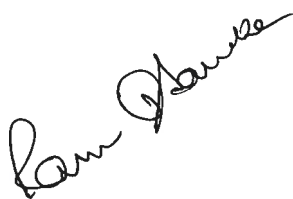
Bk - 1, CS No 6499/2018 & Doct No
6402/2018. Sheet 4 of 10 Sub Registrar
Shamirpet



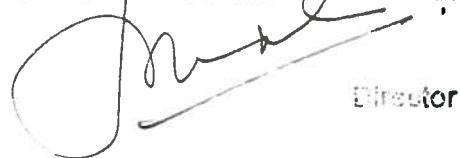
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6. The Vendor further declares that there are no existing agreements and the schedule property is not under attachment by any court or authority nor is a Wakf property. The Vendor shall indemnify the Vendee against all the losses, damages, expenses 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.



For GV RESEARCH CENTERS PVT. LTD.



Director

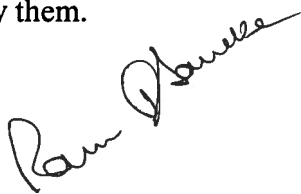
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6402/2018. Sheet 5 of 10 Sub Registrar
Shamirpet



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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.



For GV RESEARCH CENTERS PVT. LTD.



Director



Bk - 1, CS No 6499/2018 & Doct No
6402-12018. Sheet 6 of 10 Sub Registrar
Shamirpet

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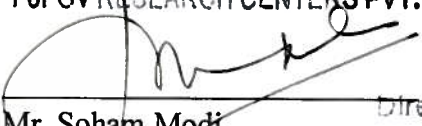
17. That the Vendee to make its own arrangements to treat the sewerage and solid/liquid effluents to the required standards of the Telangana State Pollution Control Board and to regulate dust, smoke, gas, noise, vibrations, prevent fire hazards, and comply with the regulations in this regard.
18. That 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. 



Bk-1, CS No 6499/2018 & Doct No
6402 RD18. Sheet 7 of 10 Sub Registrar
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.

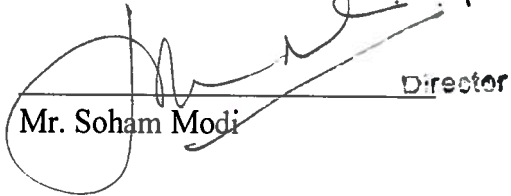
In Witness whereof the Vendor and Vendee have signed this Sale Deed on the Date Month and Year first above mentioned.

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


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. 

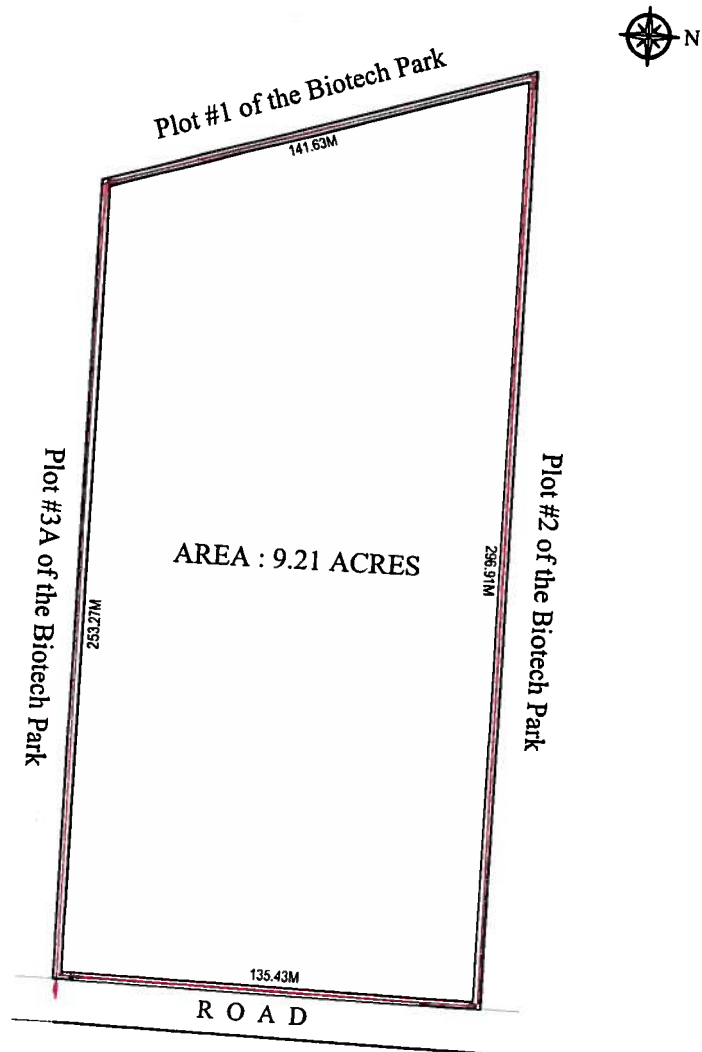


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Shamirpet

SCHEDULE - B
Plan of Schedule Property



Ram Isanaka

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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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
AADHAAR UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O కోరే మోహన్ రావు, 8-3-169/60/35, ఇందరా నగర్ పేజ్-2, చానుమాన్ స్టోన్ కట్టర్స్, బోరబండ్, 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 Hakku

भारत सरकार
GOVERNMENT OF INDIA

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

3146 8727 4389

भारतीय विशिष्ट पहचान प्राधिकरण
AADHAAR UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం.
280, రోడ్ నెం. 25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ 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

హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

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

శ్రీమతి అంజలి

భారత ప్రభుత్వం
Government of India

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

7508 4122 1940

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
AADHAAR Unique Identification Authority of India

చిరునామా: రంగ్లీ పేరు / రంగ్లీ పేరు:
రమణ రెడ్డి, 8-3-1029 ప్లాట్ నెం 90,
శ్రీనగర్ కాలనీ, ఆంధ్రప్రదేశ్ ల్యాండ్ 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

1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

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Shamirpet



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