

SCANNED

Doc No: 5903 of 2022

Bo
5929



SL. NO. 100/-
Date: 26-09-2022
100/-
TELANGANA

Sold to K. Prabhakar Reddy S/o K Padma Reddy R to Hyd

FOR WHOM Dr. NRK Biotech Pvt Ltd

T. JAYANTHI
AL 171222
LICENSED STAMP VENDOR
LIC NO 16-02-046/2012
RL NO 16-02-21/2021
H.NO 2-3-64/5, Tirumalanagar
Amberpet, Hyderabad-500013
Cell: 9866539183

MEMORANDUM OF ENTRY

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

On the date as mentioned in Schedule I Part C, Sri Gaurang J. Mody, S/o. Late Jayantiyal Mojilal Mody, aged about 55 years, resident of Flat No.105, Sapphire Apartments, Chikoti Gardens, Next to HDFC Lane, Begumpet, Secunderabad-500 016 (Aadhaar No. 3594 5138 3669) represented by authorised signatory of **Dr. NRK BIOTECH PVT LTD** having Corporate Identity Number U45100TG2004PTC044950 and having its registered office at Plot No. 11, TSIIC Industrial Development Area, Sy. No.230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri, Telangana-500078 (the borrower herein) and/ or letter of authority/Board Resolution dated 26-09-2022 ("BOARD RESOLUTION")

ON BEHALF OF

The Person mentioned in Schedule I Part A (hereinafter referred as the "Depositor", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its successors and permitted assigns, successors, members and all persons deriving/claiming title there under, as the case may be of the **FIRST PART**;

For DR NRK BIO TECH PRIVATE LIMITED

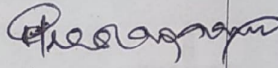
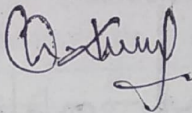
Authorised Signatory

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. 10000/- paid between the hours of 1 and 2 on the 27th day of SEP, 2022 by Sri Gaurang J Mody

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	MR		 GALIRANG J MODY (AL [1516-1-2022-5929])	GAURANG J MODY (AUTHORIZED SIGNATORY) S/O. LATE JAYANTIYAL MOJILAL MODY R/O F.NO 105 SAPPHIRE APTS CHIKOTI GARDEN NEXT TO HDFC LANE BEGUMPET SEC-BAD,

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 K PRABHAKAR REDDY::2 [1516-1-2022-5929]	K PRABHAKAR REDDY AADHAR	
1		 KRISHNA CH::27/09/20 [1516-1-2022-5929]	KRISHNA CH DRIVING LICENCE	

27th day of September, 2022


Signature of Sub Registrar
Shamirpet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Hyderabad, Telangana, 500016	

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	1000	0	0	0	1100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	11500	0	0	0	11600

Rs. 1000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 250000000/- was paid by the party through E-Challan/BC/Pay Order No ,181HJ3190922 dated ,19-SEP-22 of ,YESB/

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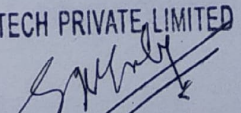


Bk - 1, CS No 5929/2022 & Doct No 5903/2022. Sheet 1 of 8 Sub Registrar Shamirpet

attended the office of ADITYA BIRLA FINANCE LIMITED, a non banking finance company, incorporated and registered under the Companies Act, 1956, having Corporate Identity Number U65990GJ1991PLC064603 and having its registered office at Indian Rayon Compound, Veraval, Gujarat 362 266 and its branch office at Mayfair Complex 3rd and 4th Floor, OPP. Hockey Stadium, S. P. Road, Secunderabad-500 003 (hereinafter referred to as "**LENDER**" which expression shall include its successors and assigns) and handed over and deposited the Title Deeds (hereinafter defined), to Shri Pavitra Kumar of Lender (The name and designation of the officer with whom the title deeds are deposited) the documents of title, evidences, deeds and writings, search reports, together with permissions, approvals, consents and writings more particularly described in the Schedule III hereunder written (hereinafter referred to as "**Title Documents**") in respect of the Depositor/s immovable property as more particularly described in the **Schedule II** herein below. (hereunder written together with the buildings and structures constructed/ to be constructed thereon and all the Depositor/s plants and machineries, attached to the earth or permanently fastened to anything attached to the earth (hereinafter referred to as "**Immovable Properties**")) by way of an equitable mortgage by deposit of Title Deeds to secure the due repayment to Lender of the Facility(ies) (defined hereinafter) granted/ to be granted to the Borrowers as more particularly mentioned in the **Schedule I Part B**. (herein referred as the "**Borrower(s)**") which expression shall include its/his/her respective heirs, executors, administrators and permitted assigns, successors, members and all persons deriving / claiming title thereunder, as the case may be), in order to secure the facilities as sanctioned by the Lender in the Facility Agreement as mentioned in the Schedule I Part C (hereinafter referred to as "**Facility**").

- 1) Accordingly, Shri Pavitra Kumar of Lender accepted the deposit of the Title Deeds.
- 2) Shri. Gaurang J Mody of the Depositor/s stated, while depositing the Title Deeds, that the Title Deeds are being deposited by the Depositor/s with Shri. Pavitra Kumar of Lender with an intent to avail credit facilities by way of deposit of Title Deeds over the Depositor/s Immovable Properties more particularly described herein above and in the Schedule II in favour of Lender to secure the due repayment, discharge and redemption by the Depositor/s of the Facility granted/agreed to be granted/ continued to be granted by Lender to the Borrower(s) together with interest, additional interests, default interests, principal amounts, costs, charges, commissions and expenses and all the monies whatsoever stipulated hereunder or under any of the Facility/Transaction documents that may become payable by the Borrower(s). Depositor/s has further stated that the Depositor/s shall not create any further charge on the Immovable Properties and that the Immovable Properties shall be a continuing security until the balance under the loan amount has been paid/ repaid to the satisfaction of Lender.
- 3) Shri. Gaurang J Mody of the Depositor/s declared and confirmed to Shri Pavitra Kumar of Lender that the Title Deeds are the only documents of title in respect of the Immovable Properties in possession, custody, power and control of the Depositor/s and that the Depositor/s is/are in possession of the Immovable Properties and has a clear title to the Immovable Properties and that no other permissions, approvals, consents are required and, the Depositor/s has/have not created any mortgage or charge or lien or other encumbrances whatsoever and that the Depositor/s title to the Immovable Property/ies is marketable and free from encumbrances, charge, suit or proceedings, claim and demand of any nature whatsoever. That except as stated aforesaid, there is no mortgage, charge, lien or any other encumbrance or attachment on the Immovable Property or any part thereof by any Government, Governmental Authority, Local Authority or by Income Tax Department or by any person, firm, company, body corporate, society or entity whatsoever and that no notice has been issued and/or served on the Depositor/s under the Rules 2, 16 or 51 or any other Rules of the Second Schedule to the Income Tax Act, 1961, or under any other law.

For DR NRK BIO TECH PRIVATE LIMITED


Authorized Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 11550/-, DATE: 19-SEP-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3672315623317, PAYMENT MODE: NB-1001138, ATRN: 3672315623317, REMITTER NAME: DR. NRK BIOTECH PVT LTD, EXECUTANT NAME: DR. NRK BIOTECH PVT LTD, CLAIMANT NAME: ADITYA BIRLA FINANCE LIMITED

Date:

27th day of September, 2022

Signature of Registering Officer

Shamirpet

Certificate of Registration

Registered as document no. 5903 of 2022 of Book-1 and assigned the identification number 1-1518-5903-2022 for Scanning on 27-SEP-22.

Registering Officer

Shamirpet

(Sheshagiri Chand)

Bk - 1, CS No 5929/2022 & Doct No
5903/2022. Sheet 2 of 8 Sub Registrar
Shamirpet

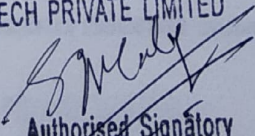
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- Shri. Gaurang J Mody of the Depositor/s stated that the Depositor/s has not entered into any agreement for sale, transfer or alienation in relation to the Immovable Properties or any part or parts thereof and that no mortgage, charge or lien or other encumbrance whatsoever will be created by the Depositor/s or attachment allowed to be levied on the Immovable Properties except with the express prior permission in writing of Lender.
- 5) Shri. Gaurang J Mody of the Depositor/s further declared and confirmed that he is duly authorised to deposit the Title Deeds for and on behalf of and by the Depositor/s in respect of the Immovable Properties as aforesaid pursuant to the resolutions passed by the directors on the board of the Depositor at their meeting held as mentioned in the **Schedule I Part C** power of attorney /or authority letter issued by the other partners /or pursuant to the provisions of the trust deed / bye laws of the society and the Depositor/s furnished the certified true copy of the said resolution/power of attorney/letter of authority to Shri. Gaurang J Mody of Lender and further stated that the said the resolution/power of attorney/letter of authority is in full force and effect, valid and binding on the Depositor/s s(as applicable).
- 6) Shri. Gaurang J Mody of the Depositor/s stated that deposit of the Title Deeds was made with the intent to avail credit facilities by way of deposit of Title Deeds over Immovable Properties as mentioned hereinabove in favour of Lender to secure the liability that may arise out of the loan amount. Depositor/s has further stated that as long as any amount is outstanding, the Depositor/s shall not create any further charge on the Immovable Properties without prior written permission of Lender.
- 7) Shri Gaurang J Mody of the Depositor/s further declared that he/her is not aware of any act, deed, matter or circumstance, which prevents the Depositor/s from charging or creating mortgage over the Immovable Properties in favour of Lender.
- 8) Shri Gaurang J Mody of the Depositor/s, at the time of the deposit of Title Deeds, further declared and represented to Lender, inter alia, that the Immovable Properties would remain as security till the loan amount is repaid to Lender in full by the Borrower(s) to the complete satisfaction of the Lender. The Depositor/s also declared that the Depositor/s is/are aware that Lender shall be entitled to sell the Immovable Properties or any part thereof at its sole discretion in the event the Borrower(s) fails to pay/repay the loan amount.

SCHEDULE I PART A DETAILS OF THE DEPOSITOR

DR NRK BIOTECH PVT. LTD, a company incorporated under the Companies Act, 1956, having Corporate Identity Number U45100TG2004PTC044950 and having its registered office at Plot no. 11, TSIIC Industrial Development Area, Sy. No.230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri, Telangana-500 078, represented by its authorised signatory Sri Gaurang J. Mody, S/o. Late Jayantiyal Mojilal Mody, aged about 55 years, resident of Flat No.105, Sapphire Apartments, Chikoti Gardens, Next to HDFC Lane, Begumpet, Secunderabad-500 016.
(Hereinafter referred to as the "**Depositor**")

For DR NRK BIO TECH PRIVATE LIMITED

Authorised Signatory

Bk - 1, CS No 5929/2022 & Doct No
5903/2022. Sheet 3 of 8


Sub Registrar,
Shamirpet



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SCHEDULE I PART B

DETAILS OF THE BORROWER

DR NRK BIOTECH Pvt. Ltd, a company incorporated under the Companies Act, 1956, having Corporate Identity Number U45100TG2004PTC044950 and having its registered office at Plot no. 11, TSIIC Industrial Development Area, Sy. No.230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri, Telangana-500 078

(Hereinafter referred to as the “**Borrower**”)

SCHEDULE I PART C

General Terms

Sr. No.	Particulars	Description
01	Date of Facility Agreement	13-09-2022
02	Facility Amount	INR. 25,00,00,000/-
03	Date of Board Resolution	26-09-2022
04	Place of Execution	Telangana
05	Date of Execution	27-09-2022

SCHEDULE II

Description of the Immovable Properties

All that piece and parcel of land known as Dr. N. R. K. Biotech Private limited located at Phase-I, Plot No. 11, part of survey Nos. 230 to 243, situated at Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) admeasuring about 11,471 Sq. yds and bounded as follows that is to say:

On or towards the North by: East-West Road and Plot No.9 of the Biotech Park.

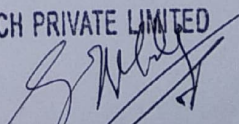
On or towards the South by: Green Belt of the Biotech Park.

On or towards the East by: Green Belt and Plot No.7 of the Biotech Park.

On or towards the West by: Green Belt of the Biotech Park.

together with easements attached thereto and together with all other buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

For DR NRK BIO TECH PRIVATE LIMITED


Authorised Signatory

Bk -1, CS No 5929/2022 & Doct No
5903/2022. Sheet 4 of 8

Sub Registrar
Shamirpet



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SCHEDULE-III

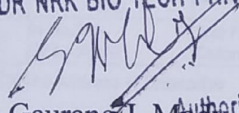
List of Title Documents

1. ORIGINAL Sale Deed bearing Document No. 2063/2005 dated 15.04.2005 executed by Shapoorji Pallonji Biotech Park Private Limited rep. by its Director and Chief Executive Sri S. Dhawan in favour of Dr. N.R.K. Biotech Private Limited, Registered before the SRO, Shamirpet.
2. ORIGINAL Building Permit Order issued by the Turkapally for construction of Industrial Building consisting of Stilt, Ground + 3 Upper Floors, vide Permit No. IIC/0225/2021 dated 27.04.2021.

IN WITNESS WHEREOF I/We have executed these presents on this day of 27th day of September, 2022

SIGNED AND DELIVERED

For DR NRK BIO TECH PRIVATE LIMITED


Sri Gaurang J. Moddy

Authorised Signatory

Authorised Signatory

(Depositor)

For Dri.N.R.K. Biotech Private limited

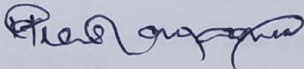
registered office at Plot no. 11,

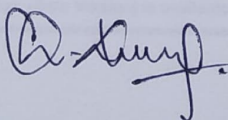
TSIIC Industrial Development Area,

Sno.230 to 243,Turkapally Village, Shamirpet Mandal,

Medchal-Malkajgiri, Telangana-500 078.

WITNESS:

1. 

2. 

Bk - 1, CS No 5929/2022 & Doct No
5903/2022. Sheet 5 of 8 Sub Registrar
Shamirpet



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 भारत सरकार Govt. of India सूक्ष्म, लघु और मध्यम उद्यम मंत्रालय MINISTRY OF MICRO, SMALL & MEDIUM ENTERPRISES	 सूक्ष्म, लघु और मध्यम उद्यम MICRO, SMALL & MEDIUM ENTERPRISES
 उद्योग आधार	 Udyog Aadhaar

A	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Type of Enterprise</td> <td>Micro</td> <td>Small</td> <td>Medium</td> </tr> <tr> <td>Manufacturing</td> <td>A</td> <td>B</td> <td>C</td> </tr> <tr> <td>Services</td> <td>D</td> <td>E</td> <td>F</td> </tr> <tr> <td>UAM No.</td> <td colspan="3">TS02A0058297</td> </tr> </table>	Type of Enterprise	Micro	Small	Medium	Manufacturing	A	B	C	Services	D	E	F	UAM No.	TS02A0058297		
Type of Enterprise	Micro	Small	Medium														
Manufacturing	A	B	C														
Services	D	E	F														
UAM No.	TS02A0058297																

Udyog Aadhaar Memorandum

- Aadhaar Number
- PAN Number AACCD2775Q
- Name of Entrepreneur ADIVI LEELA NAGARAJU
- Social Category of Entrepreneur GENERAL
- Gender Male
- Physically Handicapped No
- Name of Enterprise DR. N..R.K BIO-TECH PRIVATE LIMITED
- Type of Organization Private Limited Company
- Location of Plant Details

SN	Flat/Door/Block No.	Name of Premises/Building Village	Road/Street/ Lane	Area/Locality	City	Pin	State	District
1	H.No.8-2-268/1/A/1/B	2nd Floor Tulasi Homes Aurora Colony	Road No.3, Banjara Hills Hyderabad	Hyderabad TG	Hyderabad TG	500034	TELANGANA	HYDERABAD

Official Address of Enterprise H.NO.8-2-268/1/A/1/B&C, 2ND FLOOR, TULASI HOMES AURORA COLONY, ROAD NO.3, BANJARA HILLS HYDERABAD HYDERABAD TG
- | | | | | | |
|------------|------------|--------|------------------------|-----|--------|
| District | HYDERABAD | State | TELANGANA | PIN | 500034 |
| Mobile No: | 8008122229 | Email: | chary@devienergies.com | | |
- Date of commencement 23/12/2004
- Previous Registration details-if any ::
- Bank Details

IFS Code	SBIN0020458
Bank Account:	62062629504
- Major Activity MANUFACTURING

SN	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit Code	Activity Type
1	21 - Manufacture of pharmaceuticals, medicinal chemical and botanical products	2100 - Manufacture of pharmaceuticals, medicinal chemical and botanical products	21004 - Manufacture of homoeopathic or biochemical pharmaceutical preparations	Manufacturing
2	32 - Other manufacturing	3250 - Manufacture of medical and dental instruments and supplies	32509 - Manufacture of other medical and dental instruments n.e.c.	Manufacturing
- Persons employed 25
- Investment (Plant & Machinery / Equipment's) 25(Rs. In Lakhs)
- District Industry Centre HYDERABAD

Declaration
 I hereby declare that information given above is true to the best of my knowledge. Any information, that may be required to be verified, shall be provided immediately before the concerned authority.

MyMsme Mobile App (Beta Version) is available now for download. <https://play.google.com/store/apps/details?id=msme.mysmsme>

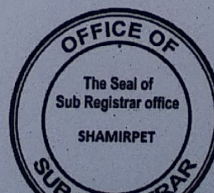


Click here for Udyog Aadhaar Registration Certificate

Bk - 1, CS No 5929/2022 & Doct No
5903/2022. Sheet 6 of 8 Sub Registrar
Shamirpet.



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DR. N.R.K. BIO-TECH PRIVATE LIMITED

CIN No: U45100TG2004PTC044950

Regd Office: TSIC Industrial Development Area, Plot no.11, Sno.230 to 243, Turkapally, Medchal-Malkajgiri Dist Hyderabad Hyderabad TG 500078 IN

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE
DIRECTORS OF DR. N.R.K BIOTECH PVT LTD HELD AT REGISTERED OFFICE OF
THE COMPANY

REGISTERED OFFICE TSIC Industrial Development Area, Plot no.11, Sno.230 to
243, Turkapally, Medchal-Malkajgiri Dist Hyderabad Hyderabad TG 500078 IN MEETING
HELD ON: 26TH SEPTEMBER, 2022

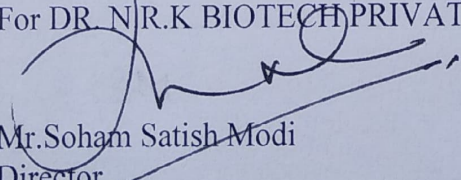
ITEM: Authorization to Mr. Gaurang holding DIN (00522520) as Authorized Signatory for
signing documents to be submitted to various statutory authorities

“RESOLVED THAT Consent of the partners is hereby accorded to authorize Mr.
Gaurang J Mody Director holding DIN: (00522520) to sign and certify as true copies
Resolutions and other documents including those required to be submitted to various statutory
authorities including office of Registrar for execution MODT and such all other supplementary
and additional documents, in connection therewith including but not limited any modification or
re – statement thereof to obtain Original / duplicate for records of the Company”.

“RESOLVED FURTHER THAT The aforesaid power entrusted to the said authorised
signatory shall be valid and effective unless revoked earlier by the Board and all acts done in
pursuance of this resolution shall be binding on all Partners of the Firm & the Partnership firm”.

// Certified True Copy//

For DR. N.R.K BIOTECH PRIVATE LIMITED


Mr. Soham Satish Modi
Director
DIN: 00522546

Date: 26/09/2022
Place: Secunderabad

Bk - 1, CS No 5929/2022 & Doct No
5903/2022. Sheet 7 of 8 Sub Registrar
Shamirpet

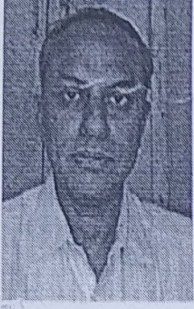


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Government of India



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం/Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



ఆధార్ - సామాన్యుని హక్కు

సమాధి సంఖ్య / Enrollment No. : 1118/60013/00401

To
Gaurang Mody
గౌరంగ్ మోడి
S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9848042067

20/05/2013



KL130447863FT



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



ఆధార్ - సామాన్యుని హక్కు

సమాధి 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

10/07/2013

(Signature)



(Signature)

Bk - 1, CS No 5929/2022 & Doct No
5903/2022. Sheet 8 of 8 Sub Registrar
Shamirpet



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