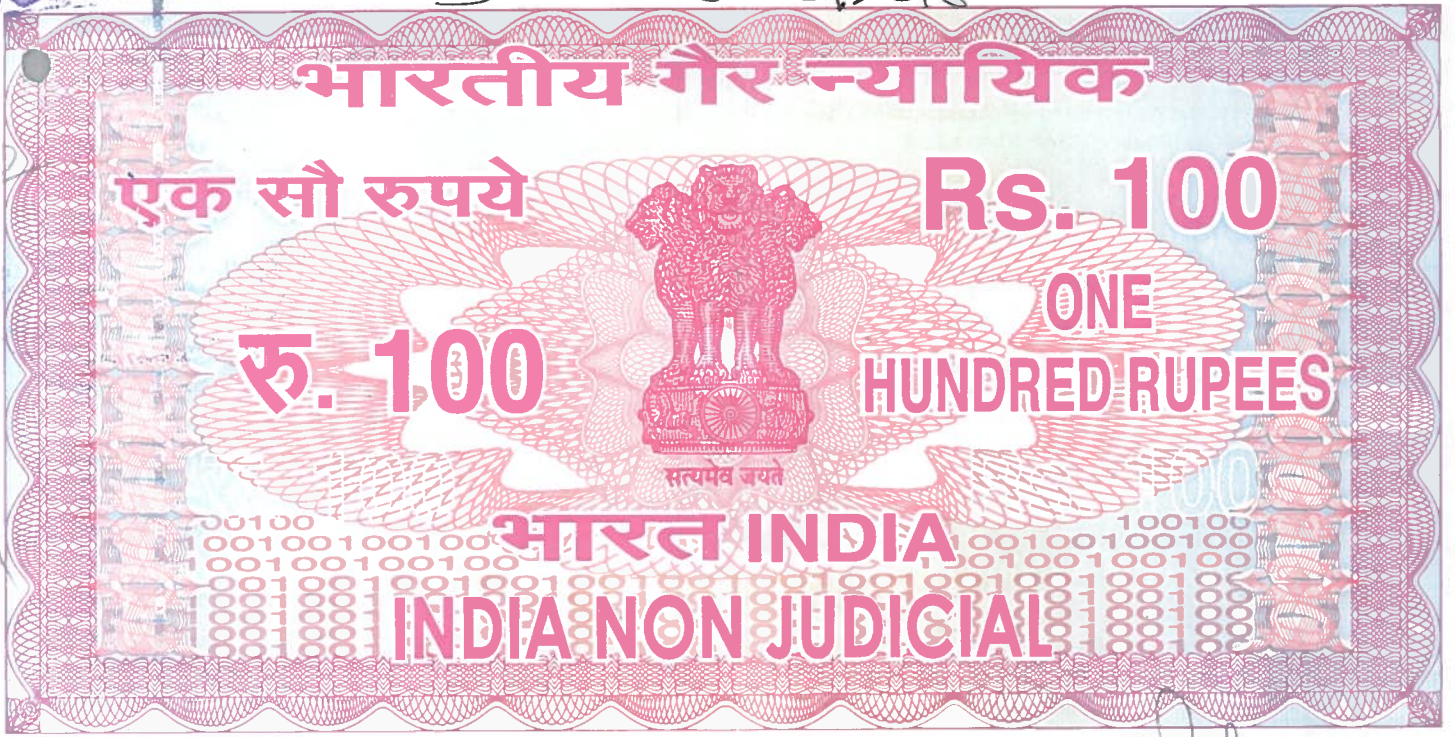


SCANNED

Doc. NO. 8283/2018



తెలంగాణ తెలంగాణ TELANGANA

U 532003

S.No. 22565 Date: 03-12-2018

Sold to: RAMESH

S/o. LATE. NARSING RAO

For Whom: GV DISCOVERY CENTERS PVT. LTD.

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-025/2018

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

### SALE DEED

This Sale Deed is made and executed at Hyderabad on this 5<sup>th</sup> day of December, 2018 by:

**TATA CHEMICALS LIMITED** (PAN No. AAACT4059M), a company incorporated under the provisions of India Companies Act, 1913, and having its registered office at Bombay House, 24 Homi Modi Street, Fort, Mumbai - 400 001 represented by its Authorized signatory Mr. Zareer F Gotla S/o. Mr. Framroze Gotla, aged about 52 years, R/o. 19/7, Malcolm Baug, Jogeshwari (West), Mumbai-400 102, having Aadhar No. 788107897291, hereinafter referred to as "**Vendor**" which expression shall unless the context otherwise requires, include its successors, nominees and permitted assigns of the First Part.

### IN FAVOUR OF

**G. V. DISCOVERY CENTERS PRIVATE LIMITED** (Pan no. AAHCG4940K), a company incorporated under the provisions of the Companies Act, 2013, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2<sup>nd</sup> Floor, M.G. Road, Secunderabad, Hyderabad- 500003 represented by its director Mr. Soham Modi S/o. Late Mr. Satish Modi, aged about 49 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 500034, having Aadhar No. 3146 8727 4389, hereinafter referred to as "**Purchaser**" which expression shall unless the context otherwise requires, include its successors, nominees and permitted assigns of the Other Part.

For GV DISCOVERY CENTERS PVT. LTD.



*Gotla*

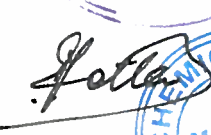
*[Signature]*

Director

**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. 78750/- paid between the hours of 12 and 1 on the 05th day of DEC, 2018 by Sri Zareer F Gotla

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

| Sl No | Code | Thumb Impression                                                                   | Photo                                                                                                                            | Address                                                                                                                                            | Signature/Ink Thumb Impression                                                       |
|-------|------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     | CL   |   | <br>SOHAM MODI (DIRECTOR)<br>[1516-1-2018-8409] | SOHAM MODI (DIRECTOR)<br>S/O. LATE SATISH MODI<br><br>PLOT NO.280,ROAD NO.25,JUBILEE HILLS, HYD-BAD                                                |   |
| 2     | EX   |  | <br>TATA CHEMICALS LTD<br>[1516-1-2018-8409]   | TATA CHEMICALS LIMITED. REP BY ITS AUTHORIZED SIGNATORY:<br>ZAREER F GOTLA<br>S/O. FRAMROZE GOTLA<br><br>19/7,MALCOLM BAUG, JOGESHWARI WEST,MUMBAI |  |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                          | Name & Address                                    | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     |  | <br>K PRABHAKAR REDDY<br>[1516-1-2018-8409] | K PRABHAKAR REDDY<br><br>JAISWAL COLONY AMBERPERT |  |
| 2     |  | <br>K SRAMAN KUMAR::O<br>[1516-1-2018-8409] | K SRAMAN KUMAR<br><br>CHERLAPALLY GHATKESAR       |  |

05th day of December,2018

Signature of Sub Registrar  
Shamirpet

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

| Sl No | Aadhaar Details                                         | Address:                                                                | Photo                                                                                 |
|-------|---------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                                  |  |
| 2     | Aadhaar No: XXXXXXXX8426<br>Name: Karsudi Sravan Kumar  | S/O Mohan Rao,<br>Ghatkesar, K.v. Rangareddy, Telangana, 501301         |  |
| 3     | Aadhaar No: XXXXXXXX7291<br>Name: Zareer Framroze Gotla | S/O Framroze Gotla,<br>Jogeshwari West S.O, Mumbai, Maharashtra, 400102 |  |

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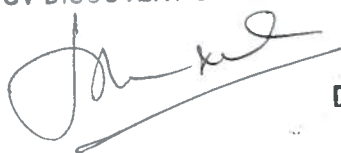
The Vendor and the Purchaser are hereinafter individually referred to as a **Party** and collectively as the **Parties**.

**WHEREAS:**

- A. The erstwhile Government of Andhra Pradesh by way of Government. Memo. No. 12983/Asn.III (3)/97-3 dated 17 October 1997 handed over the land admeasuring Acre 144-34 Gnts in Sy. Nos. 230-243 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) (**Land**) in advance in favour of Andhra Pradesh Industrial and Infrastructure Corporation Limited.
- B. Subsequently, the erstwhile Government of Andhra Pradesh by way of GO. No. 365 dated 6 September 2002, had authorised Andhra Pradesh Industrial and Infrastructure Corporation Limited to sell the Land in favour of Shapoorji Pallonji Biotech Park Private Limited.
- C. Pursuant to the above, the erstwhile Governor of State of Andhra Pradesh represented by Zonal Manager of Andhra Pradesh Industrial and Infrastructure Corporation Limited, by way of Deed of Conveyance bearing no. 9579/2004 dated 2<sup>nd</sup> November 2002, sold the Land to Shapoorji Pallonji Biotech Park Private Limited.
- D. The Director of Town and Country Planning of the erstwhile Government of Andhra Pradesh, Hyderabad by way of LR. RC. No. 2382/ 03/ H2 dated 21 October 2003 have approved the tentative layout in favour of Shapoorji Pallonji Biotech Park Private Limited for development of the Land .
- E. Subsequently, Shapoorji Pallonji Biotech Park Private Limited, by way of Sale deed bearing no. 4344/2005 dated 13 July 2005, sold Plot No. 1A, admeasuring an extent 2.25 Acres, in Shapoorji Pallonji Biotech Park, Phase-1, situated in Sy. Nos. 234 and 235 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) to TATA Chemicals Limited.
- F. As a result of the above transaction, the Vendor became the sole owner and possessor of a land parcel admeasuring 2.25 Acres in Plot No. 1A, admeasuring an extent of 2.25 Acres, in Shapoorji Pallonji Biotech Park (currently known as "MN Science and Technology Park Pvt. Ltd."), Phase-1, situated in Sy. Nos. 234 and 235 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) (hereinafter referred as the "**Schedule Property**"). The details of the Schedule Property is further described in **Schedule A** and the plan is set out in **Schedule B** to this Sale Deed.



For GV DISCOVERY CENTERS PVT. LTD.

  
Director

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Shamirpet

| E-KYC Details as received from UIDAI:                                                                                                                                                                                                                                                                                               |                                                     |                                                               |           |                                               |                             |                                                                                     |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------|-----------|-----------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|--------|
| SI No                                                                                                                                                                                                                                                                                                                               | Aadhaar Details                                     | Address:                                                      |           |                                               |                             | Photo                                                                               |        |
| 4                                                                                                                                                                                                                                                                                                                                   | Aadhaar No: XXXXXXXX4389<br>Name: Soham Satish Modi | S/O Satish Modi,<br>Khairatabad, Hyderabad, Telangana, 500034 |           |                                               |                             |  |        |
| Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.                                                                                                                                                                                                      |                                                     |                                                               |           |                                               |                             |                                                                                     |        |
| Description of Fee/Duty                                                                                                                                                                                                                                                                                                             | In the Form of                                      |                                                               |           |                                               |                             |                                                                                     |        |
|                                                                                                                                                                                                                                                                                                                                     | Stamp Papers                                        | Challan u/S 41 of IS Act                                      | E-Challan | Cash                                          | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order                                                                    | Total  |
| Stamp Duty                                                                                                                                                                                                                                                                                                                          | 100                                                 | 0                                                             | 629900    | 0                                             | 0                           | 0                                                                                   | 630000 |
| Transfer Duty                                                                                                                                                                                                                                                                                                                       | NA                                                  | 0                                                             | 236250    | 0                                             | 0                           | 0                                                                                   | 236250 |
| Reg. Fee                                                                                                                                                                                                                                                                                                                            | NA                                                  | 0                                                             | 78750     | 0                                             | 0                           | 0                                                                                   | 78750  |
| User Charges                                                                                                                                                                                                                                                                                                                        | NA                                                  | 0                                                             | 100       | 0                                             | 0                           | 0                                                                                   | 100    |
| Total                                                                                                                                                                                                                                                                                                                               | 100                                                 | 0                                                             | 945000    | 0                                             | 0                           | 0                                                                                   | 945100 |
| Rs. 866150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 78750/- towards Registration Fees on the chargeable value of Rs. 15750000/- was paid by the party through E-Challan/BC/Pay Order No ,752PTJ041218 dated ,04-DEC-18 of ,YESB/                                                               |                                                     |                                                               |           |                                               |                             |                                                                                     |        |
| Online Payment Details Received from SBI e-P<br>(1). AMOUNT PAID: Rs. 945000/-, DATE: 04-DEC-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 5556975316205,PAYMENT MODE:NB-1000200,ATRN:5556975316205,REMITTER NAME: SOHAM MODI,EXECUTANT NAME: TATA CHEMICALS LIMITED,CLAIMANT NAME: G V DISCOVERY CENTERS PRIVATE LIMITED) |                                                     |                                                               |           |                                               |                             |                                                                                     |        |
| Date:<br>05th day of December,2018                                                                                                                                                                                                                                                                                                  |                                                     |                                                               |           | Signature of Registering Officer<br>Shamirpet |                             |                                                                                     |        |

ఇది పూర్తిగా నిజమే (కా.స. 1840) నా  
8283 నంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్.  
రిజిస్ట్రేషన్ నంబరు 1516-1.....8283.2018  
ఇవ్వబడినది.  
2018 నంబరు.....5.....వ తేది  
పబ్లిక్ రిజిస్ట్రార్ అధికారి  
శామిరపేట్



- G. Vendor represent that the Vendor has clear and marketable title in respect of the Schedule Property and that the Schedule Property is free from any encumbrances, charge, third party claims, pending litigations or any land acquisition proceedings initiated by the Government, which have a bearing on the title of the Vendor on the Schedule Property.
- H. MN Science and Technology Park Pvt. Ltd., has issued a no objection certificate dated 30.11.2018 to the Vendor for the sale of the Schedule Property to the Purchaser.
- I. The Vendor is desirous of selling the Schedule Property to the Purchaser and on the representations of the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs 1,57,50,000/- (Rupees One Crore Fifty Seven Lakhs and Fifty Thousand Only) and utilize the Schedule Property for use in respect of activities associated with Biotechnology only.
- J. In light of the above, The Parties hereto having agreed upon the terms of this Sale Deed, have further decided to reduce the same into writing.

**NOW, THEREFORE,** in consideration of the mutual covenants, representations, terms and conditions and understanding set forth in this Agreement 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 favor of Purchaser.
2. The Purchaser has verified all documents pertaining to the title of the Schedule Property and having being satisfied with the same has purchased the Schedule Property.
3. The Purchaser shall utilize the Schedule Property for use in respect of activities associated with Biotechnology only, unless the Schedule Property located in MN Science & Technology Park has been declared as non-exclusive Biotech Park by appropriate authority.
4. The Purchaser undertakes to ensure compliance with such conditions as may have been set in MN Science and Technology Park, where the Scheduled Property is located.



For GV DISCOVERY CENTERS PVT. LTD.

Director



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Sub Registrar  
Shamirpet

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5. The total consideration payable by the Purchaser to the Vendor for the purchase of the Schedule Property is Rs.1,57,50,000/-(the **Total Consideration**). Out of the Total Consideration, the Purchaser has paid the Total Consideration of Rs.1,57,50,000/- towards purchasing the Schedule Plot from the VENDOR, in the manner detailed below:

- a) On 9-11-2018, an amount of Rs. 25,00,000/-(Rupees Twenty Five Lakhs Only) was paid as an advance by the Purchaser to the VENDOR, by way of RTGS Reference no.: 000000023264 from YES Bank, Begumpet Branch.
- b) On 04-12-2018, an amount of Rs. 1,30,92,500/-(Rupees One Crore Thirty Lakhs Ninety Two Thousand and Five Hundred Only) was paid by the Purchaser to the VENDOR, by way of RTGS Reference no.: YesBR52018120459165690 YES Bank, Begumpet Branch.
- c) On 04-12-2018, an amount of Rs.1,57,500/-(Rupees One Lakhs Fifty Seven Thousand and Five Hundred Only) was paid as TDS by the Purchaser.

The Vendor hereby admits and acknowledges the payment, sufficiency and receipt of the Total Consideration of Rs. 1,57,50,000/- in the manner set out above, to its full satisfaction.

6. In consideration of payment of the Total Consideration by the Purchaser, the Vendor hereby grants by way of absolute sale the Schedule Property unto the Purchaser by conveying right, title and interest in and above the Schedule Property unto the Purchaser enabling it and its successors to hold and to have the same for all times to come.
7. The Vendor has delivered the vacant physical possession of the Schedule Property to the Purchaser on the date of this Sale Deed and the Purchaser shall enjoy peaceful possession in and over the Schedule Property hereby conveyed as its absolute owner and the same shall be the enjoyed by the Purchaser without any obstructions or claims by the Vendor or by anybody claiming through him.
8. The Vendor hereby represents and warrants to the Purchaser as follows:
  - i. The Vendor is the sole and absolute owner and is in, and has been in, absolute, actual, physical and legal possession of the Schedule Property.
  - ii. There are no litigations pending before any Court of law or authority with respect to the Schedule Property as on the date of this Sale Deed.
  - iii. The Vendor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Schedule Property.
  - iv. The Vendor has the right and authority to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected.



For GV DISCOVERY CENTERS PVT. LTD.

  
Director



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Shamirpet

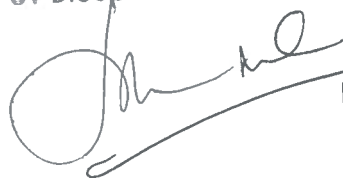
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- v. The Vendor has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Schedule Property which will, in any manner, affect or prejudice the rights of the Purchaser under this Agreement.
  - vi. The Vendor has not done or suffered to be done or omitted any act, matter or thing in or respect of the Schedule Property which may render the same liable to forfeiture or which may contravene the provisions of any applicable laws now or hereinafter in force affecting the Schedule Property;
  - vii. There are no dues in respect of any taxes or other statutory charges, including property tax, electricity charges, water bills, cess, society charges, maintenance charges etc., in respect of the Schedule Property, and that the Schedule Property is free from all kinds of demands, encumbrances and claims etc. from the revenue department or from the State of Telangana or Andhra Pradesh. In case any dues are found outstanding in respect of the Schedule Property which relate to a period prior to the date of this Agreement, it shall be the sole responsibility of the Vendor in this regard and the Vendor shall indemnify the Purchaser for any such claims.
  - viii. The Vendor hereby assures the Purchaser that the Schedule Property is free from all kinds of encumbrances, charges, sales, gifts, mortgages and other court attachments etc.
  - ix. The Vendor confirms and agrees that the Vendor is not restricted in any manner whatsoever from selling the Schedule Property to the Purchaser in the manner contemplated in this Agreement.
  - x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Schedule Property) has been received by or served upon the Vendor in respect of the Schedule Property.
9. The Vendor confirms and agrees that the Schedule Property conveyed is not an assigned land within the meaning of the provisions of the A.P. Assigned Lands (Transfer of Prohibition) Act, 1977 (Act 9 of 1977). Therefore, the prohibitory provisions of the said Act are not applicable to the Schedule Property..
10. The Vendor shall at all times hereinafter do, execute, and/or cause to be done all such acts, deeds and things whatsoever necessary for perfecting the title of the Purchaser or for further, better or perfectly assuring the Schedule Property in favour of the Purchaser.



For GV DISCOVERY CENTERS PVT. LTD.

  
Director

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Shamirpet



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11. The Purchaser shall be entitled to get the revenue records and all governmental records in respect of the Schedule Property mutated in its favour, and the Vendor shall provide assistance if necessary towards such mutation.
12. The Vendor declares that no part of the Schedule Property is an excess land, and therefore, there is no legal restriction or impediment in conveying and executing the Sale Deed in respect of the Schedule Property in favour of the Purchaser.
13. The cost of stamp duty and charges of registration of Sale Deed shall be borne by the Purchaser.

**For and on behalf of the Vendor**  
**TATA CHEMICALS LIMITED Represented by Mr. Zareer F. Gotla.**


**For and on behalf of the Vendee**  
**GV DISCOVERY CENTERS PRIVATE LIMITED**  
**Represented by Mr. Soham Modi**

**For GV DISCOVERY CENTERS PVT. LTD.**

  
**Director**

Witnessed by:

1. 
2. 



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8288204 Sheet 6 of 9 Sub Registrar  
Shamirpet

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**SCHEDULE A**

All that the piece and parcel of land admeasuring 2.25 acres, bearing Plot No. 1A in Shapoorji Pallonji Biotech Park, Phase-1, under Sy. Nos. 234 and 235 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District), Hyderabad, India, and bounded as follows:

NORTH: Plot No. 1 of the Biotech Park

SOUTH: Plot No. 3 of the Biotech Park

EAST: Boundary of ICICI Knowledge Park

WEST: Road No. 1 (North- South Road) of the Biotech Park

**For and on behalf of the Vendor**

**TATA CHEMICALS LIMITED Represented by Mr. Zareer F. Gotla.**

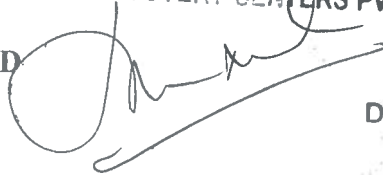
  


**For and on behalf of the Vendee**

**GV DISCOVERY CENTERS PRIVATE LIMITED**

**Represented by Mr. Soham Modi**

**For GV DISCOVERY CENTERS PVT. LTD.**



**Director**

Witnessed by:

1. 
2. 

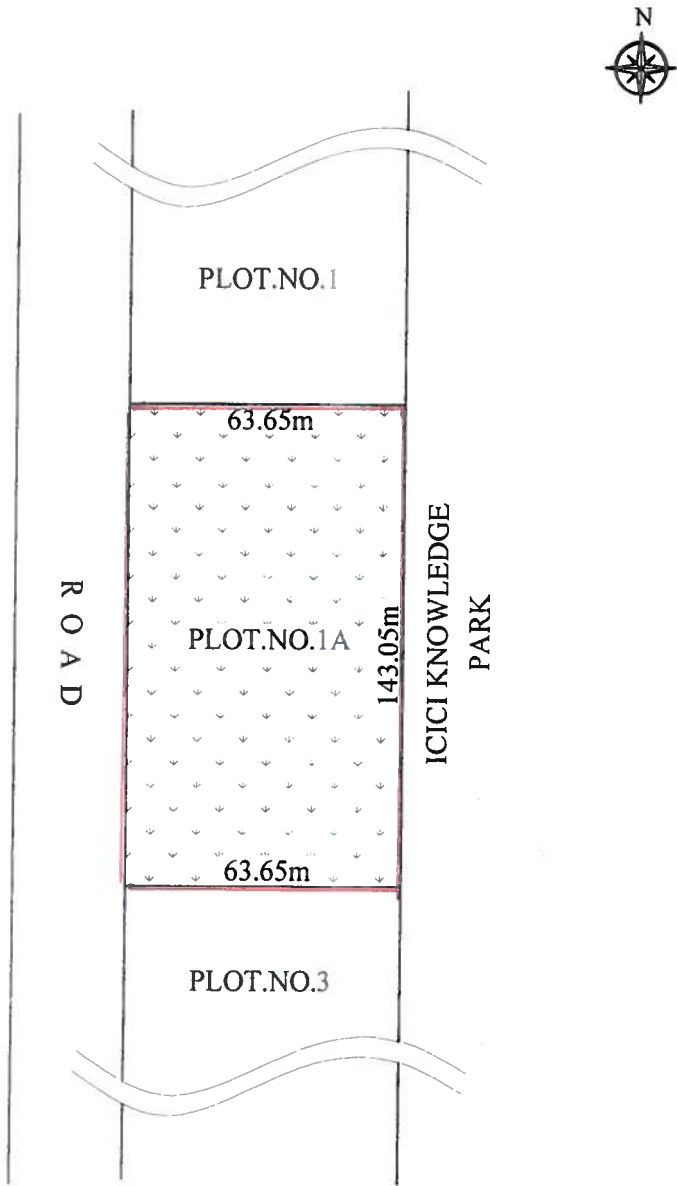


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828320 (8) Sheet 7 of 9 Sub Registrar  
Shamirpet

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SCHEDULE B  
PLAN OF THE SCHEDULE PROPERTY



For and on behalf of the Vendor  
TATA CHEMICALS LIMITED  
Represented by Mr. Zareer F. Gotla.

*Gotla*

For GV DISCOVERY CENTERS PVT. LTD.

For and on behalf of the Vendee  
GV DISCOVERY CENTERS PRIVATE LIMITED  
Represented by Mr. Soham Modi.

*Soham Modi*  
Director

WITNESS:

1. *[Signature]* 2. *[Signature]*



BK-1 CS No 8409/2018 & Doct No

8409/2018 Sheet 8 of 9

Sub Registrar  
Shamirpet

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भारत सरकार  
GOVERNMENT OF INDIA



झारीर फ्रामरोझ गोदला  
Zareer Framroze Gotla  
जन्म तारीख/DOB: 18/04/1966  
पुरुष/ MALE



7881 0789 7291

माझे आधार, माझी ओळख

*Gotla*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
S/O फ्रामरोझ गोदला, १९/७, वाडिया  
बिल्डिंग, माल्कम बाग, एस. वी. रोड, जोगेश्वरी  
वेस्ट स.ओ. मुंबई,  
महाराष्ट्र - 400102

Address :  
S/O Framroze Gotla, 19/7,  
Wadia Building, Malcolm  
Bag, S. V. Road,  
Jogeshwari West S.O,  
Mumbai,  
Maharashtra - 400102

7881 0789 7291

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

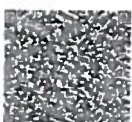
P.O. Box No.1947,  
Bengaluru-560 001



भारत सरकार  
GOVERNMENT OF INDIA



शंभु सतिश मोदी  
Soham Satish Modi  
पुद्गिन सं./YoB:1969  
पुरुष/ Male



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నెం.  
280, 8<sup>వ</sup> నెం-25, పెద్దమ్మ  
దేవాలయం దగ్గర జుబిలీ హిల్స్,  
ఖైరతాబాద్, 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

Aadhaar - Aam Aadmi ka Adhikar

*Modi*



భారత ప్రభుత్వం  
Government of India



కండి ప్రభాకర్ రెడ్డి  
Kandli Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974  
పురుషుడు / Male



3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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

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

10/07/2013

*Kandli Prabhakar Reddy*



భారత ప్రభుత్వం  
Government of India



Karsudi Sravan Kumar  
Karsudi Sravan Kumar  
పుట్టిన తేదీ/ DOB: 26/08/1988  
పురుషుడు / MALE



2861 4139 8426

నా ఆధార్, నా గుర్తింపు



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