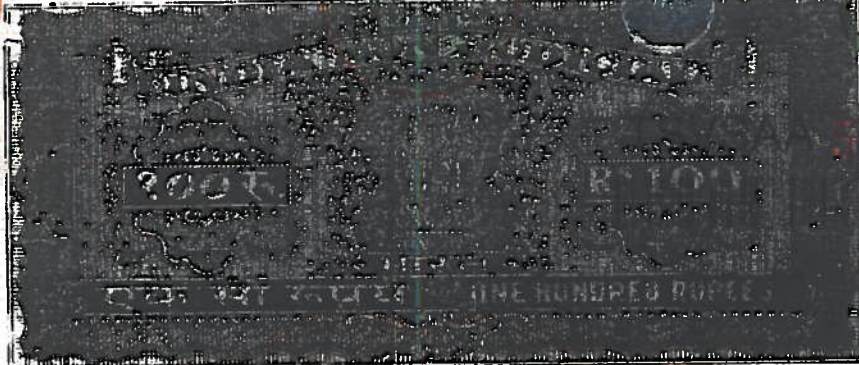




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 317923

Date : 11-04-2005 Serial No : 6,080 Denomination : 100
Purchased By : M. RAMU For Whom : SHAPOORJI PALLONJI BIOTECH PARK EVT LTD.
S/O. M. VENKATESH R/O. BEGUNPET. BEGUNPET, HYD-040

Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. VALLABHAPUR
11/4/05

DEED OF CONVEYANCE

This DEED OF CONVEYANCE is made at Hyderabad on this 25th Day of April 2005 by and between The Governor of the State of Andhra Pradesh, acting through the duly Authorized Representative, Sri. V. Suryanarayana, Zonal Manager, Moulali, Andhra Pradesh Industrial Infrastructure Corporation Ltd., (APIIC) Hyderabad, hereinafter referred to as the "Transferor" which expression shall wherever the context so permits mean and include its successors in office of the One Part.

Shapoorji Pallonji Biotech Park Pvt. Ltd.
Zonal Manager
Moulali

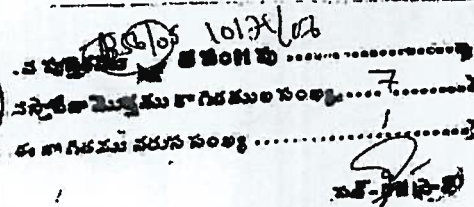
IN FAVOUR OF
Shapoorji Pallonji Biotech Park Private Limited, a company incorporated under the Companies Act, 1956 with its Registered Office at A-15, R. K. Nivas, Ground Floor, Street No.3, Indian Airlines Colony, Begumpet, Hyderabad - 500 003, represented by Sri. S. Dhawan, Chief Executive (hereinafter referred to as the "Transferee" which expression shall wherever the context so permits mean and include its successors and assigns) of the Other Part.

Zonal Manager
S.P.L. Ltd. Moulali
HYDERABAD-500 040

Application No. : CC021901985238 Page 4 of 16

MEE SEVA

MEE SEVA

[illegible]

--- 6.0 p. 17. V. Ling-Ruddy Adv. Employee
A1 R-1, D-1, F-15, Bayhingen Realty
Hed-44.

పరమ పోతుల ప్రేమ భావన

S/o MA. M. M. DHAWAN
CEO, Biotech Park S.P. Biotech
Park, A-13, Indian Airlines Colony
Bapunagar, Guwahati-78

Personnel: 1. ~~At the~~ Sl. K. Kain Mohan Rao Head 100000
R. 2. 142/W 14 Hyderabad 40000

3/ *Inf* s/o. A. Ramakrishna (Late) Govt. Employee
APLIC Ltd. Monika A. Hyderabad.

I have satisfied myself that to the satisfaction on this instrument by
Sri V. Nagarathnam A. Sankar, Enrol-
ment No. [redacted] who is exempted from personal appearance U.S. 86 (D of L.E. Act, 1964).

Manager A.P.H.C. Kuvempur
signature.

200వ సం. ఏప్రిల్ నెం. 26 వది
1987వ. శ. మే 19 ము. 06 వది.

వరదరాజస్వామి
కామరేపేట

WHEREAS

The Transferor is the absolute and lawful owner of the land admeasuring 162 Acres in part of Survey Nos. 542 of Kolthur Village, Shamirpet Mandal, Ranga Reddy District, more particularly described in the 'Schedule of Property' and hereinafter referred to as "The Said Land".

In pursuance of a "Memorandum of Understanding" dated 20th June, 2001, validly executed between the Government of Andhra Pradesh and 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 to carry on the business of development, construction, operation and maintenance of a Biotechnology Park in the State of Andhra Pradesh and pursuant to the same a project agreement dated 28.07.2001 and a shareholders agreement dated 23.08.2001 was executed and the Transferee company was incorporated.

Pursuant to the above, the Transferor executed a Deed of Conveyance on 2nd Nov 2002, in favour of the Transferee whereby possession of Acres 144.34 Gns of Land in Turkapally Village of Shamirpet Mandal was given to the Transferee for development of Phase I of the Biotechnology Park which is currently in an advanced stage of completion.

In pursuance to the Project Agreement dated, 28.07.2001 signed between the Government of Andhra Pradesh and the Transferee, the Government of Andhra Pradesh has earmarked 162 Acres of Land in Survey No 542 of Kolthur Village (the Said Land) for development of Phase II of the Biotechnology Park.

Vide G.O. No 713, dated 23.06.2003 of the Revenue Department, Government of Andhra Pradesh directions have been issued to alienate 297 Acres of land in Survey No 542 of Kolthur Village, Shamirpet Mandal in favour of Andhra Pradesh Industrial and Infrastructure Corporation Ltd (APIIC) for the expansion of the Biotech Park and vide letter No 21502/SSI-AI/9/-42 dated 01.07.2003 of the Secretary to Government, Industries & Commerce Department, Government of Andhra Pradesh (GoAP) to APIIC, request has been made to transfer a part of the Land in Survey No 542 of Kolthur Village, Shamirpet Mandal admeasuring 162 Acres

[Signature]
Zonal Manager
A.P.I.C. Ltd. Module-VB
HYDRABAD 500 040

For Shapoorji Pallonji Biotech
Park Pvt. Ltd.
[Signature]
Chief Executive

వ పుస్తకము వ సం|| పు
 వస్త్రము పుస్తకము గా గుర్తించునంతట
 ఈ పుస్తకము వరుస సంఖ్య
 ముద్ర-.....



వ పుస్తకము 200 సం|| (కా.క. 1824) పు
వెంటరుగా తీయబడుచేయబడినది సా.
 నిమిత్తం గుర్తింపు సంఖ్య 1516 - I-.....
 వస్త్రము
 200 సం||.....వెంటరుగా తీయబడినది
 ముద్ర-.....

in favour of the Transferee at market value of Rs.1,00 Lakh (Rupees One Lakh) per Acre which would be considered as GoAP's equity in Shapoorji Pallonji Biotech Park Pvt Ltd and for which the Transferee would share Certificates.

Now therefore in pursuance of GO cited above, the Transferor as an absolute owner of "The Said Land" is desirous of granting, conveying, selling, transferring, assigning to the Transferee "The said Land" for the purpose of setting up a Biotechnology Park in Consideration of Rs.162,00 Lakhs (Rupees One Hundred Sixty Two Lakhs Only) in the form of Equity and Preferential shares in the Transferee company on the terms and conditions mentioned herein.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSETH AS UNDER:

1. The Transferor as absolute owner of "The Said Land", does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the Transferee for expansion of the Biotechnology Park, all the estate, right, title, interests, lien, easements, claim and demand whatsoever of the Transferor, free from encumbrances into or upon the same and every part of the said land admeasuring 162 Acres in Survey No: 542 (Part) of Kothur Village, Shamirpet Mandal, Ranga Reddy District and more fully described in the Schedule of Property and the map annexed hereto, together with all rights hereto including any easements, licenses, etc., to have and hold the same unto and to the use of the Transferee absolutely and for ever without any interference from the Transferor or their representative.

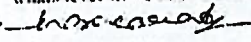
2. The Transferor hereby represents and declares to the Transferee that:

(a) The Transferor is the absolute owner of "The Said Land" free from any encumbrances, mortgage, charges, attachments, liens, sale, notices, pft or any other legal disability or defect in title whatsoever, and

(b) The Transferor has a clear and marketable title to "The Said Land"; and

(c) The Transferor has valid and legal right, power, absolute authority and unfettered right to transfer "The Said Land" and that there is no impediment or restraint or injunction against the Transferor from being able to do so; and

(d) The Transferor is fully competent under law to enter into this Deed of Conveyance and grant, convey, sell, transfer, assign and assure unto and to the use of the Transferee all the estate, right, title, interests, lien, easements, claim and demand whatsoever in "The Said Land"; and


Zonal Manager
S.P.J. Ltd. Moulali
HYDRABAD 500 048

For Shapoorji Pallonji Biotech
Park Pvt. Ltd.

Chief Executive

(c) The Transferor has not entered into any Agreement to sell or Sale Deed or Deed of Conveyance or any other Agreements (s), of whatsoever nature, relating to "The Said Land" prior to the date of this Deed of Conveyance; and

(d) The Government of Andhra Pradesh has by issuing necessary Government orders granted exemption from payment of Stamp duty, Registration charges or any other Duties / Levies on this Deed of Conveyance and any other documents to be executed between the Transferor and the Transferee; and

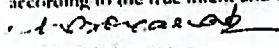
(e) The Transferor has paid and shall be absolutely liable and responsible to pay (if required to pay at a future date) all dues, demands, taxes, charges, payments, costs, and other such outgoings in respect of "The Said Land" to the concerned authorities up to the date of handing over of possession of land to the Transferee.

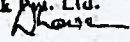
The Transferor further agrees that in the event of any of the above representations and warranties being found not true and/or if it is ever proved otherwise the Transferor shall be liable and responsible for the same.

3. The Transferor further covenants that the Transferee shall hereafter be entitled to the quiet and peaceful possession and enjoyment of "The Said Land" without any claim or demand whatsoever from the Transferor or any other person claiming under or through it.

4. The Transferor agrees to indemnify and save harmless the Transferee, its official(s) employee(s), agent(s), representative(s) in the event of there being any defect, deficiency or inadequacy in the title of the Transferor to "The Said Land" or for any action or objection by any person or authority regarding the use and sale by the Transferor of "The Said Land" and/or against any claims, demands, penalties, losses or damages, whatsoever that may be occasioned thereby or any hindrance or obstructions being caused in the quiet and peaceful enjoyment by the Transferee of "The Said Land".

5. The Transferor further covenants that at the request and expenses of the Transferee to do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring "The Said Land" and every part thereof in the manner and for the purpose aforesaid according to the true intent and meaning of this Deed of Conveyance.


Shapoorji Pallonji
Chief Executive
Park Pvt. Ltd.

For Shapoorji Pallonji Biotech
Park Pvt. Ltd.

Chief Executive

10192/02
...న పుస్తకము...
...దస్తావీజు మొత్తము కాగితములగుంట్ల...
...ఈ కాగితము వరుస పంక్తి...
...సం-02/02/02...



The Transferee is entitled to get the mutation sanctioned in its favour on the basis of this Deed of Conveyance in the revenue record and the records maintained by the Municipal/Local authorities and/or other Governmental authorities.

IN WITNESS WHEREOF the Transferor hereto has executed this Deed of Conveyance on the date and place mentioned first hereinabove.

SCHEDULE OF PROPERTY REFERRED TO ABOVE

Land admeasuring 162 Acres in Survey Nos. 542 (Part) of Kolthur Village, Shamirpet Mandal, Ranga Reddy District, and bounded as follows:

NORTH	Turkapally - Keesara Road
SOUTH	Village Boundary of Lalgaudi Malakpet
EAST	Patra Lands vide Survey Nos. 493, 494, 540, 541, 537 & 536 of Kolthur Village
WEST	Boundary of ICICI Knowledge Park

WITNESSES:

1. [Signature] A. Maheshwar Reddy
[Name] APH, Ch. Mandal.
2. _____

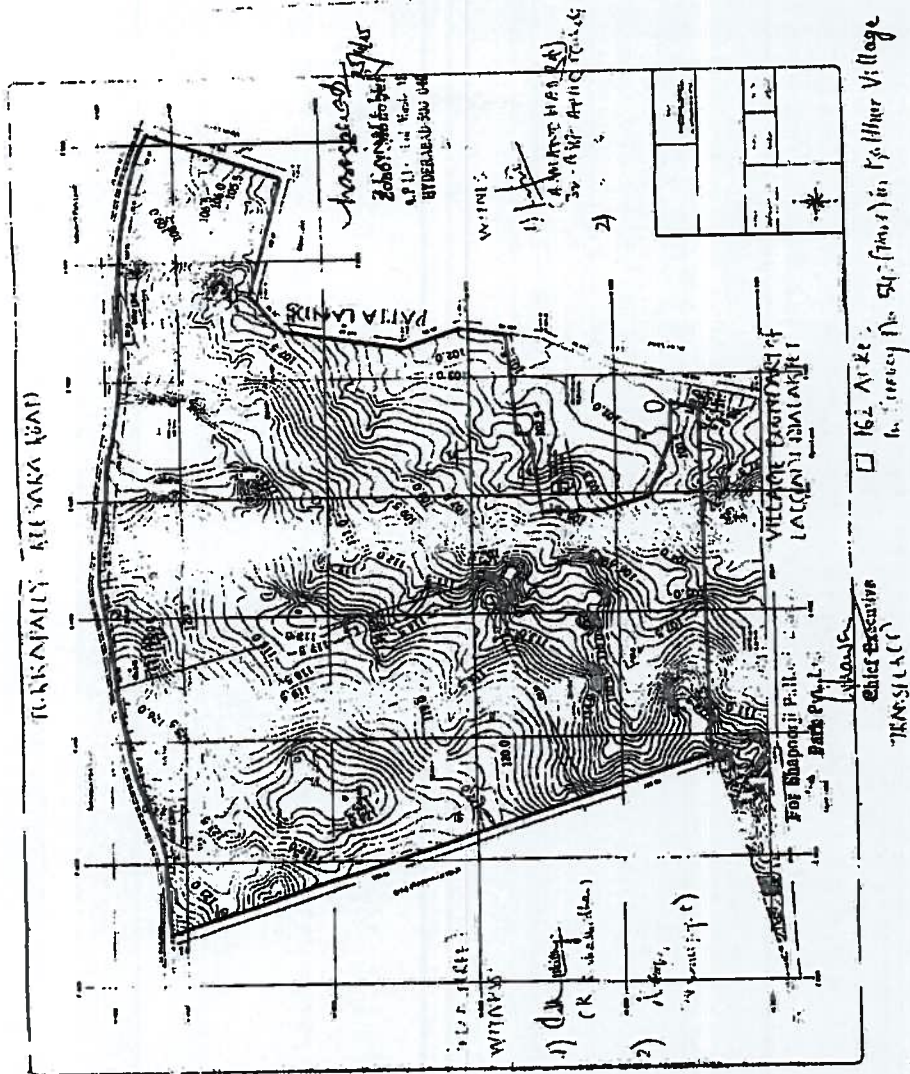
[Signature]
TRANSFEROR
[Name] AP
HYDERABAD-500 040.

1. [Signature]
([Name])
2. [Signature]
([Name])

TRANSFEREE
For Shapoorji Pallonji Biotech
Park Pvt. Ltd.
[Signature]
Chief Executive

10/02/2016
చ. పుస్తకము (కృష్ణ) పం|| ను
చస్తాదేవ మొక్తము కాగితముల సంఖ్య..... 5
ఈ కాగితము పరుస సంఖ్య



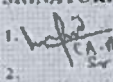


10/26/06
046/05
...వ సున్నము...
...దస్త్రము...
...కా...
...సంఖ్య...



PHOTOGRAPH AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.			
Sl. No.	FINGERPRINT IN BLACK INK LEFT THUMB	PASSPORT SIZE PHOTOGRAPH	NAME & DESIGNATION LOCAL ADDRESS OF PURSEHOLDERS/BUYER
			V. Suryanarayana Zonal Manager, A.P.L.C. Ltd. Mch 16 HYDERABAD-500 040
			V. Nagabhushan Reddy Dy. Zonal Manager (E) Nelle Ltd., I.E., Marla-66 Hyderabad.
			Suresh Kumar Shop Proprietor, Bistech, Park (P) Ltd A-13, K. H. Road, S1 #3 Indian Airlines Colony, Banswara, Hyd-500 03.
			

SIGNATURE OF WITNESSES:

1.  (A. M. Anandh Rao)
2.  Sr. Asst. Apurva

SIGNATURE OF EXECUTIVE:


Zonal Manager
A.P.L.C. Ltd. Mch 16
HYDERABAD-500 040

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10/02/2019
 శాసనసభ సభ్యుల పేర్లు
 దస్తావేజుల ముద్రలు కాగితముల సంఖ్య
 ఈ కాగితము వరుస సంఖ్య



Verified by : M SUBBALAKSHMI
 Application Number : CC021901985238

Certified by :

Sheshagiri Chand

Name : SHESHAGIRI CHAND
 Designation : SUB REGISTRAR
 SRO : SHAMIRPET

This is a Digitally Signed Certificate, doesnot require physical signature. And this certificate can be verified at <http://tg.meeseva.gov.in/> by furnishing the application number mentioned in the certificate.

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

- ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి

Application No. : CC021901985238 Page 3 of 6

14-02-2019 10:27



STATE BANK OF HYDERABAD

BRANCH

CODE NO.:

TREASURY

662

No. B

712455

Received a Sum of Rs.

18,63,100

only)

Rupees

one crore six lakhs and ten paise

from Smt. / Shri

SHARAD K. PATIL

residing at

SEC-40

for credit of Government of Andhra Pradesh towards Stamp duty / Registration Fee

T-1000

TREASURY

662

Authorized Signatory

SS No.

Place :

Date : 12/11/08