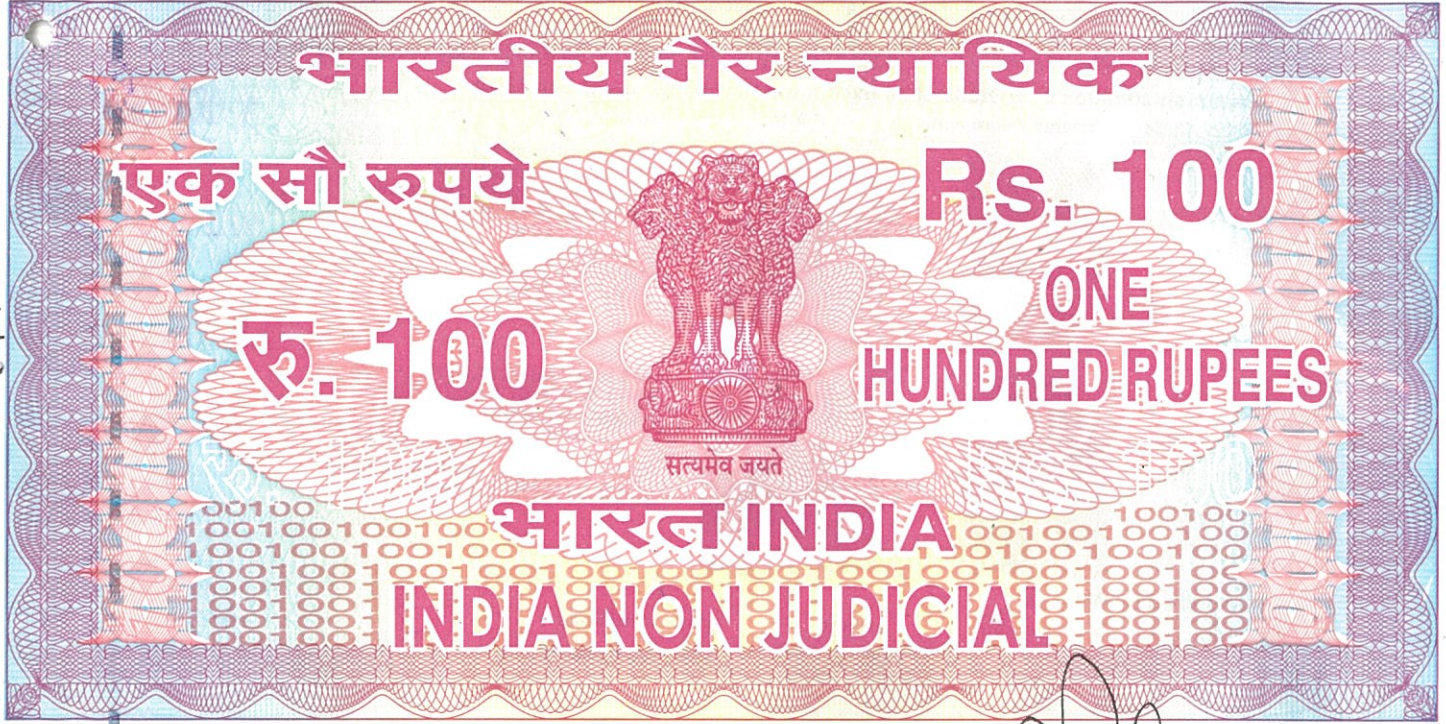


398



తెలంగాణ తెలంగాణ TELANGANA

AY 765373

Tran Id: 231116131900934647
 Date: 16 NOV 2023, 01:20 PM
 Purchased By:
 RAMESH
 S/o LATE NARSING RAO
 R/o HYD
 For Whom
 BIOPOLIS GV LLP

K. SATISH KUMAR
 LICENSED STAMP VENDOR
 Lic. No. 16/05/059/2012
 Ren.No. 16/05/029/2021
 Plot No.227, Near C.C.Court,
 West Marredpally, Sec-Bad
 Ph 9849355156

SALE DEED

This Sale Deed is made and executed on this the 27th day of January, 2024 at Hyderabad by and between:

M/s. MN Gachibowli II Tech Park Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 having its registered office at Plot No. 100, Prashanthi Hills, Gachibowli, Hyderabad-500 104, Telangana (PAN No. AAICA3432D) and represented by its director, Mr. Sambireddy Venkat Narsimha Reddy, S/o. Mr. Sambireddy Krishna Reddy, aged about 43 years. Hereinafter referred to as the Vendor.

IN FAVOUR OF

M/s. Biopolis GV LLP, a registered limited liability partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 (PAN No. ABBFB0324L) and represented by its authorized representative, Mr. Gaurang Mody, S/o. Late Jayantilal Mody, aged about 55 years. Hereinafter referred to as the Purchaser.

The term Vendor and Purchaser shall unless repugnant to the context or meaning thereof shall mean and include their representatives, executors, administrators, assignees, etc.



For BIOPOLIS GV LLP

Designated Partner

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. 272740/- paid between the hours of 3 and 4 on the 27th day of JAN, 2024 27th day of JAN, 2024 by Sri Sambireddy Venkat Narsimha Red

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S.BIOPOLIS GV LLP [1516-1-2024-397]	M/S.BIOPOLIS GV LLP REP.BY.GAURANG MODY (AUTHORIZED REPRESENTATIVE) S/O. LATE JAYANTILAL MODY O/O 5-4-187/3 & 4 II FLOOR SOHAM MANSION MG ROAD, SECUNDERABAD	
2	EX		 M/S.MN GACHIBOWLI II TE [1516-1-2024-397]	M/S.MN GACHIBOWLI II TECH PARK PVT LTD REP.BY.SAMBIREDY VENKAT NARSIMHA REDDY S/O. SAMBIREDY KRISHNA REDDY O/O PLOT NO.100 PRASHANTHI HILLS GACHIBOWLI, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 SITARAMANJANEYULU E [1516-1-2024-397]	SITARAMANJANEYULU B AADHAR	
2		 K PRABHAKAR REDDY: [1516-1-2024-397]	K PRABHAKAR REDDY AADHAR	

27th day of January, 2024

Signature of Sub Registrar
ShamirpetBiometrically Authenticated by
SRO C GODA DEVI
on 27-JAN-2024 15:47:29**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6197 Name: Sambireddy Venkatnarsimha Reddy	S/O Sambireddy Krishna Reddy, Saroornagar, Rangareddi, Andhra Pradesh, 500079	
2	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Secunderabad, Hyderabad, Telangana, 500016	

Generated on: 27/01/2024 03:52:08 PM



WHEREAS:

- A. The Vendor has purchased land admeasuring about Ac. 1-09 gts. (5,929 sq yds), forming Sy. No. 189 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and the said land is hereinafter referred to as the Scheduled Land and the details of which are given under:

Sl. No	Sy. No.	Total extent of Sy. No.	Ownership of land purchased/claimed by Vendor	Balance land belonging to third parties
1	189	Ac. 1-09 gts.	Ac. 1-09 gts.	Nil.

- B. This land was purchased in the name of Alexandria Gachibowli II Tech Park Pvt. Ltd., which was changed to M/s. MN Gachibowli II Tech Park Pvt. Ltd., by way of certificate of change of name dated 11-11-2016.
- C. The details of registered documents, deeds, agreements, GPAs, etc., related to the Scheduled Land are given in Annexure A attached herein.
- D. The details of Patta passbook and title book issued to the predecessors of the Vendor are given in Annexure B attached herein.
- E. The details of proceedings issued by the revenue department in relation to the Scheduled Land are given in Annexure C attached herein.
- F. The details of the Scheduled Land are more fully given in the schedule attached hereunder.
- G. Details of title:

- 1.1. Dasari Mallaiah and Dasari Sailu were the original owners and pattedars of Sy. No. 189. D. Mallaiah's lands devolved to his sons D. Sattaiah and D. Papaiah. D. Sailu's lands devolved to his son D. Bhumaiah and thereafter to his grandsons D. Narsaiah, D. Sailu and D. Ramulu. Their names have been appropriately reflected in the pahanis from 1962 to 2005.
- 1.2. D. Sattaiah, D. Papaiah, D. Narsaiah, D. Sailu, D. Ramulu sold the entire extent in Sy. No. 189 to Guduru Malla Reddy and Panda Radhika by way of 3 sale deeds (Details of which are given in Sl. Nos. 1, 2 & 3 of Annexure A). The sons of the pattedars joined in execution of the said sale deeds. Guduru Malla Reddy and Panda Radhika in turn agreed to sell Ac. 1-09 gts., in Sy. No. 189 to M/s. Touchstone Realtors Pvt. Ltd., by way of an agreement of sale (Details of which are given in Sl. No. 4 of Annexure A). The three parties jointly executed a sale deed for the said land in favour of the Vendor herein (details of which are given in Sl. No. 5 of Annexure A).
- 1.3. The above referred transaction of sale and succession were duly recorded by the revenue department in its proceedings and the details of such proceedings are given in Annexure C herein.
- 1.4. Patta passbook/Title book were issued from time to time to the above mentioned persons/purchasers and the details of which are given in Annexure B herein.
- 1.5. Accordingly, the Vendor herein became the absolute owner of Ac. 1-09 gts., in Sy. No. 189.



For BIOPOLIS GV LLP

Designated Partner

Endorsement: Stamp Duty, Transfer 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	749935	0	0	0	750035
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	272740	0	0	0	272740
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	13640	0	0	0	13640
Total	100	0	1036815	0	0	0	1036915

Rs. 749935/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 272740/- towards Registration Fees on the chargeable value of Rs. 13637000/- was paid by the party through E-Challan/BC/Pay Order No ,715WI3250124,D73MX6260124 dated ,25-JAN-24,26-JAN-24 of ,YESB/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 964125/-, DATE: 25-JAN-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6272526346338,PAYMENT MODE:NB-1001138,ATRN:6272526346338,REMITTER NAME: MR. GAURANG MODY,EXECUTANT NAME: MN GACHIBOWLI II TECH PARK PVT LTD,CLAIMANT NAME: BIOPOLIS GV LLP) .(2). AMOUNT PAID: Rs. 72740/-, DATE: 26-JAN-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6178142000627,PAYMENT MODE:NB-1001138,ATRN:6178142000627,REMITTER NAME: MR. GAURANG MODY,EXECUTANT NAME: MN GACHIBOWLI II TECH PARK PVT LTD,CLAIMANT NAME: BIOPOLIS GV LLP) .

Date:

27th day of January,2024

Signature of Registering Officer
Shamirpet

Certificate of Registration

Registered as document no. 398 of 2024 of Book-1 and assigned the identification number 1 - 1516 - 398 - 2024 for Scanning on 27-JAN-24 .

Registering Officer
Shamirpet
(C. Goda Devi)

Bk - 1, CS No 397/2024 & Doct No 398/2024. Sheet 2 of 15 Sub Registrar Shamirpet

Generated on: 27/01/2024 03:52:08 PM



- H. The above said lands got converted from agricultural to non-agricultural by way of proceedings no. L/2532/2010, dated 09-07-2010 & L/2533/2010, dated 09-07-2010 issued by Spl. GR. Dy. Collector & Revenue Divisional Officer, Ranga Reddy East Division.
- I. The Vendor has agreed to sell the Scheduled Land to the Purchaser for a total consideration of Rs.1,36,37,000/-(Rupees One Crore Thirty Six Lakhs and Thirty Seven Thousand Only) and the Purchaser has agreed to purchase the Scheduled Land for the said consideration.
- J. The parties hereto are desirous of reducing the terms and conditions of sale into writing.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Purchaser has paid the total sale consideration of Rs.1,36,37,000/-(Rupees One Crore Thirty Six Lakhs and Thirty Seven Thousand Only) and the receipt of which is hereby admitted and acknowledged by the Vendor. The details of the payment made are as follows:

Sl. No.	Pay order no.	Date	Amount in Rs.	Drawn on	In favour of
1.	051328	16-11-2023	49,00,000	YES Bank	MN Gachibowli II Tech Park Pvt. Ltd.,
2.	051506	23-1-2024	87,37,000	YES Bank	MN Gachibowli II Tech Park Pvt. Ltd.,

2. For the total sale consideration as mentioned above the Vendor do hereby grant, convey, transfer and sell the Scheduled Land unto and in favour of the Purchaser by way of absolute sale.
3. The Vendor declares that:
- The Vendor is the absolute owner of the Scheduled Land.
 - There are no other claimants to the Scheduled Land.
 - No other party has any claim to any easement rights in the Scheduled Land.
 - The recitals mentioned in this deed are true to the best of the Vendor's knowledge.
 - There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Land.
 - The Vendor gives guarantee of title to the Purchaser.
 - The Vendor indemnifies the Purchaser against any claim made by any party on the Scheduled Land.
 - The Vendor has paid all taxes and charges to the concerned authorities in relation to the Scheduled Land, as on this day and if any claim is made on this count, it shall be the Vendor's responsibility to pay the same.
 - The Vendor agrees to sign and execute all such documents that may be required to effectively transfer / mutate / convey the Scheduled Land to the Purchaser.
 - That there are no protected tenants in respect to the Scheduled Land.
 - The Vendor hereby declares that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Land. If any claim is made by any person either claiming through the Vendor or otherwise in respect of Scheduled Land it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Purchaser is put any loss on account of defective title or on account of any claims on the Scheduled Land, the Vendor shall indemnify the Purchaser fully for such losses.

87



For BIOPOLIS GV LLP

Designated Partner



Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 3 of 15 Sub Registrar
Shamirpet

Generated on: 27/01/2024 03:52:08 PM



4. The Vendor has on this day has delivered vacant peaceful possession of the Scheduled Land to the Purchaser and the Purchaser shall be entitled to hold and enjoy the same as absolute owner thereof from this day.

DESCRIPTION OF SCHEDULED LAND

All that part and parcel of land admeasuring 5,929 sq yds (Ac. 1-09 gts.), forming Sy. No. 189 of Turkapally Village, Shamirpet Mandal, Medchal–Malkajgiri District, Telangana and bounded by:

North	Sy. Nos. 190 & 191
South	Sy No. 204 belonging to the Vendors
East	Sy. No. 190
West	Sy. No. 188 belonging to the Vendors

IN witnesses whereof this sale deed is made and executed on this the 27th day of January, 2024 at Shamirpet by the parties hereto in presence of the witnesses mentioned below

Vendor:

M/s. MN Gachibowli II Tech Park Pvt. Ltd.,
rep. by Mr. Sambireddy Venkat Narsimha Reddy.



Purchaser:

M/s. Biopolis GV LLP,
rep. by authorized representative, Mr. Gaurang Mody.

For BIOPOLIS GV LLP

Designated Partner

Witness no. 1:

Name: Sitaramanjaneylu. B, S/o. Mr. Koteshwara Rao
Address: R/o. Plot No. 1, H. No: 6-107/1
Venkateshwara Colony, Injapur, Ranga Reddy District-501510.

Witness no. 2:

Name: K. Prabhakar Reddy, S/o. Shri Padma Reddy.
Address: 2-3-64/10/24, Jaiswal Colony,
Ambepet, Hyderabad-500 013.

Bk - 1, CS No 397/2024 & Doct No
398/2024.

Sheet 4 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



Annexure-A

The details of registered documents, deeds, agreements, GPAs, etc., related to the Scheduled Land.

S No	Nature of document	Vendors	Purchasers	Sy. No. & extent	Document no	Document date	Registered at SRO
1.	Sale Deed	Dasari Narsaiah & Others	G Malla Reddy	189 – 14 gts 204 – 20 gts 205- 19 gts	2705/2004	4-03-04	Shamirpet
2.	Sale Deed	Dasari Ramulu & Sanjeeva	Malla Reddy	189 – 2 gts 204 – 5 gts	4795/2004	27-04-04	Shamirpet
3.	Sale Deed	Dasari Sailu & others	Panda Radhika	189 – 33 gts 204 – 49 gts	2706/2004	04-03-04	Shamirpet
4.	Agreement of Sale	Malla Reddy & Panda Radhika	Touchstone Realtors Pvt. Ltd.	189 – 49 gts 204 – 74 gts 205 – 19 gts	1276/2010	19-07-10	Shamirpet
5.	Sale Deed	G Malla Reddy, Radhika & Touchstone Realtors Pvt. Ltd.	Alexandria Gachibowli II Tech Park Pvt. Ltd.,	189 – 49 gts 204 – 74 gts 205 – 19 gts	1389/2010	23-07-10	Shamirpet

GA



For BIOPOLIS GV LLP

[Signature]
Designated Partner

Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 5 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



Annexure-B

The details of Patta passbook and title book issued to the predecessors of the Vendor.

Sl. No.	Patta no.	Passbook no.	Title book no.	Sy. No. & extent	Issued to
1.	303		8693	Sy. No 189 – Ac. 0-12 gts. Sy. No 204– Ac. 0-19 gts.	Dasari Sathaiah
2.			399177	Sy. No 189 – Ac. 0-12 gts. Sy. No 204– Ac. 0-19 gts.	Dasari Papaiah
3.	766	445024	446530	Sy. No 189– Ac. 0-16 gts. Sy. No 201– Ac. 0-6.5 gts. Sy. No 202– Ac. 0-03 gts. Sy. No 204– Ac. 0-25 gts. Sy. No 205– Ac. 0-19 gts.	G. Malla Reddy
4.	765	437830		Sy. No 189– Ac. 0-33 gts. Sy. No 204– Ac. 0-49 gts.	Panda Radhika
5.	496		375490	Sy. No 189– Ac. 0-08 gts. Sy. No 201– Ac. 0-12 gts	Dasari Sailu
6.	495		373745	Sy. No 189– Ac. 0-08 gts Sy. No 204– Ac. 0-12 gts Sy. No 205– Ac. 0-19 gts	Dasari Narsaiah
7.			373723	Sy. No 189– Ac. 0-08 gts Sy. No 204– Ac. 0-13 gts	Dasari Ramulu



For BIOPOLIS GV LLP

Designated Partner

Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 6 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



Annexure-C

The details of proceedings issued by the revenue department in relation to the Scheduled Land.

S No	Proceeding no.	Proceeding date	Issued by	Details
1.	B/1150/04	15-09-2004	MRO Shamirpet	Mutation in favour of G. Malla Reddy related to sale of 14 guntas in Sy. no. 189, 20 guntas in Sy. no. 204 & 19 guntas in Sy. no. 205 by Dasari Narasaiah, Dasari Ramulu & Dasari Chandraiah.
2.	B/1148/04	15-09-2004	MRO Shamirpet	Mutation in favour of G. Mallareddy related to sale of 2 guntas in Sy. no. 189, 5 guntas in Sy. no. 204 by Dasari Ramulu and Dasari Sanjeeva.
3.	B/1156/04	15-09-2004	MRO Shamirpet	Mutation in favour of Panda Radhika related to sale of 33 guntas in Sy. no. 189, 49 guntas in Sy. no. 204 by Dasari Sailu and Dasari Anjaiah, Dasari Sattaiah, Dasari Narsimha, Dasari Papaiah, Dasari Mallesha, Dasari Kumar & Dasari Srinivas.
4.	B/8071/10	20-09-2010	MRO Shamirpet	Mutation in favour of Alexandria Gachibowli II Tech Park Pvt. Ltd., related to sale of 49 guntas in Sy. no. 189, 74 guntas in Sy. no. 204, 19 guntas in Sy. no. 205 by G. Mallareddy and Panda Radhika.
5.	B/1149/2004	15-09-2004	MRO Shamirpet	Mutation in favour of G. Malla Reddy related to sale of 16 guntas in Sy. no. 189, 25 guntas in Sy. no. 204, 19 guntas in Sy. no. 205.
6.	B/934/2004		MRO Shamirpet	Succession in favour of Dasari Sattaiah
7.	B/2667/1999	09-02-1999	MRO Shamirpet	Succession in favour of Dasari Ramulu related to 8 guntas in Sy. no. 189, 13 guntas in Sy. no. 204.
8.	B/17093/2004	26-08-2004	MRO Shamirpet	Succession in favour of Dasari Sattaiah related to 13 guntas in Sy. no. 189, 18 guntas in Sy. no. 204.

[Handwritten signature]



For BIOPOLIS GV LLP

Designated Partner

Bk - 1, CS No 397/2024 & Doct No
398/2024.

Sheet 7 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
2nd Floor, CPWD Building Kendriya Sadan, Hyderabad, Telangana, India, 500195

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U45200TG2010FTC067685

I hereby certify that the name of the company has been changed from ALEXANDRIA GACHIBOWLI II TECH PARK PRIVATE LIMITED to MN GACHIBOWLI II TECH PARK PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name ALEXANDRIA GACHIBOWLI II TECH PARK PRIVATE LIMITED.

Given under my hand at Hyderabad this Eleventh day of November two thousand sixteen.

Ministry of
Corporate Affairs
Govt of India

N KRISHNAMURTHY
Registrar of Companies
Registrar of Companies

RoC - Hyderabad

mailing Address as per record available in Registrar of Companies office:

MN GACHIBOWLI II TECH PARK PRIVATE LIMITED

Building 450, Genome Valley, Turkapally (V), Shamirpet Mandal, Hyderabad, Rangareddi, Telangana,
India, 500078



Bk - 1, CS No 397/2024 & Doct No
398/2024.

Sheet 8 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



No. 13

Annexure - C
(See Rule- 7)

**PROCEEDINGS OF THE SPL. GR. DY. COLLECTOR & REVENUE DIVISIONAL
OFFICER, RANGA REDDY EAST DIVISION.**

PRESENT: SRI. K. RAJENDER, B.Sc., L.L.B.,

Procs. No. L/2533/2010

Dated: 09-07-2010

Subj: Conversion of land - R.R. East Division - Shamirpet
Mandal - Thurkapally Village - Sy.Nos: 189/Part, 204/Part &
205/Part extent Ac.1-20 gts. - Conversion of land - Orders - Issued-
Reg.

Ref:- 1. Tahsildar, Shamirpet L.No.B/2800/2010, Dt.26-06-2010
2. G.O.Ms No. 1537 Dt.19-12-2006 of Revenue (Land Revenue)
Department, Government of A.P.

* * *

ORDER:

Sri.G.Malla Reddy, S/o G.Narsimha Reddy, R/o Secunderabad has applied for conversion of land in Sy.Nos. 189/Part, 204/Part & 205/Part extent Ac.1-20 gts. situated at Thurkapally Village, Shamirpet Mandal, Ranga Reddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural land into non-agriculture purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or proceedings under any law for the time being in force.

Contd...2.

Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 9 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
7. The authorities are not responsible for any incidental or consequential action or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
8. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.


**Spl.Gr.Dy.Collector &
Revenue Divisional Officer
Ranga Reddy East Division.**

To

Sri.G.Malla Reddy, S/o G.Narsimha Reddy, R/o Secunderabad.

Copy to the Tahsildar, Shamirpet (M), R.R. District.

SCHEDULE

Sl. No	Village & Mandal Dist	Sy.No.	Total extent	Extent for which permission granted	Remarks
1.	Thurkapally Village, Shamirpet Mandal	189/Part 204/Part 205/Part	1-20	Ac. 1-20 gts.	--

Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 10 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



Annexure - C
(See Rule- 7)

**PROCEEDINGS OF THE SPL.GR.DY. COLLECTOR & REVENUE DIVISIONAL
OFFICER, RANGA REDDY EAST DIVISION.**

PRESENT: SRI. K.RAJENDER, B.Sc., L.L.B.,

Procs. No. L/2532/2010

Dated 19-07-2010

Sub:- Conversion - Conversion of land - R.R.East Division - Shamirpet
Mandal - Thurkapally Village - Sy.Nos. 189/Part, 204/Part extent
Ac.2-02 gts. - Conversion of land - Orders - Issued- Reg.

Ref:- 1. Tahsildar, Shamirpet Lr.No.B/2799/2010, Dt.26-06-2010.
2. G.O.Ms No. 1537 Dt:-19-12-2006 of Revenue (Land Revenue)
Department, Government of A.P.

* * *

ORDER:

Smt.P.Radhika, W/o P.Ramakrishna, R/o Secunderabad has applied for conversion of land in Sy.Nos. 189/Part, 204/Part extent Ac.2-02 gts. situated at Thurkapally Village, Shamirpet Mandal, Ranga Reddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural land into non-agriculture purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or proceedings under any law for the time being in force.

Contd...2.

Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 11 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.

7. The authorities are not responsible for any incidental or consequential action or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.

8. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

**Spl.Gr.Dy. Collector &
Revenue Divisional Officer
Ranga Reddy East Division.**

To
Smt.P.Radhika, W/o P.Ramakrishna, R/o Secunderabad.

Copy to the Tahsildar, Shamirpet (M), R.R. District.

SCHEDULE

Sl. No	Village & Mandal Dist	Sy.No.	Total extent	Extent for which permission granted	Remarks
1.	Thurkapally Village, Shamirpet Mandal	189/Part, 204/Part	2-02	Ac. 2-02 gts.	--

Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 12 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



BIOPOLIS GV LLP

CIN: ACA-5535

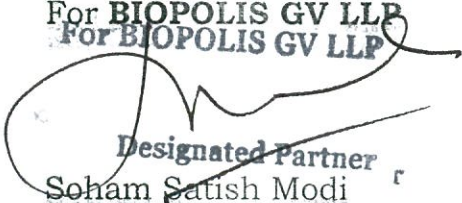
5-4-187/3&4, Soham Mansion
2nd Floor, MG Road, Secunderabad,
Hyderabad – 500 003.
Phone: +91-40-66335551
Email: roc@modiproperties.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE PARTNERS OF M/S BIOPOLIS GV LLP HELD ON WEDNESDAY THE 24TH DAY OF JANUARY, 2024 AT ITS REGISTERED OFFICE SITUATED AT 5-4-187/3 & 4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD, HYDERABAD, TELANGANA-500003.

“RESOLVED THAT the consent of the partners be and is hereby accorded to purchase a Land admeasuring 49 Guntas situated at Sy. no. 189 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana, for a total consideration of Rs. 1,36,36,700/- (Rupees One Crore Thirty Six Lac Thirty Six Thousand Seven Hundred only) from M/s MN Gachibowli II Tech Park Private Limited;

RESOLVED FURTHER THAT Mr. Gaurang Jayantilal Mody having PAN: AIZPM3748A, be and is hereby appointed as Authorized Signatory of the LLP to acquire, negotiate, finalize, sign and execute registration papers, documents etc. and do all such acts, deeds, things and matters etc. as may be necessary to give effect to acquisition of land and matters connected therewith.”

For **BIOPOLIS GV LLP**
For **BIOPOLIS GV LLP**


Designated Partner
Soham Satish Modi
Partner
(DIN: 00522546)

Date: 24.01.2024
Place: Secunderabad

Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 13 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM



MN GACHIBOWLI II TECH PARK PRIVATE LIMITED

#Reg Office : Building 450, Genome Valley, Turkapally (V), Shamirpet (M), Rangareddy District,

Hyderabad-500078. CIN:U45200TG2010FTC067685

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S MN GACHIBOWLI II TECH PARK PRIVATE LIMITED HELD ON WEDNESDAY THE 24TH DAY OF JANUARY, 2024 AT 11:30 A.M. AT ITS REGISTERED OFFICE SITUATED AT BUILDING 450, GENOME VALLEY, TURKAPALLY (V) SHAMIRPET MANDAL, RANGAREDDI, HYDERABAD, TELANGANA, INDIA, 500078.

“RESOLVED THAT pursuant to the applicable provisions of the Companies Act, 2013 read with rules made there under, approval and consent of the Board of Directors be and is hereby accorded to sell, transfer, convey and deliver a Land situated at Sy. no. 189 of Turkapally Village, Shamirpet Mandal, Medchal–Malkajgiri District, Telangana, admeasuring in total 49 Guntas, for a total consideration of Rs. 1,36,36,700/- (Rupees One Crore Thirty Six Lac Thirty Six Thousand Seven Hundred only) to M/s BIOPOLIS GV LLP (LLPIN: ACA-5535);

RESOLVED FURTHER THAT the draft of the Sale Deed to be entered into by the Company for sale of the above said land as tabled before the Board and signed by the Chairperson for the purpose of identification, be and is hereby approved and taken on record;

RESOLVED FURTHER THAT Mr. Venkat Narsimhareddy Sambhi, Director (DIN: 01629711) of the Company be and is hereby authorized on behalf of the Company to sell, negotiate, finalise, sign and execute registration papers, sale agreement, documents etc. and do all such acts, deeds, things and matters etc. as may be necessary to give effect to the sale of the land mentioned above in favour of Biopolis GV LLP and any matters connected therewith.”

For **MN GACHIBOWLI II TECH PARK PRIVATE LIMITED**



Pradeep Reddy Hanmanth
Director
(DIN: 08424925)





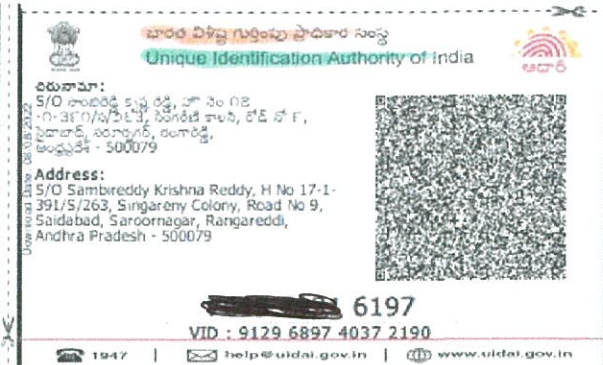
Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 14 of 15 Sub Registrar
Shamirpet

Generated on: 27/01/2024 03:52:08 PM





57



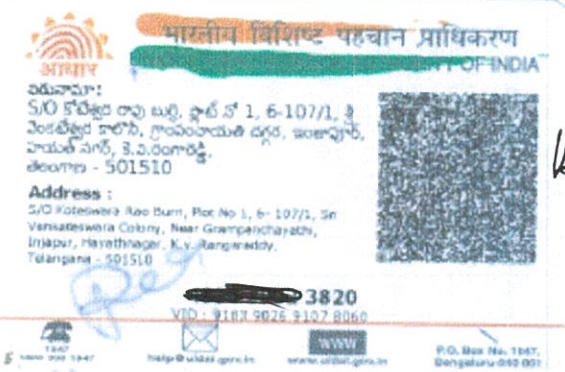
समादा संख्या / Enrollment No. : 1118/60013/00401

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

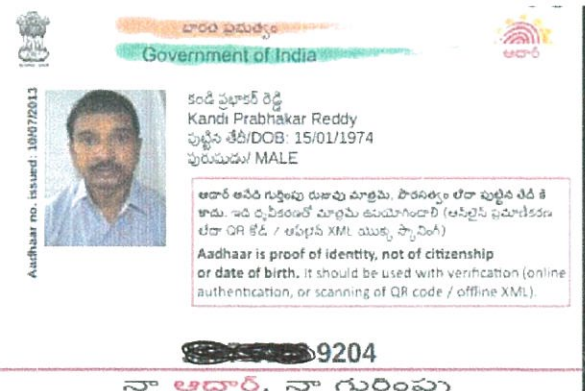


KL130447863FT

आधार - सामान्य निवासी



Handwritten signature



Handwritten signature

Bk - 1, CS No 397/2024 & Doct No
398/2024. Sheet 15 of 15 Sub Registrar
Shamirpet



Generated on: 27/01/2024 03:52:08 PM





Office of the Sub-Registrar
Shamirpet, Medchal Dist.

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No.: 1516-1-398/2024

Date: 27/01/2024

CERTIFICATE OF TRANSFER/ MUTATION

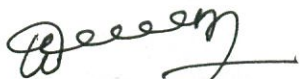
As per the powers conferred on the Sub-Registrar under Sub-section (1) of Section 65A of **Telangana Panchayat Raj Act, 2018**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Turakapally**.

VLTN/Assessment No.	321046601038
Survey No.	189
Plot No.	0/OPENPLACE
District	MEDCHAL-MALKAJGIRI
Gram Panchayat Name	TURAKAPALLY
Locality	TURKAPALLY
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S.MN GACHIBOWLI II TECH PARK PVT LTD REP.BY.SAMBIREDDY VENKAT NARSIMHA REDDY (S/o. SAMBIREDDY KRISHNA REDDY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. M/S.BIOPOLIS GV LLP REP.BY.GAURANG MODY (AUTHORIZED REPRESENTATIVE) (S/o. LATE JAYANTILAL MODY)
Document Registration No.	1516-398/2024 [1]
Document Registration Date	27/01/2024

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.




Signature of Sub-Registrar
(SHAMIRPET)
Sub Registrar
Shamirpet

1. The first part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

2. The second part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

3. The third part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

4. The fourth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

5. The fifth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

6. The sixth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

7. The seventh part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

8. The eighth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

9. The ninth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

10. The tenth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

11. The eleventh part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

12. The twelfth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

13. The thirteenth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

14. The fourteenth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

15. The fifteenth part of the document is a list of the names of the persons who have been appointed to the various offices of the city.