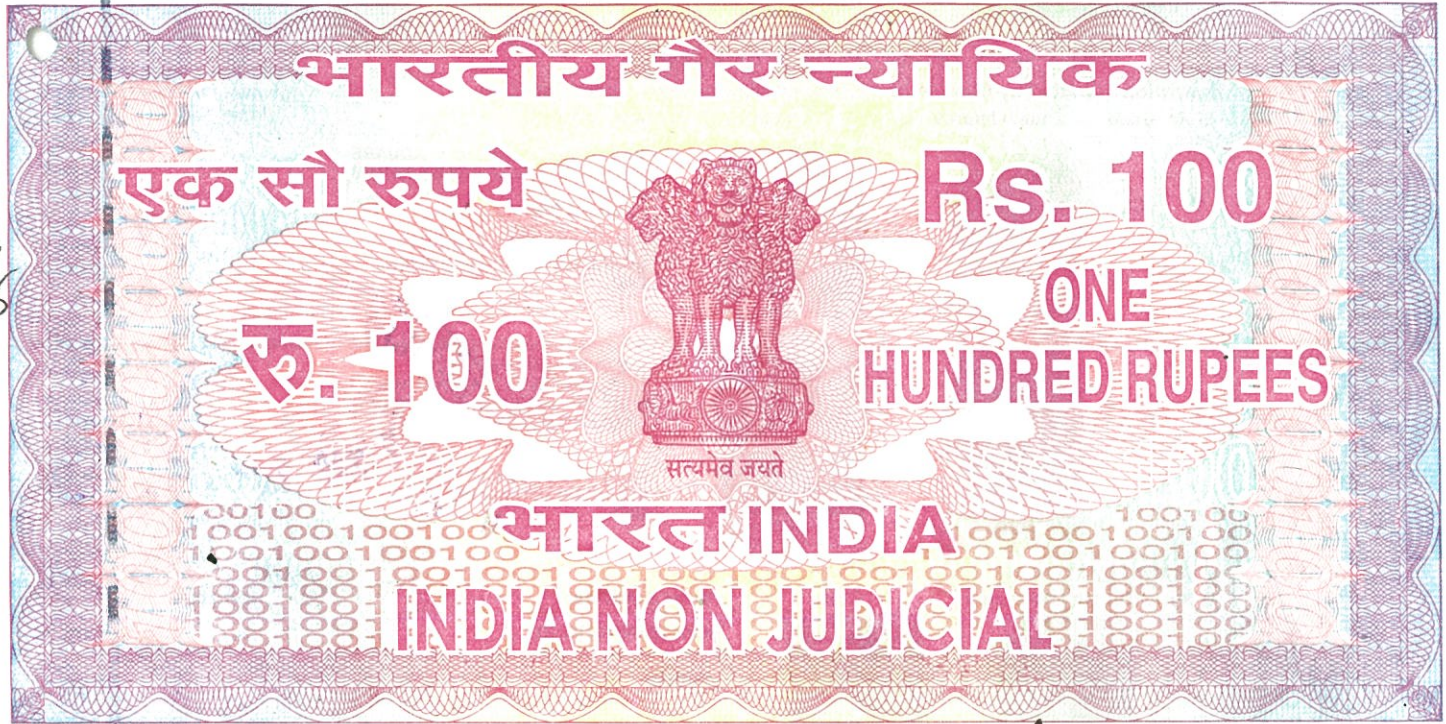




తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 2566 dt. 20-04-2021 Rs.100/-

Pur. Name: ANJIAH S/O. LINGAIAH, Hyd

For Whom: G V S H Manufacturing Facilities Pvt, Ltd, Hyderabad

AF 386125
DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
LIC.No. 16-05-23/1998, RI.No. 16-05-013/2020
H.No. 12-11-696, Warasiguda,
Sec.bad. Mobile. 9247420863

SALE DEED

This Sale Deed is made and executed on this the 29th day of January, 2022 at Secunderabad by:

M/s. GVSH Manufacturing Facilities Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 and represented by its Partner, M/s. Modi Properties Pvt. Ltd., represented by its Director, Mr. Gaurang Mody, Son of Late Jayantilal Mody, aged about 53 years, Occupation: Business.

Hereinafter referred to as the Vendor.

IN FAVOUR OF

M/s. N Square Lifesciences LLP, a Limited Liability Partnership Firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Designated Partner, Mr. Soham Modi, Son of Late Satish Modi, aged about 51 years, Occupation: Business.

Hereinafter referred to as the Purchaser.

The term Vendor and Purchaser where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.

For GVSH MANUFACTURING FACILITIES PVT. LTD.

Authorised Signatory

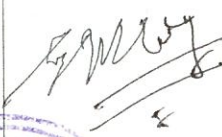
For N SQUARE LIFESCIENCES LLP

Designated Partner

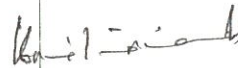
Presentation Endorsement:

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. 188760/- paid between the hours of 2 and 3 on the 29th day of JAN, 2022 by Sri Gaurang Modi

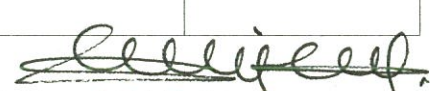
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GAURANG MODY [R] M [1516-1-2022-608]	GAURANG MODY[R]M/S N SQUARE LIFESCIENCES LLP REP BY SOHAM MODI . LATE SATISH MODI R/O 5-4-187/3 & 4, IIND FLOOR SOHAM MANSION MGROAD SEC- BAD,	
2	EX		 M/S GVSH MANUFACTUR [1516-1-2022-608]	M/S GVSH MANUFACTURING FACILITIES PVT LTD REP BY M/S MODI PROPERTIES PVT LTD REP BY GAURANG MODY (DIRECTOR) S/O. R/O 5-4-187/3 & 4, IIND FLOOR SOHAM MANSION MGROAD SEC- BAD,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::: [1516-1-2022-608]	K PRABHAKAR REDDY AADHAR	
2		 B SITARAMANJANEYULU [1516-1-2022-608]	B SITARAMANJANEYULU AADHAR	

29th day of January, 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	

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Sub Registrar
Shamirpet

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- A. Whereas the Vendor is the absolute owner and possessor of land admeasuring Ac. 3-10 gts., forming part of Sy. No. 197 (10 guntas), Sy. No. 198 (68 guntas), Sy. No. 201 (44.5guntas) and Sy. No. 202 (7.5 guntas) of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana having purchased the same as per the details given below:

Sl. No.	Name of Owner	Sale deed no.	Date of Doc.	Sy. No. 197	Sy. No. 198	Sy. No. 201	Sy. No. 202
1.	D. Vijay Vardhan Reddy	6047/21	29.09.2021	0-02.5	0-17	0-03.25	Nil
2.	D. Ramchandra Reddy	6049/21	24.09.2021	0-05	0-34	0-12	0-02.5
3.	D. Vishnu Vardhan Reddy	6048/21	25.09.2021	0-.2.5	0-17	0-03.25	Nil
4.	G. Raghuveera Reddy	5507/21	18.09.2021	Nil	Nil	0-26	0-05
Total:				0-10	1-28	1-04.5	0-07.5

All the above documents registered at SRO, Shamirpet, Medchal-Malkajgiri District.

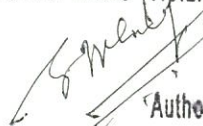
- B. The Vendor has agreed to sell part of land out of total extent owned by it, admeasuring about Ac. 1-12 gts., forming part of Sy. No. 201 & 202, of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and hereinafter referred to as the Scheduled Property and more fully described at the foot of this document to the Purchaser.
- C. The Purchaser has agreed to purchase the Scheduled Property from the Vendor for a total consideration of Rs. 94,38,000/- (Rupees Ninety Four Lakhs Thirty Eight Thousand Only) and the Vendor has agreed to sell the Scheduled Property to the Purchasers as per the terms and conditions given herein.
- D. 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 consideration of Rs. 94,38,000/-(Rupees Ninety Four Lakhs Thirty Eight Thousand Only) and the receipt of which is hereby admitted and acknowledged by the Vendor. The details of payment are given under:

Sl. No.	Cheque no.	Dated	Drawn on	Amount
1.	580681	28-01-2022	YES Bank	Rs. 20,00,000/-
2.	580682	28-01-2022	YES Bank	Rs. 20,00,000/-
3.	580683	28-01-2022	YES Bank	Rs. 20,00,000/-
4.	580684	28-01-2022	YES Bank	Rs. 20,00,000/-
5.	580685	28-01-2022	YES Bank	Rs. 13,43,620/-
6.	By way of TDS deducted			Rs. 94,380/-

For GVSH MANUFACTURING FACILITIES PVT. LTD.


Authorised Signatory

For N-SQUARE LIFESCIENCES 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						
	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	518990	0	0	0	519090
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	188760	0	0	0	188760
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	9438	0	0	0	9438
Total	100	0	717688	0	0	0	717788

Rs. 518990/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 188760/- towards Registration Fees on the chargeable value of Rs. 9438000/- was paid by the party through E-Challan/BC/Pay Order No ,774DKK280122 dated ,28-JAN-22 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 717688/-, DATE: 28-JAN-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8980131405840, PAYMENT MODE: NB-1001138, ATRN: 8980131405840, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: GVSH MANUFACTURING FACILITEIS PVT LTD, CLAIMANT NAME: N SQUARE LIFESCIENCES LLP.

Date:

29th day of January, 2022

Signature of Registering Officer

Shamirpet

Certificate of Registration

Registered as document no. 669 of 2022 of Book-1 and assigned the identification number 1 - 1516 - 669 - 2022 for Scanning on 29-JAN-22 .

Registering Officer

Shamirpet

(Sheshagiri Chand)

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2. For the total sale consideration as mentioned above the Vendor do hereby grant, convey, transfer and sell the Scheduled Property unto and in favour of the Purchaser by way of absolute sale.
3. The Vendor declares that:
 - a. The Vendor is the absolute owner of the Scheduled Property.
 - b. There are no other claimants to the Scheduled Property.
 - c. No other party has any claim to any easement rights in the Scheduled Property.
 - d. The recitals mentioned in this deed are true to the best of the Vendor knowledge.
 - e. There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - f. The Vendor gives guarantee of title to the Purchaser.
 - g. The Vendor indemnifies the Purchaser against any claim made by any party on the Scheduled Property.
 - h. The Vendor has paid all taxes and charges to the concerned authorities in relation to the Scheduled Property, as on this day and if any claim is made on this count, it shall be the Vendor responsibility to pay the same.
 - i. The Vendor agrees to sign and execute all such documents that may be required to effectively transfer / mutate / convey the Scheduled Property to the Purchaser.
4. The Vendor has on this day has delivered vacant peaceful possession of the Scheduled Property to the Purchaser and the Purchaser shall be entitled to hold and enjoy the same as absolute owner thereof from this day.

DETAILS OF SCHEDULE PROPERTY

All that land admeasuring 6,292 sq. yds., (Ac. 1-12 gts.,) forming part of Sy. No. 201 (44.5 guntas) and Sy. No. 202 (7.50 guntas) of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North	Sy. No. 198
South	Sy. No. 227
East	Sy. Nos. 199 & 200
West	Part of Sy. Nos. 201 & 202

IN Witnesses whereof this sale deed is made and executed on this the 29th day of January, 2022 at Secunderabad by the parties hereto in presence of the witnesses mentioned below

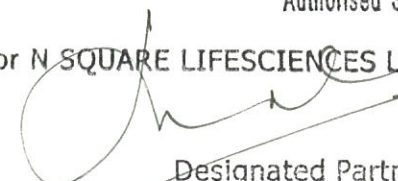
Vendor:
M/s. GVSH Manufacturing Facilities Pvt. Ltd:

For GVSH MANUFACTURING FACILITIES PVT. LTD.


Authorised Signatory

Purchaser:
M/s. N Square Lifesciences LLP:

For N SQUARE LIFESCIENCES LLP


Designated Partner

Witness no.1:



Witness no.2:



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669/2022. Sheet 3 of 9

Sub Registrar
Shamirpet



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GVSH MANUFACTURING FACILITIES PVT., LTD.,

5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040-66 33 5551/2/3/7

RESOLUTION

Name of Company : GVSH Manufacturing Facilities Pvt Ltd

Address of Company : 5-4-187/3 & 4, IInd floor, Soham Mansion,
M.G.Road, Secunderabad – 500 003.

Meeting held at registered office: 5-4-187/3 &4, IInd floor, Soham
Mansion, M.G.Road, Secunderabad – 500 003.

Date of meeting: 24 th January 2022.

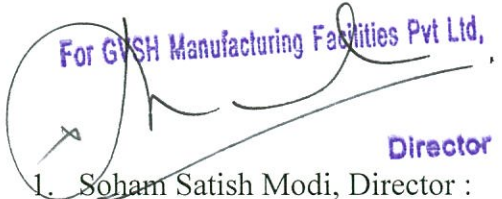
Directors present in the meeting: Mr. Soham Satish & Modi. Mrs. Tejal Soham Modi,
Mr. Gaurang Jayantilal Mody.

The following resolution was adopted with the consent of all the Directors present in
the meeting held on 24th January 2022 at 5-4-187/3 &4, IInd floor, Soham Mansion,
M.G.Road, Secunderabad – 500 003.

A. Resolved that the Board of directors of the company Proposed to sell the
Land parcel admeasuring Ac: 0-52 guntas in Sy.no 201(44.50 Guntas), 202
(7.50 Guntas) situated at Turkapally Village, Shamirpet Mandal, Medchel-
Malkajgiri District. to N Square life sciences LLP. A group of company with
common Partners and Directors.

B. It is further resolved by all the board of directors have authorized Shri
Gaurang Jayantilal Mody S/o. Shri Jayantilal Mody Director of the company
having DIN No:00522520 to execute the Sale deed at SRO, Shamirpet for
the above said property in favour of M/s. N Square Life Sciences LLP

This resolution is being attested by all the Directors present in the meeting on the date
and venue of the meeting.


For GVSH Manufacturing Facilities Pvt Ltd,
Director

1. Soham Satish Modi, Director :

Place: Secunderabad

DIN No: 0522546


For GVSH Manufacturing Facilities Pvt Ltd,

2. Tejal Soham Modi, Director

Date: 24-01-2022

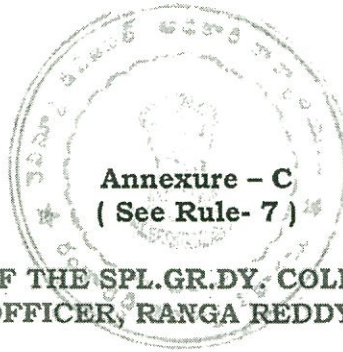
DIN No:06983437

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Shamirpet



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

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

File. No. L/3302/2010

Dated: 14-09-2010

Sub:- Conversion - Conversion of land - R.R.East Division - Shamirpet Mandal - Thurkapally Village - Sy.Nos. 187, 188, 193, 193/A, 197, 198, 201, 202, 201/EE, 202/EE, 203/A&B, 203/B&B, 203/C&B, 203/D&B & 203 total extent Ac. 7-35 ½ gts. - Conversion of land - Orders - Issued- Reg.

Ref:- 1. Tahsildar, Shamirpet Lr.No.B/6353/10, dated -09-2010.
2. G.O.Ms No. 1537 Dt:-19-10-2006 of Revenue (Land Revenue) Department, Government of A.P.

* * *

ORDER:

G.Malla Reddy S/o. Narsimha Reddy & (11) others R/o. Thurkapally have applied for conversion of land in Sy.Nos. 187, 188, 193, 193/A, 197, 198, 201, 202, 201/EE, 202/EE, 203/A&B, 203/B&B, 203/C&B, 203/D&B & 203 total extent Ac. 7-35 ½ gts. at Thrupapally 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.

Contd...2.

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Shamirpet



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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.
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.

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

To
G.Malla Reddy S/o. Narsimha Reddy & (11) others, R/o. Thurkapally
Copy to the Tahsildar, Shamirpet Mandal, R.R. Dist.

SCHEDULE

Sl. No	Village & Mandal Dist	Sy.No.	Total extent	Extent for which permission granted	Remarks
1.	Thrukapally Village Shamirpet Mandal	187	0-23	Ac. 7-35 ½ gts.	--
		188	0-25		
		193	0-30		
		193/A	0-09		
		193	0-18		
		197	0-10		
		198	1-28		
		201/EE	} 0-32		
		202/EF			
		203/A&B	} 0-30		
		203/B&B			
		203/C&B			
		203/D&B			
		201	0-31 ½		
202	0-09				
203	<u>0-30</u>				
TOTAL	7-35 ½				

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Shamirpet



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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. GVSH MANUFACTURING
FACILITIES PVT. LTD.,
HAVING ITS REGISTERED OFFICE AT:
5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD,
SECUNDERABAD-500 003 AND
REPRESENTED BY ITS PARTNER:-
M/S. MODI PROPERTIES PVT. LTD.,
REP. BY ITS DIRECTOR
MR. GAURANG MODY
S/O. LATE JAYANTILAL MODY



PURCHASER:

M/S. N SQUARE LIFESCIENCES LLP
A LIMITED LIABILITY PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION, M. G. ROAD,
SECUNDERABAD-500 003
REP. BY ITS DESIGNATED PARTNER
MR. SOHAM MODI,
S/O. LATE SATISH MODI

SIGNATURE OF WITNESSES:

- 1.
- 2.

For GVSH MANUFACTURING FACILITIES PVT. LTD.

Authorized Signatory

SIGNATURE OF THE VENDOR

I send here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Guarang Mody as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Medchal-Malkajgiri District.

SIGNATURE OF THE REPRESENTATIVE

For N SQUARE LIFESCIENCES LLP

Designated Partner

SIGNATURE OF THE PURCHASER

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Shamirpet



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भारत सरकार
GOVERNMENT OF INDIA



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



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

[Signature]



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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

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

10/07/2013

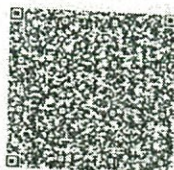
[Signature]



भारत सरकार
GOVERNMENT OF INDIA



సీతారామంజనేయులు బురి
Sitaramanjaneyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678



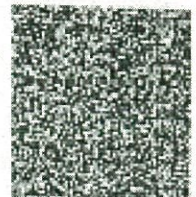
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VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు

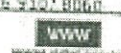


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O కోటేశ్వర రావు బురి, ప్లాట్ నెం 1, 6-107/L, 5
వెంకటేశ్వర కాలనీ, గ్రాంపెంపాడుకి దగ్గర, ఖమ్మం.
పాచిగల్ సెగ్, 3.వి.రంగారెడ్డి,
తెలంగాణ - 501510
Address :
S/O Koteswara Rao Burri, Plot No 1, 6-107/L, 5n
Venkateswara Colony Near Gamparavathi,
Inajpur, Rayachoti, K.V. Rangareddy,
Telangana - 501510



4830 9962 3820
VID : 9183 9026 9107 8060



P.O. Box No. 1967
Bengaluru-560 021

[Signature]

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Shamirpet



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Unique Identification Authority of India
Government of India

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

To
Gaurang Mody
గౌరంగ్ మోడి
20/05/2013 S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9848042067



KL130447863FT
13044786



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3594 5138 3669

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



ఆధార్ - సామాన్యుని హక్కు

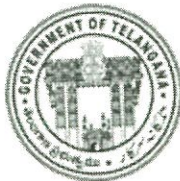
Gaurang Mody

Bk - 1, CS No 608/2022 & Doct No
669/2022. Sheet 9 of 9 Sub Registrar,
Shamirpet.



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Office of the Sub-Registrar
Shamirpet, Medchal Dist.

Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

Date: 29/01/2022

No.: 1516-1-669/2022

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.	321046600144
Survey No.	201,202
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 GVSH MANUFACTURING FACILITIES PVT LTD REP BY M/S MODI PROPERTIES PVT LTD REP BY GAURANG MODY (DIRECTOR) (S/o.)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. M/S N SQUARE LIFESCIENCES LLP REP BY SOHAM MODI (R/o. LATE SATISH MODI)
Document Registration No.	1516-669/2022 [1]
Document Registration Date	29/01/2022

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

