



Government of Telangana
Registration And Stamps Department

646/24

Payment Details - Citizen Copy - Generated on 10/02/2024, 02:33 PM

SRO Name: 1516 Shamirpet

Receipt No: 686

Receipt Date: 10/02/2024

Name: SAMBIREDDY VENKAT NARSIMHA

CS No/Doct No: 660 / 2024

Transaction: Rectification Deed

Challan No:

E-Challan No: 276Q5H090224

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 09-FEB-24

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				2000
User Charges				500
Total:				2500
In Words: RUPEES TWO THOUSAND FIVE HUNDRED ONLY				

RETURNED

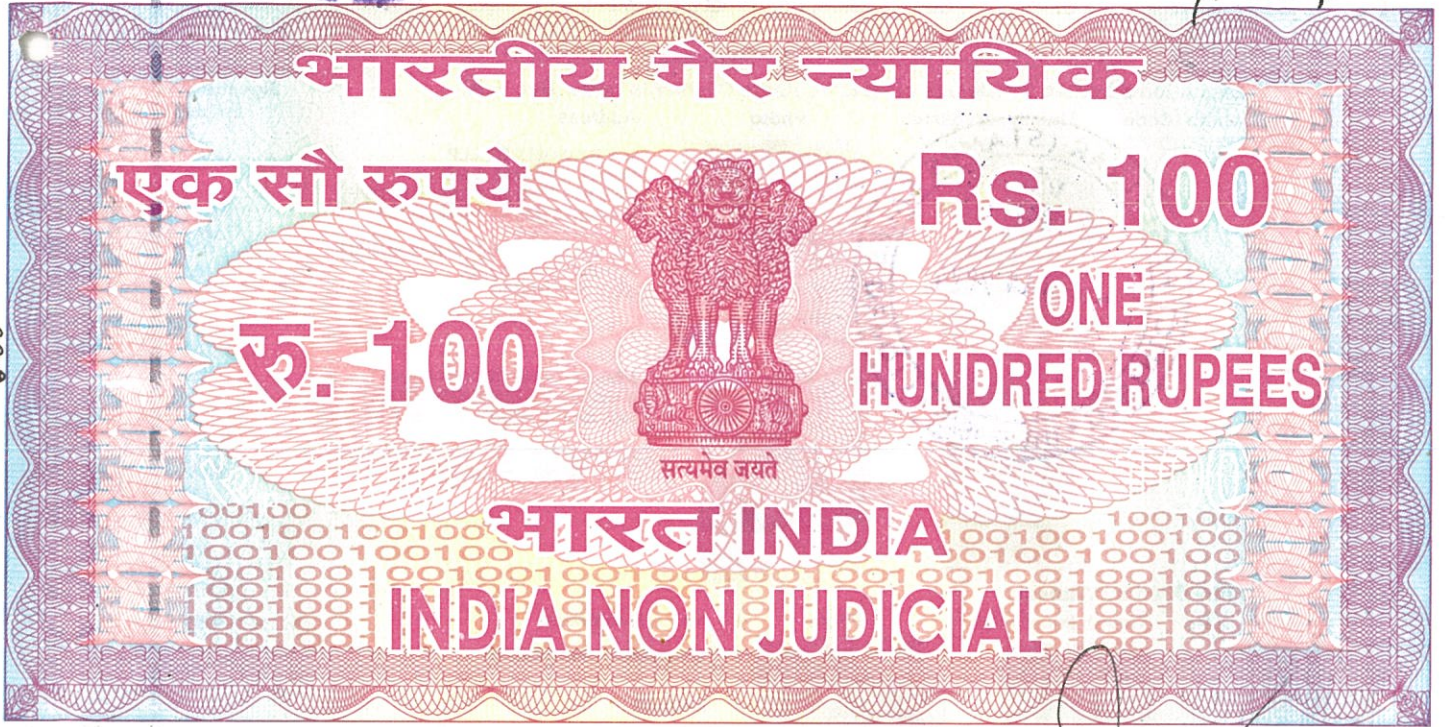
Prepared By: SHASHANT

Signature by SR

Sub Registrar
Shamirpet

967769

660



తెలంగాణ తెలంగాణ TELANGANA

BC 448173

Tran Id: 240207110423882151
 Date: 07 FEB 2024, 11:06 AM
 Purchased By:
 RAMPISH
 S/o LATE NARSING RAO
 R/o HYD
 For Whom
 BIOPOLIS GV LLP

KODALI RADHIKA
 LICENSED STAMP VENDOR
 Lic. No. 16/7/2015
 Ren.No. 03/01/2022
 G-6, KUBERA TOWERS,
 NARAYANGUDA,
 HYDERABAD
 Ph 9440090826

RECTIFICATION DEED

This Deed of Rectification is made and executed on this 10th day of February, 2024 at S.R.O, Shamirpet, Medchal-Malkajgiri 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.

INFAVOUR 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.

Vendor' and 'Purchaser' each a 'Party' and collectively 'Parties'.



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. 2000/- paid between the hours of 2 and 3 on the 10th day of FEB, 2024 by Sri Sambireddy Venkat Narsimha

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1				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			REP. BY. SAMBIREDDY VENKAT NARSIMHA REDDY (DIRECTOR) S/O. SAMBIREDDY KRISHNA REDDY O/O PLOT NO.100 PRASHANTHI HILLS GACHIBOWLI, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			SITARAMANJANEYULU B AADHAR	
2			D RAVI KUMAR AADHAR	

Biometrically Authenticated by
SPD D SONY
on 10-FEB-2024 14:39:41

10th day of February, 2024

Signature of Sub Registrar
Shamirpet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3820 Name: Sitaramanjaneyulu Burri	S/O Koteswara Rao Burri, Hayathnagar, Hayathnagar, K.v. Rangareddy, Telangana, 501510	
2	Aadhaar No: XXXXXXXX4715 Name: Dronamraju Ravi Kumar	S/O Dronamraju Seshu, Saidabad, Hyderabad, Andhra Pradesh, 500059	
3	Aadhaar No: XXXXXXXX6197 Name: Sambireddy Venkatnarsimha Reddy	S/O Sambireddy Krishna Reddy, Saroornagar, Rangareddi, Andhra Pradesh, 500079	

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Bk - 1, CS No 660/2024 & Doct No
646/2024. Sheet 1 of 6
Sub-Registrar
Shamirpet

A. WHEREAS, Parties have executed a Sale Deed dated 20th January, 2024, registered as Document No.270/2024, in the office of the Sub-Registrar, Shamirpet, Medchal-Malkajgiri District (hereinafter referred to as "Principal Deed") with respect to all that part and parcel of land admeasuring 7,260 sq yds (Ac. 1-20 gts.), forming Sy. no. 203 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana.

A. Whereas in the said Principal Deed inadvertently the following clerical mistake was made:

In page no.4, i.e., Scheduled of the Land – South side boundary was wrongly mentioned as:

South	Sy. No. 205
-------	-------------

B. WHEREAS the Purchaser and Vendor detected the clerical error and decided to rectify the said clerical mistake by means of this Rectification Deed.

NOW THEREFORE THIS RECTIFICATION DEED WITNESSES AS FOLLOWS:

1. In page no.4, i.e., Scheduled of the Land – South side boundary of the Principal Deed shall hereafter be corrected so as to read and construed as follows:

South	Sy. No. 204
-------	-------------

2. This Rectification Deed is hereby executed and limited to the above mentioned correction.
3. Except the above said corrections there is no further change in the said Principal Deed, especially with regard to the obligations of the Parties, area of the land, survey no., village, etc. Therefore, this document is hereby executed without consideration.
4. This Deed of Rectification shall be read along with the said Principal Deed and shall be deemed to have come into force from the date of execution of the Principal Deed.



For BIOPOLIS GV LLP

Designated Partner

Bk - 1, CS No 660/2024 & Doct No 646/2024.
Sheet 2 of 6
Sub Registrar Shamirpet

E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details	Address:					Photo
4	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Secunderabad, Hyderabad, Telangana, 500016					
Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.							
Description of Fee/Duty	In the Form of						
	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	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2500	0	0	0	2600
Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,276Q5H090224 dated ,09-FEB-24 of ,YESB/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 2550/-, DATE: 09-FEB-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3301366145825,PAYMENT MODE:NB-1001138,ATRN:3301366145825,REMITTER NAME: MR. GAURANG MODY,EXECUTANT NAME: MN GACHIBOWLI II TECH PARK PVT LTD,CLAIMANT NAME: BIOPOLIS GV LLP). Date: 10th day of February,2024 Signature of Registering Officer Shamirpet							
Certificate of Registration Registered as document no. 646 of 2024 of Book-1 and assigned the identification number 1 - 1516 - 646 - 2024 for Scanning on 10-FEB-24 . Registering Officer Shamirpet (D Sony)							

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DESCRIPTION OF SCHEDULED LAND

All that part and parcel of land admeasuring 7,260 sq yds (Ac. 1-20 gts.), forming Sy. no. 203 of Turkapally Village, Shamirpet Mandal, Medchal–Malkajgiri District, Telangana and bounded by:

North	Sy. No. 190
South	Sy. No. 204
East	Sy. No. 201 belonging to the Purchaser
West	Sy. No. 204 belonging to Vendor

IN witnesses whereof this sale deed is made and executed on this the 10th day of February, 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

[Signature]
Designated Partner

Witness no. 1:

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

[Signature]

Witness no. 2:

Name: Ravi Kumar Dronamraj, S/o. Late D. R. Seshu
Address: H. No. 17-1-391/1/7/104, Vijetha The Residency,
SBH Officers Colony, Saidabad, Hyderabad-500 059.

[Signature]

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646/2024. Sheet 3 of 6 Sub Registrar
Shamirpet



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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 MONDAY THE 05TH DAY OF FEBRUARY, 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 rectify the south side boundary in schedule of property in sale deed bearing doc No.270/2024 dated 20.01.2024 in Sy.No.203 admeasuring 1-20 Guntas situated at Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana,

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 rectify the above mentioned document in favour of Biopolis GV LLP and any matters connected therewith.”

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


Pradeep Reddy Harmanth
Director
(DIN: 08424925)
Date: 05.02.2024



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646/2024. Sheet 4 of 6 Sub Registrar
Shamirpet



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BIOPOLIS GV LLP

LIN: 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 MONDAY THE 05th DAY OF FEBRUARY, 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 rectify the south side boundary in schedule of property in sale deed bearing doc No.270/2024 dated 20.01.2024 in Sy.No.203 admeasuring 1-20 Guntas situated at Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana,

RESOLVED FURTHER THAT Mr. Gaurang Jayantilal Mody having PAN: AIZPM3748A, be and is hereby appointed as Authorized Signatory of the LLP to acquire, negotiate, finalise, 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: 05.02.2024

Place: Secunderabad

Bk - 1, CS No 660/2024 & Doct No
646/2024. Sheet 5 of 6 Sub Registrar
Shamirpet



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AAICA3432D

नाम / Name
MN GACHIBOWLI II TECH PARK
PRIVATE LIMITED

निर्माण/गिरा की तिथि
Date of Incorporation/Registration
26/03/2010

भारत प्रभुत्व
Government of India

संबिरेड्डि वेण्कटनरसिमा रेड्डी
Sambireddy Venkatnarsimha Reddy
जन्म तिथि/DOB: 09/06/1979
पुरुष/MALE

6197
VID : 9129 6897 4037 2190

ना आदार्, ना गुटिंपु

आदर्श विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विवरण:
S/O संबिरेड्डि कृष्णा रेड्डी, प्लॉट नं 17-1-
391/5/263, सिंगरेनी कॉलोनी, रोड नं 9,
साइबाद, सारंगनगर, रंगारेड्डी,
आंध्र प्रदेश - 500079

Address:
S/O Sambireddy Krishna Reddy, H No 17-1-
391/5/263, Singareny Colony, Road No 9,
Saidabad, Saroornagar, Rangareddi,
Andhra Pradesh - 500079

6197
VID : 9129 6897 4037 2190

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भारत प्रभुत्व
Government of India

गौरांग मोदी
Gaurang Mody

जन्म वर्ष/Year of Birth: 1967
पुरुष/MALE

3669

आदार् - सामान्य निवासी

नमोदु 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

भारत सरकार
GOVERNMENT OF INDIA

सीतारामजनेयुलु बर्मा
Sitaramanjaneayulu Barm
जन्म तिथि/DOB: 16/08/1967
पुरुष/MALE

Mobile No: 9849629678

3820
VID : 9183 9026 9107 8060

ना आदार् - ना गुटिंपु

भारतीय विशिष्ट पहचान प्राधिकरण
GOVERNMENT OF INDIA

विवरण:
S/O कृष्ण रेड्डी, प्लॉट नं 1, 6-107/1, 3
विक्रमेश्वर कॉलोनी, ग्रामपंचायत दर्ज, गंगारिड्डी,
जयपुर, हैदराबाद, रंगारेड्डी,
तेलंगाना - 501510

Address:
S/O Koteswara Rao Barm, Plot No 1, 6-107/1, 3n
Venkateswara Colony, Near Grampanchayat,
Injapur, Hayathnagar, K.V. Rangareddy,
Telangana - 501510

3820
VID : 9183 9026 9107 8060

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भारत प्रभुत्व
Government of India

द्रोणमराजू रावी कुमार
Dronamraju Ravi Kumar
जन्म तिथि/DOB: 10/06/1969
पुरुष/MALE

4715

ना आदार्, ना गुटिंपु

आदर्श विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विवरण:
S/O द्रोणमराजू शेषु, प्लॉट नं 17-1-
391/1/7/104, S B H Officers
कॉलोनी, अयप्पा मेडिकल हॉल,
साइबाद, साइबाद,
हैदराबाद,
आंध्र प्रदेश - 500059

Address:
S/O Dronamraju Seshu, 17-1-
391/1/7/104, S B H Officers
Colony, Ayyappa Medical Hall,
Saidabad, Saidabad,
Hyderabad,
Andhra Pradesh - 500059

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