



Government of Telangana
Registration And Stamps Department

648/24

Payment Details - Citizen Copy - Generated on 10/02/2024, 02:17 PM

RO Name: 1516 Shamirpet

Receipt No: 684

Receipt Date: 10/02/2024

Name: SAMBIREDDY VENKAT NARSIMHA

CS No/Doct No: 659 / 2024

Transaction: Rectification Deed

Challan No:

E-Challan No: 463DR8090224

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

Registration Fee

Cash

Challan

DD

E-Challan

User Charges

2000

500

Total:

2500

In Words: RUPEES TWO THOUSAND FIVE HUNDRED ONLY

RETURNED

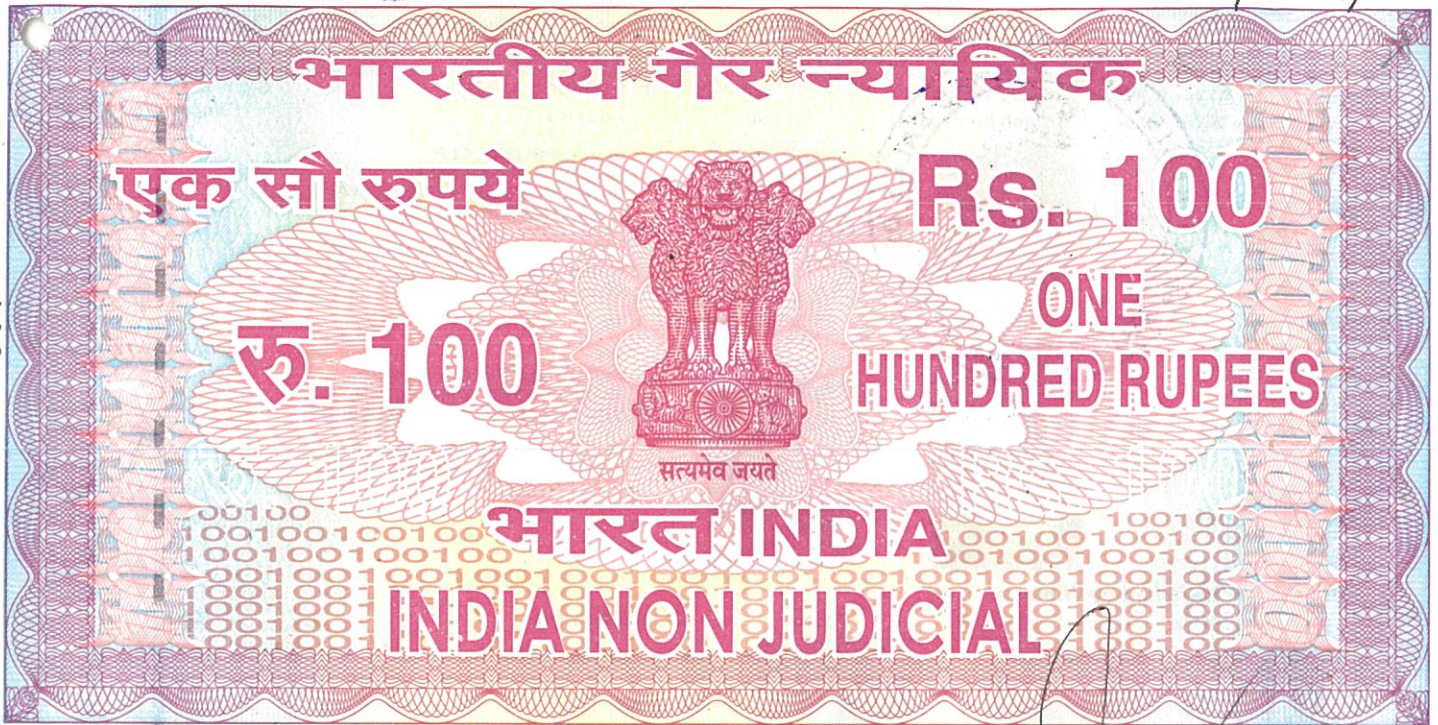
Prepared By: BKISHORE

Signature by SR

Sub Registrar
Shamirpet

129503

659



తెలంగాణ తెలంగాణ TELANGANA

BC 448175

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.

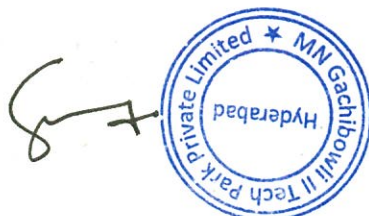
Hereinafter referred to as the Vendor.

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'.



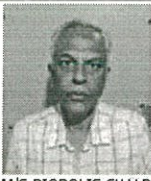
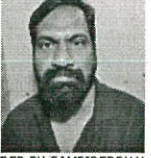
For BIOPOLIS GV LLP

Designated Partner

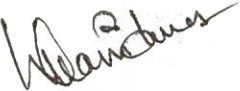
Presentation Endorsement:

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):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
	CL		 M/S.BIOPOLIS GV LLP [1516-1-2024-659]	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 V [1516-1-2024-659]	REP.BY.SAMBIREDDY VENKAT NARSIMHA REDDY (DIRECTOR) S/O. SAMBIREDDY KRISHNA REDDY O/O PLOT NO.100 PRASHANTHI HILLS GACHIBOWLI, HYDERABAD	

Identified by Witness:

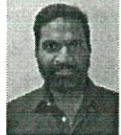
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SITARAMANJANEYULU [1516-1-2024-659]	SITARAMANJANEYULU B AADHAR	
2		 D RAVI KUMAR::IC [1516-1-2024-659]	D RAVI KUMAR AADHAR	

Biometrically Authenticated by
SRD SONY
on 10-FEB-2024 14:39:23

10th day of February, 2024

Signature of Sub Registrar
Shamirpet

E-KYC Details as received from UIDAI:

Sl 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 659/2024 & Doct No
648/2024. Sheet 1 of 6 Sub Registrar
Shamirpet

A. WHEREAS, Parties have executed a Sale Deed dated 01st February, 2024, registered as Document No.470/2024, 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 8,954 sq. yds, (Ac.1-34 gts.), forming Sy. No. 204 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.7, i.e., Annexure C - S. No. 2 and 5 were wrongly mentioned as:

Sl. No	Proceeding no.	Proceeding date	Issued by	Details
2.	B/1148/04	15-09-2004	MRO Shamirpet	Mutation in favour of G. Malla Reddy related to sale of 2 guntas in Sy. no. 189, 5 guntas in Sy. no. 204 by Dasari Ramulu and Dasari Sanjeeva.
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.

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.7, i.e., Annexure C - S. No. 2 and 5 of the Principal Deed shall hereafter be corrected so as to read and construed as follows:

Sl. No	Proceeding no.	Proceeding date	Issued by	Details
2.	B/1148/04	15-09-2004	MRO Shamirpet	Mutation in favour of G. Malla Reddy related to sale of 6.5 guntas in Sy. no. 201, 3 guntas in Sy. no. 202 by D. Vishnuvardhan Reddy and D. Vijayvardharn Reddy.
5.	B/1149/2004	15-09-2004	MRO Shamirpet	Mutation in favour of G. Malla Reddy related to sale of 2 guntas in Sy. no. 189, 5 guntas in Sy. no. 204 by Dasari Ramulu.



For BIOPOLIS GV LLP

~~Designated Partner~~

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						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	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 ,463DR8090224 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: 4146049596519, PAYMENT MODE: NB-1001138, ATRN: 4146049596519, REMITTER NAME: MR. GAURANG MODY, EXECUTANT NAME: MN GACHIBOWLI II TECH PARK PVT LTD, CLAIMANT NAME: BIOPOLIS GY LLP).

Signature of Registering Officer
Shamirpet

Date:
10th day of February, 2024

Certificate of Registration

Registered as document no. 648 of 2024 of Book-1 and assigned the identification number 1 - 1516 - 648 - 2024 for Scanning on 10-FEB-24 .

Registering Officer
Shamirpet
(D Sony)

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648/2024. Sub Registrar
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2. This Rectification Deed is hereby executed and limited to the above mentioned correction.
3. Except the above said corrections in Annexure-C herein, 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.

DESCRIPTION OF SCHEDULED LAND

All that part and parcel of land admeasuring 8,954 sq. yds, (Ac.1-34gts.), forming Sy. No. 204 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North	Sy. No. 189 belonging to Purchaser and Sy. No. 190
South	Main road
East	Sy. No. 203 belonging to Purchaser
West	Sy. No. 205

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

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: 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.

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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 Sl.No.2 & 5 of Annexure-C of the sale deed bearing doc No.470/2024 dated 01.02.2024 for Land admeasuring acre 1-34 Guntas in Sy. no. 204 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 the rectification of the document 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)
Date: 05.02.2024



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Shamirpet



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BIOPOLIS GV LLP

LLP IN: 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 Sl.No.2 & 5 of Annexure-C of the sale deed bearing doc No.470/2024 dated 01.02.2024 for Land admeasuring acre 1-34 Guntas in Sy. no. 204 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)

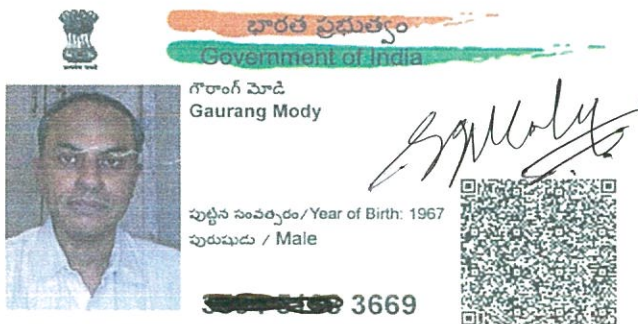
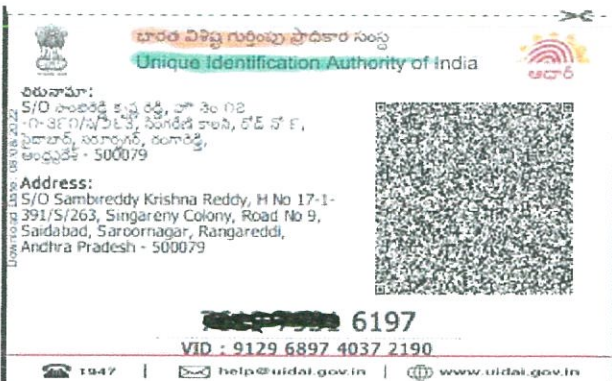
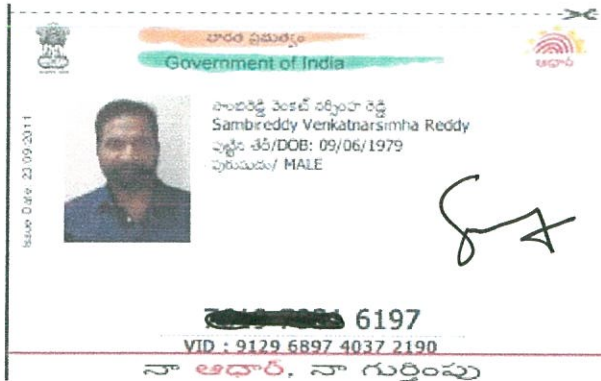
Date: 05.02.2024
Place: Secunderabad

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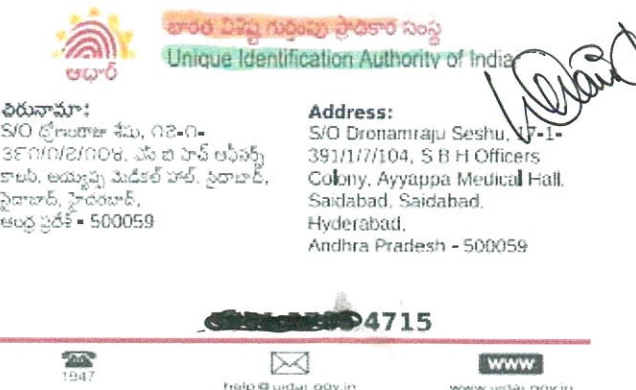
नमामु संपन्न / Enrollment No. : 1118/60013/00401

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

अधार - सामान्य निवासी



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648/2024. Sheet 6 of 6
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