Government of Telangana
Registration And Stamps Department

1582/24

Payment Details - Citizen Copy - Generated on 04/04/2024, 01:22 PM

SRO Name: **1516 Shamirpet** Receipt No: **1671** Receipt Date: **04/04/2024**

Name: **SOHAM MODI**
CS No/Doct No: **1599 / 2024**
Transaction: **Sale Deed**
Challan No:
E-Challan No: **D04K6K040424**
Chargeable Value: **0**
DD No:
DD Dt:
Challan Dt:
E-Challan Dt: **04-APR-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				100334
Total:				100334

In Words: **RUPEES ONE LAKH THREE HUNDRED THIRTY FOUR ONLY**

Prepared By: **SHASHANT**

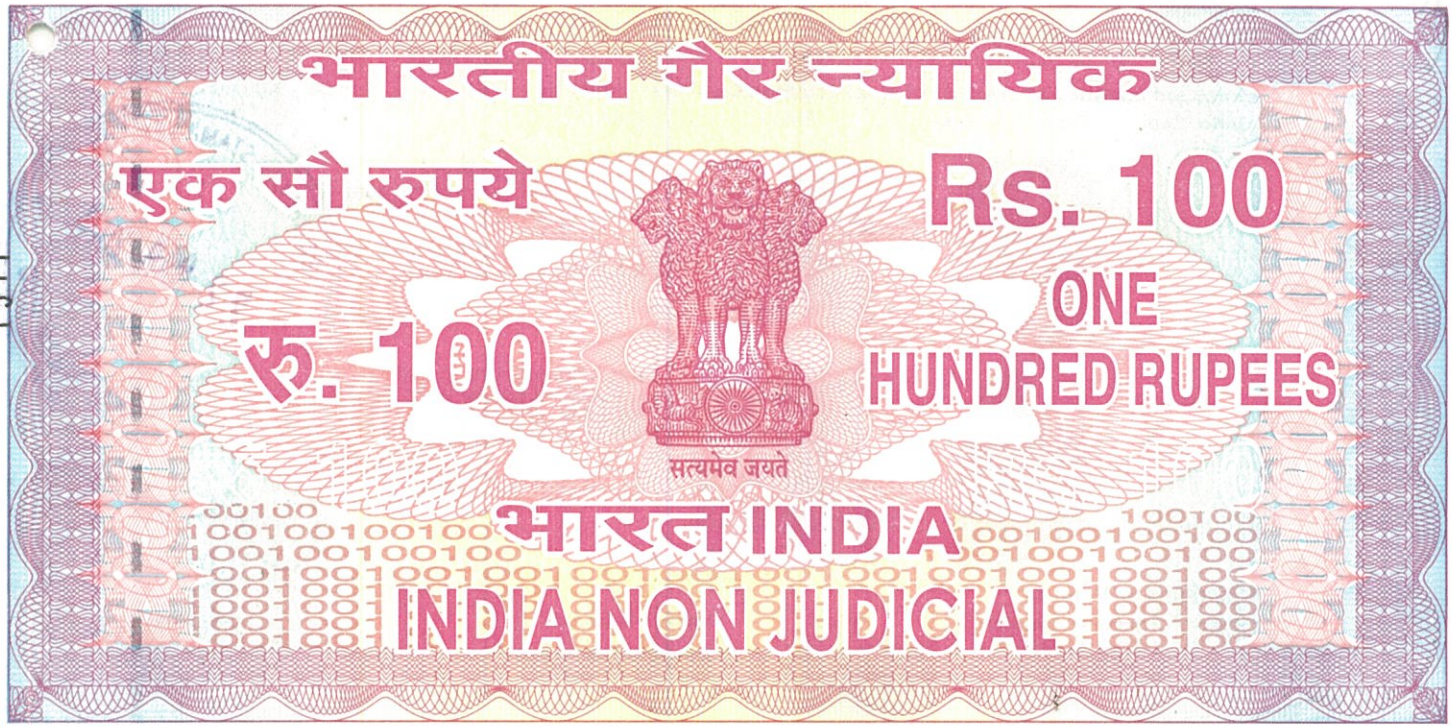
Signature by SR

Sub Registrar
Shamirpet

OTP / 568986

SCANNED Doct No. 1582 of 2024

1599



తెలంగాణ तेलंगाना TELANGANA

BC 507220

Tran Id: 240401121341692860
Date: 01 APR 2024, 12:15 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
BIOPOLIS GV LLP

K GIRIBABU
LICENSED STAMP VENDOR
Lic. No. 30/1998
Ren.No. 18/2022
Amberpet, Hyderabad
Ph 8978716779

SALE DEED

This Sale Deed is made and executed on this the 4th day of April, 2024 by and between:

M/s. N Square Lifesciences LLP (PAN No. AASFN8997M), a Limited Liability Partnership Firm having its registered 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, S/o Late Satish Modi, aged about 54 years, Occupation; Business.

hereinafter referred to as the Vendor.

IN FAVOUR OF

M/s. Biopolis GV LLP (PAN No. ABBFB0324L) 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 and represented by its authorized representative, Mr. Gaurang Mody, S/o. Late Jayantilal Mody, aged about 57 years Occupation: Business.

hereinafter referred to as the Purchaser.

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For N SQUARE LIFESCIENCES LLP

Designated Partner

For BIOPOLIS GV LLP

Authorised Signatory

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. 289440/- paid between the hours of 1 and 2 on the 04th day of APR, 2024 04th day of APR, 2024 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		M/S.BIOPOLIS GV LLP [1516-1-2024-1599]	M/S.BIOPOLIS GV LLP REP.BY.GAURANG MODY (AUTHORIZED REPRESENTATIVE) S/O. LATE JAYANTILAL MODY O/O 5-4-187/3 & 4 SOHAM MANSION MG ROAD, SECUNDERABAD	
2	EX		M/S. N SQUARE LIFESCIEN [1516-1-2024-1599]	M/S. N SQUARE LIFESCIENCES LLP.,REP.BY.SOHAM MODI (DESIGNATED PARTNER) S/O. LATE SATISH MODI O/O 5-4-187/3 & 4 SOHAM MANSION M G ROAD, SECUNDERABAD	

EX-OFFICIO STAMP VENDOR 22 MAR 2024 S/O CHIKKADPALLY, HYD.

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		K PRABHAKAR RED [1516-1-2024-159	K PRABHAKAR REDDY AADHAR	
2		B SHEKAPPA::04/ [1516-1-2024-15	B SHEKAPPA AADHAR	

Biometrically Authenticated by SRO C GODA DEVI on 04-APR-2024 13:19:27

04th day of April,2024

Signature of Sub Registrar Shamirpet

Bk - 1, CS No 1599/2024 & Doct No 1582/2024. Sheet 1 of 6 Sub Registrar Shamirpet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	**Aadhaar No: XXXXXXXX4389** Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Khairatabad, Hyderabad, Telangana, 500034	
2	**Aadhaar No: XXXXXXXX3669** Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Hyderabad, Telangana, 500016	

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A. Whereas the Vendor is the absolute owner and possessor of land admeasuring Ac. 1-12 gts (6,292 sq. yds.,) forming part of Sy. No. 201 (44.5 gts) and Sy. No. 202 (7.5 gts) of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District Telangana having purchased the same from M/s GVSH Manufacturing Facilities Pvt. Ltd vide registered sale deed bearing document No.669/2022, dated 29-01-2022, registered at Sub-Registrar, Shamirpet.

B. The Vendor has agreed to sell the total extent of land owned by it, admeasuring Ac. 1-12 gts (6,292 sq. yds.,) 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 sale consideration of Rs.1,44,71,600/-(Rupees One Crore Forty Four Lakhs Seventy One Thousand and Six Hundred Only) and the Vendor has agreed to sell the Scheduled Property to the Purchaser as per the terms and conditions given herein.

D. The parties hereto are desirous of reducing the terms and conditions of sale in to writing.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Purchaser has paid the total sale consideration of Rs.1,44,71,600/-(Rupees One Crore Forty Four Lakhs Seventy One Thousand and Six Hundred 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	In favour of	Amount in Rs.
1.	772508	30-03-2024	YES Bank	N Square Lifesciences LLP	61,26,884
2.	772509	30-03-2024	YES Bank	N Square Lifesciences LLP	12,00,000
3	772507	30-03-2024	YES Bank	N Square Lifesciences LLP	70,00,000
4	By way of TDS deducted				1,44,716

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 and belief.
   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 the title to the Purchaser.

For N SQUARE LIFESCIENCES LLP

Designated Partner

For BIOPOLIS GV LLP

Authorised Signatory

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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	795860	0	0	0	795960
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	289440	0	0	0	289440
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	14472	0	0	0	14472
Total	100	0	1100272	0	0	0	1100372

Rs. 795860/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 289440/- towards Registration Fees on the chargeable value of Rs. 14472000/- was paid by the party through E-Challan/BC/Pay Order No ,685UHR030424,D04K6K040424 dated ,03-APR-24,04-APR-24 of ,AXISC/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 999988/-, DATE: 03-APR-24, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 2365569810619,PAYMENT MODE:NB-1001138,ATRN:2365569810619,REMITTER NAME: MR. GAURANG MODY,EXECUTANT NAME: N SQURE LIFESCIENCES LLP,CLAIMANT NAME: BIOPOLIS GV LLP) .(2). AMOUNT PAID: Rs. 100334/-, DATE: 04-APR-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 5588269240323,PAYMENT MODE:NB-1001138,ATRN:5588269240323,REMITTER NAME: MR. GAURANG MODY,EXECUTANT NAME: N SQURE LIFESCIENCES LLP,CLAIMANT NAME: BIOPOLIS GV LLP) .

Date:
04th day of April,2024

Signature of Registering Officer
Shamirpet

Certificate of Registration

Registered as document no. 1582 of 2024 of Book-1 and assigned the identification number 1 - 1516 - 1582 - 2024 for Scanning on 04-APR-24 .

Registering Officer
Shamirpet
(C. Goda Devi)

Bk - 1, CS No 1599/2024 & Doct No 1582/2024. Sheet 2 of 6 Sub Registrar Shamirpet

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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 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 SCHDULE PROPERTY

All that land admeasuring 6,292 sq. yds., (Ac.1-12 gts) forming Sy. No. 201 (44.5 gts) and Sy. No. 202 (7.5 gts) of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana. (VLTN /Assessment No. 321046600144)

North by	Sy. No. 198
South by	40' approach road
East by	Sy. Nos. 199 & 200
West by	Land belonging to Purchaser

In witnesses whereof this sale deed is made and executed by the parties hereto in presence of the witnesses mentioned below:

Vendor

For N SQUARE LIFESCIENCES LLP

Designated Partner

Purchaser:

For BIOPOLIS GV LLP

Authorised Signatory

Witness no. 1:
Name:
Address:

(K.P. Reddy)
Hyderabad.

Witness no. 2:
Name:
Address:

(B. SHEKAPPA)
Hyderabad

Bk - 1, CS No 1599/2024 & Doct No 1582/2024. Sheet 3 of 6 Sub Registrar Shamirpet

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The Seal of Sub Registrar office SHAMIRPET

N SQUARE LIFESCIENCES LLP

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

LLPIN: AAW-6711

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE PARTNERS OF N SQUARE LIFESCIENCES LLP HELD ON MONDAY THE 01ST DAY OF APRIL, 2024 AT 09:00 A.M. AT THE REGISTERED OFFICE SITUATED AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G ROAD, SECUNDERABAD, HYDERABAD TG 500003.

"RESOLVED THAT approval and consent of the partners be and is hereby accorded to sell, transfer, convey and deliver a Land situated at and forming part of Sy.No.201 & 202 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District Telangana admeasuring in total Ac. 1-12 gts (6,292 sq yards) for a total consideration of Rs.1,44,71,60-(Rupees One Crore Forty Four Lakhs Seventy One Thousand and Six 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 Partners, be and is hereby approved and taken on record;

RESOLVED FURTHER THAT Mr. Soham Satish Modi (DPIN: 00522546), Designated Partner of the LLP be and is hereby authorized on behalf of the LLP 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 **N SQUARE LIFESCIENCES LLP**

Tejal Modi
Designated Partner
(DIN: 06983437)

Date: 01.04.2024
Place: Hyderabad

Bk - 1, CS No 1599/2024 & Doct No 1582/2024. Sheet 4 of 6 Sub Registrar Shamirpet

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BIOPOLIS GV LLP

LLPIN: 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 BIOPOLIS GV LLP HELD ON MONDAY THE 01ST DAY OF APRIL, 2024 AT 10:00 A.M. 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 situated at and forming part of Sy. No. 201 & 202 of Turkapally Village, Shamirpet Mandal, Medchal Malkajgiri District Telangana admeasuring in total Ac. 1-12 gts (6,292 sq yards) for a total consideration of Rs.1,44,71,600 (Rupees One Crore Forty Four Lakhs Seventy One Thousand and Six Hundred Only) from M/s N Square Lifesciences LLP (LLPIN: AAW-6711);

RESOLVED FURTHER THAT the draft of the Sale Deed to be entered into by the LLP for the purchase of the above said land as tabled before the Partners, be and is hereby approved and taken on record;

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**

BIOPOLIS GV LLP SEC'BAD

Soham Satish Modi
Designated Partner
(DIN: 00522546)

Bk - 1, CS No 1599/2024 & Doct No 1582/2024. Sheet 5 of 6 Sub Registrar Shamirpet

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भारत सरकार
GOVERNMENT OF INDIA

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

[redacted] 4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

भारत प्रभुत्वं
Government of India

గౌరాంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం/Year of Birth: 1967
పురుషుడు / Male

[redacted] 3669

ఆధార్ – సామాన్యుని హక్కు

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

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

20/05/2013

KL130447863FT

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

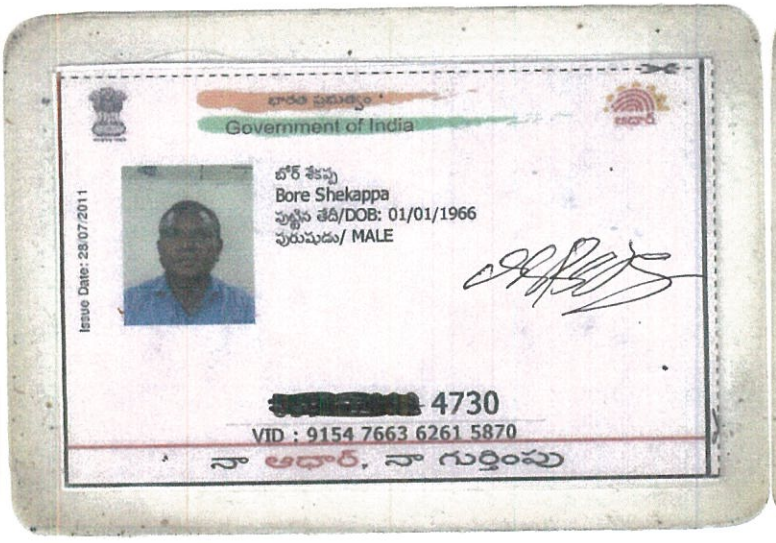
[redacted] 9204

ఆధార్ – సామాన్యుని హక్కు

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

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLO0R KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet,Hyderabad
Andhra Pradesh - 500013

10/07/2013



Bk - 1, CS No 1599/2024 & Doct No 1582/2024. Sheet 6 of 6 Sub Registrar Shamirpet

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Office of the Sub-Registrar
Shamirpet, Medchal Dist.

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No.: 1516-1-1582/2024 **Date: 04/04/2024**

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.	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. N SQUARE LIFESCIENCES LLP. REP.BY.SOHAM MODI (DESIGNATED PARTNER) (S/o. LATE SATISH MODI)
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.	1516-1582/2024 [1]
Document Registration Date	04/04/2024

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/Deciept 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