



Government of Telangana
Registration And Stamps Department

1581/24

Payment Details - Citizen Copy - Generated on 04/04/2024, 01:20 PM

SRO Name: 1516 Shamirpet

Receipt No: 1669

Receipt Date: 04/04/2024

Name: SOHAM MODI

CS No/Doct No: 1598 / 2024

Transaction: Sale Deed

Challan No:

E-Challan No: D74ZJB040424

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 04-APR-24

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

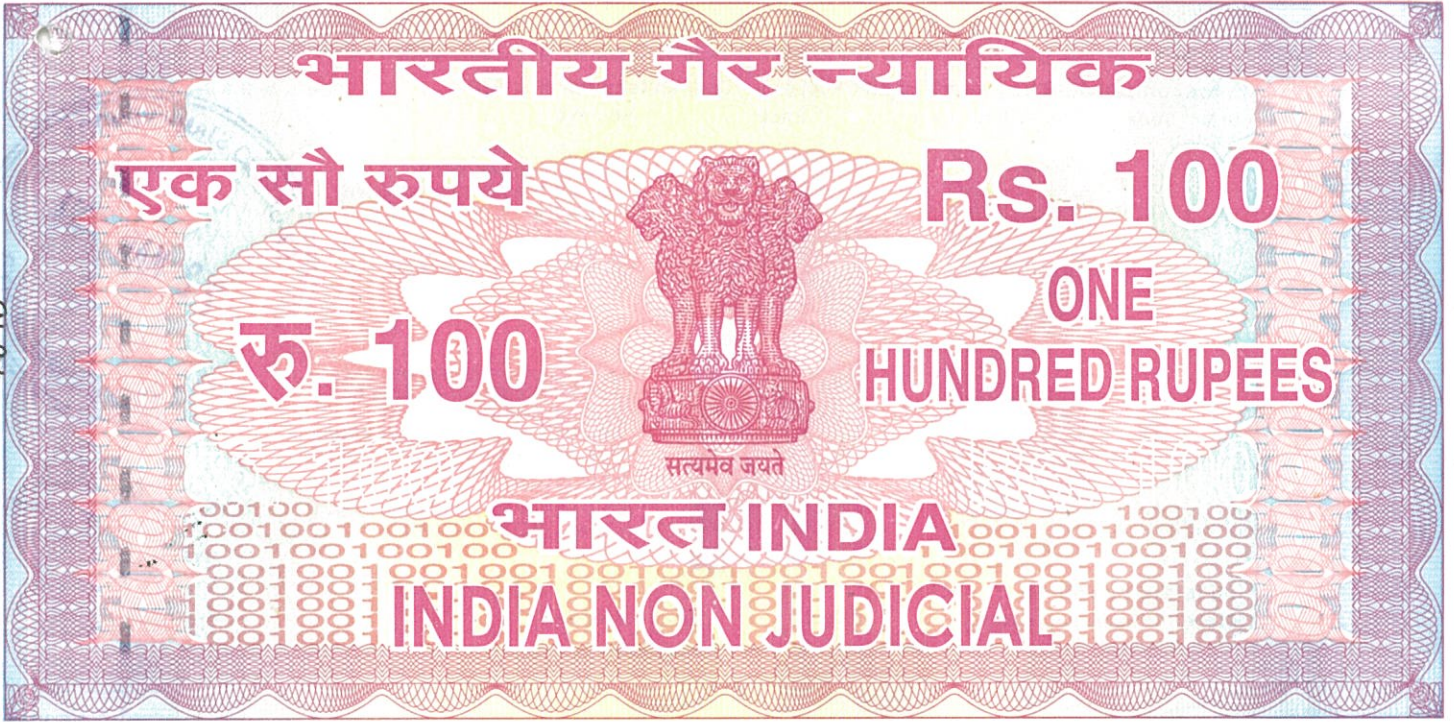
E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				434160
Deficit Stamp Duty				218840
Total:				653000
In Words: RUPEES SIX LAKH FIFTY THREE THOUSAND ONLY				

Prepared By: SHASHANT

Signature by SR

Sub Registrar
Shamirpet



తెలంగాణ తెలంగాణ TELANGANA

BC 507222

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 Biotech Private Limited (Pan No. AAICG1290M) formally known as 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-500003 and represented by its Authorised representative, 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 Vendors 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 BIOTECH PRIVATE LIMITED

Authorized Signatory

For BIOPOLIS GV LLP

Authorized 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. 434160/- 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):

SI No	Code	Thumb Impression	Photo	Address
1	CL			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 BIOTECH PRIVATE LIMITED (FORMALLY KNOWN AS M/S.GVSH MANUFACTURING FACILITIES PVT.LTD) REP.BY:SOHAM MODI.(AUTHORISED REPRESENTATIVE) O/O 5-4-187/3 & 4 SOHAM MANSION G ROAD, SECUNDERABAD

Signature/Ink Thumb Impression

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
2			K PRABHAKAR REDDY AADHAR	
1			B SHEKAPPA AADHAR	

Biometrically Authenticated by
SRO C GODA DEVI
on 04-APR-2024 13:18:32

04th day of April,2024

Signature of Sub Registrar
Shamirpet

E-KYC Details as received from UIDAI:

SI 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, Secunderabad, Hyderabad, Telangana, 500016	

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- A. Whereas the Vendor is the absolute owner and possessor of land admeasuring Ac. 1-38 gts (9,438 sq.yds) forming part of Sy.No.197 (10 guntas), Sy.No.198 (68 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
1.	D. Vijay Vardhan Reddy	6047/21	29.09.2021	0-02.5 gts	0-17 gts
2.	D. Ramchandra Reddy	6049/21	24.09.2021	0-05 gts	0-34 gts
3.	D. Vishnu Vardhan Reddy	6048/21	25.09.2021	0-2.5 gts	0-17 gts
	Total:			0-10 gts	1-28 gts

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

- B. The Vendor was purchased the land in the name of M/s. GVSH Manufacturing Facilities Pvt. Ltd. Subsequently the name of M/s. GVSH Manufacturing Facilities Pvt. Ltd., was changed to M/s. N Square Biotech Private Limited by way of certificate of change of name dated 27.06.2023.
- C. The Vendor has agreed to sell total extent of land owned by it, admeasuring Ac.1-38 guntas, hereinafter referred to as the Scheduled Property and more fully described at the foot of this document to the Purchaser.
- D. The Purchaser has agreed to purchase the Scheduled Property from the Vendors for a total sale consideration of Rs. 2,17,07,400/-(Rupees Two Crore Seventeen Lakhs Seven Thousand and Four Hundred Only) and the Vendor has agreed to sell the Scheduled Property to the Purchaser as per the terms and conditions given herein.
- E. The parties hereto are desirous of reducing the terms and conditions of sale in to writing.

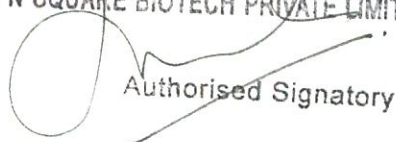
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Purchaser has paid the total sale consideration of Rs.2,17,07,400/-(Rupees Two Crore Seventeen Lakhs Seven Thousand and Four 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.	772505	30-03-2024	YES Bank	N Square Biotech Pvt. Ltd.	77,00,000
2.	772504	30-03-2024	YES Bank	N Square Biotech Pvt. Ltd.	70,00,000
3	772506	30-03-2024	YES Bank	N Square Biotech Pvt. Ltd.	67,90,326
4	By way of TDS deducted				2,17,074

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.

For N SQUARE BIOTECH PRIVATE LIMITED


Authorised Signatory

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						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	1193840	0	0	0	1193940
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	434160	0	0	0	434160
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	21708	0	0	0	21708
Total	100	0	1650208	0	0	0	1650308

Rs. 1193840/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 434160/- towards Registration Fees on the chargeable value of Rs. 21707500/- was paid by the party through E-Challan/BC/Pay Order No ,9441XX030424,D74ZJB040424 dated ,03-APR-24,04-APR-24 of ,YESB/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 997258/-, DATE: 03-APR-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4835262977615,PAYMENT MODE:NB-1001138,ATRN:4835262977615,REMITTER NAME: MR. GAURANG MODY,EXECUTANT NAME: N SQUIRE BIOTECH PRIVATE LIMITED,CLAIMANT NAME: BIOPOLIS GV LLP) .(2). AMOUNT PAID: Rs. 653000/-, DATE: 04-APR-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0894743597825,PAYMENT MODE:NB-1001138,ATRN:0894743597825,REMITTER NAME: MR. GAURANG MODY,EXECUTANT NAME: N SQUIRE BIOTECH PRIVATE LIMITED,CLAIMANT NAME: BIOPOLIS GV LLP) .

Date:

04th day of April,2024

Signature of Registering Officer

Shamirpet

Certificate of Registration

Registered as document no. 1581 of 2024 of Book-1 and assigned the identification number 1 - 1516 - 1581 - 2024 for Scanning on 04-APR-24 .

Registering Officer

Shamirpet

(C. Goda Devi)

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3. The Vendor declares that:
- The Vendor is the absolute owner of the Scheduled Property.
 - There are no other claimants to the Scheduled Property.
 - No other party has any claim to any easement rights in the Scheduled Property.
 - The recitals mentioned in this deed are true to the best of the Vendor knowledge and belief.
 - There are no proceedings or suits pending in any court of law, revenue department. Statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - The Vendor gives guarantee of the title to the Purchaser.
 - The Vendor indemnifies the Purchaser against any claim made by any party on the Scheduled Property.
 - 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.
 - 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 9,438 sq.yds (Ac. 1-38 gts) forming Sy. No. 197 (10 guntas), Sy.No.198 (68 guntas) of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District Telangana (VLTN /Assessment Nos.321046600003, 321046600002 and 321046600001)

North by :	Sy. No.198
South by :	Sy. No. 202
East by :	Sy. No.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 BIOTECH PRIVATE LIMITED

Authorised Signatory

Purchaser:

For BIOPOLIS GV LLP

Authorised Signatory

Witness no. 1:

Name:

Address:

(K. P. Reddy)
Hyderabad

Witness no. 2:

Name:

Address:

(B. SHEKAPPA)
Hyderabad

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Shamirpet



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N SQUARE BIOTECH PRIVATE LIMITED

(Previously known as GVSH Manufacturing Facilities Pvt. Ltd.)

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

CIN: U70109TG2019PTC137599

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF N SQUARE BIOTECH PRIVATE LIMITED HELD ON MONDAY THE 01ST DAY OF APRIL, 2024 AT 09:30 A.M. AT THE REGISTERED OFFICE SITUATED AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G ROAD, SECUNDERABAD, HYDERABAD, TELANGANA-500 003.

“RESOLVED THAT approval and consent of the Board of Directors of the Company be and is hereby accorded to sell, transfer, convey and deliver a Land admeasuring Ac. 1-38 gts (9,438 sq.yrds) forming part of Sy.No.197 (10 guntas), Sy.No.198 (68 guntas) of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District Telangana for a total consideration of Rs.2,17,07,400/-(Rupees Two Crore Seventeen Lakhs Seven Thousand and Four 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 Chairman for the purpose of identification, be and is hereby approved and taken on record;

RESOLVED FURTHER THAT Mr. Soham Satish Modi (DIN: 00522546), Director 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 N SQUARE BIOTECH PRIVATE LIMITED


Tejal Modi
Director
(DIN: 06983437)



Date: 01.04.2024
Place: Hyderabad

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1581/2024.

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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 admeasuring Ac. 1-38 gts (9,438 sq.yds) forming part of Sy.No.197 (10 guntas), Sy.No.198 (68 guntas) of Turkapally Village, Shamirpet Mandal, Medchal Malkajgiri District Telangana for a total consideration of Rs. 2,17,07,400 (Rupees Two Crore Seventeen Lakhs Seven Thousand And Four Hundred Only) from M/s N Square Biotech Private Limited (CIN: U70109TG2019PTC137599);

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**

Soham Satish Modi
Designated Partner
(DIN: 00522546)





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1581/2024. Sheet 5 of 7 Sub Registrar
Shamirpet

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**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Office of the Registrar of Companies

Hyderabad, 2nd Floor Corporate Bhawan, GSI Post, Tattiannaram, Bandlaguda, Nagole, Telangana, 500068, India

Certificate of Incorporation pursuant to change of name

[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): **U70109TG2019PTC137599**

I hereby certify that the name of the company has been changed from GVSH MANUFACTURING FACILITIES PRIVATE LIMITED to N SQUARE BIOTECH PRIVATE LIMITED with effect from the date of this certificate and that the company is Company limited by shares.

Company was originally incorporated with the name GVSH MANUFACTURING FACILITIES PRIVATE LIMITED

Given under my hand at Hyderabad this TWENTY SEVENTH day of JUNE TWO THOUSAND TWENTY THREE

Certification signature by DS MINISTRY OF CORPORATE
AFFAIRS 1 <roc.hyderabad@mca.gov.in>, Validity Unknown

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 1
Date: 2023.06.27 17:34:54 IST

Gandikota Mahesh

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

ROC Hyderabad

Note: The corresponding form has been approved by Gandikota Mahesh, Registrar of Companies, ROC Hyderabad and this order has been digitally signed by the Registrar of Companies through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014.

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

N SQUARE BIOTECH PRIVATE LIMITED

5-4-187/3&4, SOHAM MANSION M.G ROAD, NA, SECUNDERABAD, Hyderabad-500003, Telangana, India

Note: This certificate of incorporation is in pursuance to change of name by the Company and does not affect the rights and liabilities of stakeholders pursuant to such change of name. It is obligatory on the part of the Company to display the old name for a period of two years along with its new name at all places wherever a Company is required to display its name in terms of Section 12 of the Act. All stakeholders are advised to verify the latest status of the Company and its Directors etc and view public documents of the Company on the website of the Ministry www.mca.gov.in/MCA21



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1581/2024.

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Sub Registrar
Shamirpet



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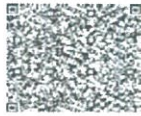




भारत सरकार
GOVERNMENT OF INDIA



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



4389

ఆధార్ - ఆధార్ - సామాన్యమౌనమడి హక్కు



భారత ప్రభుత్వం
Government of India



గౌరాంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం/Year of Birth: 1967
పురుషుడు / Male



3669

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



9204

ఆధార్ - సామాన్యని హక్కు



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

ఖైరాతాబాద్, 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

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

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

To

Kandi Prabhakar Reddy

కండి ప్రభాకర్ రెడ్డి

2-3-64/10/24 1FLOOR KAMALA NILAYAM

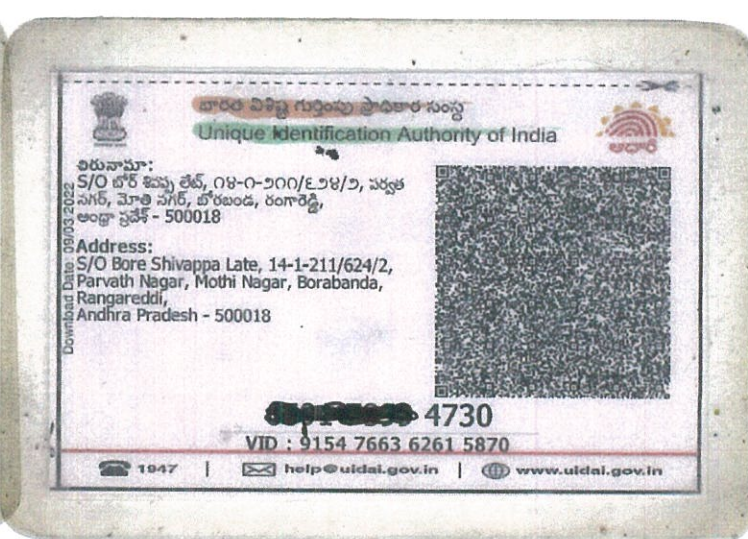
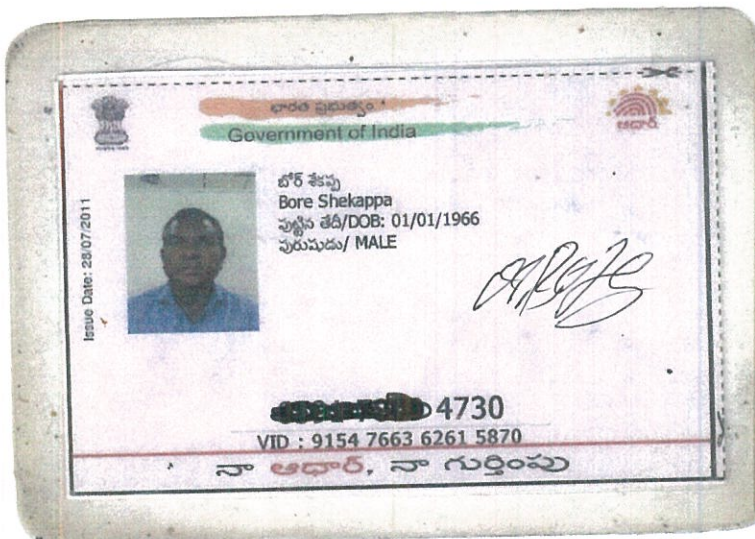
JAISWAL COLONY

Amberpet

Amberpet, Hyderabad

Andhra Pradesh - 500013

10/07/2013



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1581/2024.

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Shamirpet



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Office of the Sub-Registrar
Shamirpet, Medchal Dist.

Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1516-1-1581/2024

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.	321046601089
Survey No.	197,198
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 BIOTECH PRIVATE LIMITED (FORMALLY KNOWN AS M/S.GVSH MANUFACTURING FACILITIES PVT.LTD) REP.BY.SOHAM MODI (AUTHORISED REPRESENTATIVE) (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.	1516-1581/2024 [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/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**

Office of the Sub-Regulator
Montreal, Quebec H3A 2K4

1
1
1

Sub-Regulator
Montreal