

SALE DEED

This Sale Deed is made and executed on this the 13th day of August, 2018 at SRO Shamirpet Medchal Malkajgiri Dist.

Central Bank of India, Hyderabad Main Branch, Bank Street, Koti, Hyderabad -500095 represented by its Authorized Officer Mr. Chetan Kumar Lavudi (Aadhar Nc 443643986572), S/o. L. Venkateswara Rao, aged 31 years, R/o. Door No.4-1-200, Hantiman Tekdi, Koti, Hyderabad - 500001.

(Hereinaster called the VENDORS, which term shall mean and include all their respective legal heirs, successors, agents, assignees, representatives etc., of the First Part)

IN FAVOUR OF

M.(s. The dose Pharma Private Limited, having its registered office at Plot No.118-120, Road No.6, ALEAP IE, Pragathinagar, Gajula Ramaram Village, Kukatpally Municipality, Hyderabad - 500 090, Represented by its Managing Director, Mr. B.B. Teja. S/o Jeevana Prabhata Bulusu, Aged About 55 years, Ocu: Business, R/p Flat No.1406, Manjeera Trinity Behind Manjeera Mall. KPHB Colony JNTU NO.277009342831. AADHAR Kukatpally Hyderabad. Road, NQ.AILPB3815F.

(Hereinafter called the VENDEE, which term shall mean and include all his legal heirs, successors, agents, assignees, representatives etc., of the Second Part)

s प्रतिकार / Venior Munager ्रा राज्या / Hyderaham हर

CONTRACTOR OF

Presentation Endorsement: Presented in the Office of the Sub Registrar, Sharpinger along with the Photographs & Thirt Endorse (1988) and fee of Rs. 2378357- paid between 1990 and fee of Rs. 2378357

Bk-1, CS No 5402/2018 & Doct No

Identified by Witness:

Thumb impression

SINo

Photo

J BANGARI NAIDU

[1516-1-2018-540]

Name & Address

J BANGARI NAIDU

VANASTHALIPURAM, HAYATHMAGAR, BR. DIST.

V BALAKRISHNA REDIDY

VANASTRALIPURAM, HAYATHNAGAR, ER

19 DONOD

13th day of August,2018

Signature of Sub Registrar
Shamitpet

E-KYC Details as received from UIDAI:

Si No	Aadhaar Details	Address:
1	Aadhaar No: XXXXXXXX7346 Name: Jaddu Bangari Naidu	S/O Jaddu Appala Swamy, Hayathnagar, Hayathnagar, K.v. Ranga eddy, Telangana, 500070
2	Aadhaar No: XXXXXXXX3581 Name: Vangate Bala Krishna Reddy	S/O Vangate Srinivas Reddy, Torror (Faroor), Hayethnagar, K.v. Rangareddy, Telengana, 501511
3	. Aadhaar No: XXXXXXXX6572 Name: Lavudi Chetan Kumar	C/O Madana Mohan Rao, Amuerpet, Hyderabad, Telangana, 500038







(1)

WHEREAS the Vendee participated in the E-auction conducted on 09-04-2018, by the Authorized Officer, Central Bank of India, Hyderabad Main Branch in respect of the Non-Agricultural Land admeasuring Ac.9.09 Guntas at Survey Nos. 128-130, situated at Lalgadimalakpet Village, Shamirpet, Ranga Reddy District (hereinafter referred to as the 'Scheduled Property' for brevity) and became the highest bidder in the E-auction and the same was confirmed on the name of the Vendee and the sale confirmation was communicated to the Vendee by the Authorized Officer of Central Bank of India through letter dt.28-05-2018. The scheduled property was purchased by the Vendee for the total consideration of Rs.4,75,67,000/- (four crore seventy five lakh and sixty seven thousand only), which amount was paid by the Vendee to the vendor as follows:

- i. An amount of Rs.1,19,77,000/- was paid on 10.04.2018
- ii. and the balance purchase amount of Rs.3,55,90,000/- was paid on 02.07.2018

WHEREAS the scheduled property was secured in favour of the vendor by M/s. Greentech Bioproducts towards the financial facilities of Cash Credit Limit of Rs.6,50,00,000/- (Rupees six crore fifty lakhs only) and term loan of Rs.2,50,00,000/- (Rupees two crore fifty lakhs only) offered by Central Bank of India, Mid Corporate Branch, Secunderabaci (subsequently transferred to Hyderabad Branch for Administrative reasons) to M/s. Met Therapeutics Pvt. Ltd. The vendor in exercise of powers conferred under section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8 and 9 of the security interest (Enforcement rules 2002) sold the scheduled property in favour of the Vendee and having received the total sale consideration issued the sale certificate on 27-07-2018 and hence executing the present sale deed.



Aschaar No: XXXXXXXX2831 Name: Bulusu Bnanu Teja

S/O Jeevan Prabhata Bukisu. Kukalpally, Tirumalagiri, Hyderabad, Telangana,



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Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as helow in expect of this Instrument.

	Description							
	er Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash Sta	imp Duty 8 of IS act	(-0/8Ci Pa / Order	Total
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and the same	User Charges	NA	0	100	o .)	100
	Total	50	0	2854070	0	٥.	0	2854170
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Rs. 2616135/- lowerds Stamp Duty including T.O under Section 41 of LS. Act, 1899 and Rs. 237835/- to-kards Registration Fees on the chargeable value of Rs. 47567000/- was paid by the party through E-Challan/BC/Pay Order No. 602FJEU60818 dated ,08-AUG-18 of ,SBIN/

Online Payment Details Received from SBI e-P

Online Payment Details Received from 581 GP

(1), AMOUNT PAID; Re. 2854070/-, DATE: 08-AUG. 18, BANK NAME: SBIN, BRANCH NAME. BANK REFERENCE NO

(7)15265045921, PAYMENT MODE: CASH-1000200, ATRN-9715205045921, REMITTER NAME. MR.B.F. TEJA, EXECUTART

NAME: CENTRAL BANK OF INDIA REP BY M.JAYARAMA, CLAIMANT NAME: MR.B.B. TEJA).

Date: Signature of Registering Officer

13th day of August,2018

Shamirpet

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CS No 5402/2018 & Doct No Sheet 2 of 13

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WHEREAS the M/s. Greentech Bioproducts has purchased a part of and with an extent of Ac. 1.00 Guntas out of the total extent of Ac. 5.21 Guntas land bearing Sy.No.128 admeasuring Ac.1-00 Guntas situated at Lalgadi Matakpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of registered sale deed document no.2656 of 2007, dated 15.02.2007 and subsequently the vendor has mutated in his name in revenue records by proceedings No.B-939/07, dated 25.06.2007 issued by MRO, Shamirpet.

WHEREAS the M/s. Greentech Bioproducts has purchased a part of to an extent of Ac.1.15 Guntas out of total extent of Ac. 5.21 Guntas land bearing Sy.No.128 situated at Lalgadi Malakpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of registered sale deed document no.4848 of 2007, dated 31.03.2007 and subsequently the vendor has mutated in his name in revenue records by proceedings No.B-939/07, dated 25.06.2007 issued by MRO, Shamirpet.

WHEREAS the M/s. Greentech Bioproducts has purchased a part of to an extent of Ac.3.00 Guntas out of total extent of Ac. 5.21 Guntas land bearing Sy.No.128 situated at Lalgadi Malakpet Village, Shamirpet Mandal, Ranga Ready District by virtue of registered sale deed document no.5645 of 2007, dated 23.04.2007 and subsequently the vendor has mutated in his name in revenue records by proceedings No.B-939/07, dated 25.06.2007 issued by MRO, Shamirpet.

WHEREAS the M/s. Greentech Bioproducts has purchased land bearing Sy No.129 admeasuring Ac.2-29 Guntas situated at Lalgadi Malakpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of registered sale deed document no.9741 of 2007, dated 06.08.2007 and subsequently the vendor has mutated in his name in revenue records by proceedings No.B-1367/07, dated 06.10.2007 issued by MRO, Shamirpet.



BK-1, CS No 5402/2018 & Doct No S3/7-12018. Sheet 3 of 13 Sub Registrate.





(1)

WHEREAS the M/s. Greentech Bioproducts has purchased land bearing Sy.No.130 admeasuring Ac.1-05 Guntas situated at Lalgadi Malakpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of registered sale deed document no.3224 of 2007, dated 27.02.2007 and subsequently the vendor has mutated in his name in revenue records by proceedings No.B-939/07, dated 25.06.2007 issued by MRO, Shamirpet.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1. That the vendor sold the scheduled property to the Vendee for the total consideration of Rs.4,75,67,000/-(four crore seventy five lakh and sixty seven thousand only) and the Vendee paid the total sale consideration of 4,75,67,000/- to the vendor towards the scheduled property and the vendor hereby admits and acknowledges the receipt thereof.
- 2. That, the vendor hereby grants, conveys, sells, transfers assigns and assures all the estate and interest in the scheduled property to the Vendee with all interests, rights, title absolutely free from all encumbrances and liabilities whatsoever easements, privileges and appurtenances whatsoever and to have and to hold the scheduled property to the use of the Vendee, its assignees, etc. absolutely and forever.
- 3. The vendor hereby declares and assures the Vendee that none else has any right, title, claim or interest whatsoever on the scheduled property and that the Vendee herein has full power and absolute authority to peacefully hold, possess and enjoy the scheduled property without any claim or demand whatsoever from the vendor or any person claiming through or under them.

A Comment of the Comm

BK - 1, CS No 5402/2018 & Doct No Sepistrar





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- 4. The Vendors hereby delivered the vacant and peaceful physical possession of the Schedule Property mentioned hereunder un to the Vendoe and hereafter the Vendoe become the absolute owner and possessor of the same and the Vendoe and its assigneds and successors shall hold and enjoy the Schedule Property or part thereof absolutely and forever together with all alienable rights, easements and enjoyments etc., appurtenant thereto.
- 5. That the Vendors herein covenants that they do hereby sell convey transfer and assign to the Vendee the Schedule Property clearly delineated in the schedule of this Sale Deed and the photo enclosed hereto with all such rights and improvements as were secured by them and the Schedule property is absolutely free of all sorts of encumbrances.
- 6. That the Vendors hereby covenants that the rights, title interest has been transferred in favour of the Vendee, the Vendors hereby assure that they have paid all taxes etc., on the said schedule property to the authorities concerned up to the date of the registration.
- 7. That the Vendors hereby covenants that the Schedule Property hereby conveyed to the Vendee is absolutely free hold and free from all kinds of encumbrances, charges, sales, gift, mortgages and other court attachments and Injunctions or Prohibitory Orders from any court or Govt agencies etc., and the Vendee herein after shall hold and enjoy the Schedule property as an absolute owner as he like without any objections or hindrances forever either from the Vendor ors from any person or persons whomsoever and Successors.



BK-1, CS No 5402/2018 & Doct No SS 53/7/2018. Sheet 5 of 13 Sub Registrat.





- 8. That the Vendors herein covenants that except the Vendors that no other person or persons are having any kind of right, Title, Share or interest or any of its kind whatsoever in the Schedule Property and which is totally free hold and free from all sorts and encumbrances etc., The Vendee is entitled to claim damages for any loss or damage caused and sustained by him out of the defective title and possession of the Vendors herein.
- 9. That the Vendors shall hand over the original Title Deeds, Link Documents and other documents etc., relating to the Schedule Property to the Vendee, at the time of registration of this Sale Deed and also agreed to cooperate to sign on the necessary papers and Affidavits for the amicable Transfer and Mutation of the schedule property in favour of the Vendee before the authorities concerned.
- 10. That the Vendors hereby declare that the Schedule Property is not an assigned land as defined under the A.P. Assigned Land (Prohibition of Transfers) Act 1977 and not under the prohibition under any Law time being in force and does not belonging to Government Agencies/Undertakings.
- 11. That the Vendors and their successors hereby indemnify keeps indemnified the Vendee by all means and to make good loss against any such loss, damages or any of its kind which the Vendee or his legal heirs, successors etc.,, may put to loss and suffer or caused by virtue of any kind of defects in the title, suppression of facts, dispute/s or claims or any kind of defect or defects in the title on the Schedule Property and also subsequently found of any of its kind and nature or by virtue of any Third Party or Minors Claim or Govt. Claims whatsoever on the Schedule Property either by any persons or institutions or Govt. or persons claiming under the Vendors herein.



8k -1, CS No 5402/2018 & Doct No SS 14 | ZO(8. Sheet 6 of 13 Sub Registrat





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- 12. That the Vendors hereby assure and confirm that the Schedule Property is absolutely free from all sorts of defects in the title, however the Vendors hereby assure and undertakes the entire responsibility to resolve and settle any kind of such disputes or claims whatsoever may be in nature on the Schedule Property sold hereunder to the Vendee before any Court of Law and Revenue authorities etc., with their own men and costs at the earliest.
- 13. That the VENDORS hereby declares that the particulars furnished above are true and correct as required under Section-27 of the Indian Stamps Act and agrees to abide by the provisions of Indian Stamps Act, i.e. to pay the amounts if any due including previous arrears, if any, under Section of Indian Stamps Act in lieu of prosecution under Section-64 of Indian Stamps Act.

SCHEDULE PROPERTY

All that Non-Agricultural Land admeasuring Ac.9.09 Guntas at Survey Nos. 128-130, squated at Lalgadimalakpet Village, Shamirpet, Ranga Reddy District purchased by the Principal in the E-auction conducted on 09-04-2018, by the Authorized Officer, Central Bank of India, Hyderabad Main Branch, which was confirmed on the name of the Principal and the sale confirmation was communicated to the Principal by the Authorized Officer of Central Bank of India through letter dt.28-05-2018 and the sale Certificate dated 27.07.2018 as under:

Description of the immovable property

 All that part and parcel of Non agricultural industrial open land in S.No.128, Ac.1 00 out of the total extent of Ac. 5.21 Guntas situated at Lalgadi, Malakpet Village, Shamirpet, R.R. District standing the name of M/s. Greentech Bioproducts. Bounded by

North : Land of Mamidla Ramulamma
South : Land of M. Ashok & Jayaramulu

East : Road

West : Land of K. Andalu



Bk-1, CS No 5402/2018 & Doct No SS 53/14 120/8. Sheet 7 of 13 Sub Registrat





2 All that part and parcel of Non agricultural industrial open land in S.No.128, Ac.1.15 out of the total extent of Ac. 5.21 Guntas situated at Lalgadi, Malakpet Village, Shamirpet, R.R. District standing the name of M/s. Greentech Bioproducts. Bounded by

North: Land of T. Meena South: Land of Vendee

East : Road

(1)

West : Land of Sy.No.120

3. All that part and parcel of Non agricultural industrial open land in S.No.128, Ac.3.00 out of the total extent of Ac. 5.21 Guntas situated at Lalgadi, Malakpet Village, Shamirpet, R.R. District standing the name of M/s. Greentech Bioproducts. Bounded by

North : Land of T. Meena
South : Land of Vendee

East : Road

West : Land of Sy No.120

 Non agricultural industrial open land in S.No.129, Ac.2.29 situated at Lalgadi, Malakpet Village, Shamirpet, R.R. District standing the name of M/s. Greentech Bioproducts. Bounded by

North: Land of Sy.No.128

South : Vagu

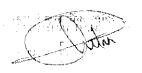
East : Land of Sy.No.130
West : Land of Sy.No.77

 Non Agricultural industrial open land in S.No.130, Ac.1.05 situated at Lalgadi, Malaxpet Village, Shamirpet, R.R. District standing the name of M/s. Greentech Bioproducts. Bounded by

North : Land of Vendee

South : Vagu

East : Land of M. Ashok
West : Land of K. Andalu



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BK-1, CS No 5402/2018 & Doct No SS 17 120/8. Sheet 8 of 13 Sub Registrat.





This Document has been executed on N.J. Stamp of Rs. 50 /-, the D.S.D. Rs. 1902/Lb/-, Registration Fee Rs. 237 & and User Charge Rs. 100 /- total amount Rs. 285 1010/- paid through Challan Receipt No. 602 F J E 080 218 at SSJ.

IN WITNESSETH whereof the VENDORS and VENDEE hereto have set their hands to this Sale Deed with their free will and with sound mind on this the day, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

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Bk-1, CS No 5402/2018 & Doct No SS 52/ 1/2018. Sheet 9 of 13 Sub Registrate Shamirpet





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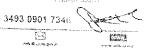
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AG Colony Noad, Hyderabad - 500038. \$28m 8. (Telephone No. 10) (wister) 040-23468936 / 8938 IR) (Marin) 8142064446 (Cell) (Ris) 9407715444 Ris Mil di Pan Card No. ADKFL0446L

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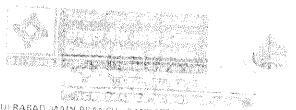
8k-1, CS No 5402/2018 & Doct No SS 53/7 (20/8). Sheet 11 of 13 Sub Registrar Snamirpet

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SALE CERTIFICATE

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4. Non Ag volustrial open hand in s,45 ...30, Ac 1.05 situation at $\xi_{\rm AC}$, $\omega_{\rm c}$ Malaspet vallage, Shamirpet, R.R. dist standing in the name or call Greente en Braproducts, Raunded by

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Bk - 1, CS No 5402/2018 & Doct No SS 14 (2018 . Sheet 13 of 13 Sub Registration Shamirpet



