



Government of Telangana
Registration And Stamps Department

1589/21

Payment Details - Citizen Copy - Generated on 25/02/2021, 03:40 PM

SRO Name: 1516 Shamirpet Receipt No: 1709 Receipt Date: 25/02/2021

Name: SOHAM MODI CS No/Doct No: 1659 / 2021
Transaction: Sale Deed Challan No: E-Challan No: 8702S9240221
Chargeable Value: 20000000 DD No: DD Dt: Challan Dt: 24-FEB-21
Bank Name: Bank Branch: E-Challan Bank Branch:
E-Challan Bank Name: SBIN

Account Description	Amount Paid By	
	Cash	E-Challan
Registration Fee		100000
Transfer Duty /TPT		300000
Deficit Stamp Duty		799900
User Charges		120
Mutation Charges		20000
Total:		1220020
IN WORDS: RUPEES TWELVE LAKH TWENTY THOUSAND TWENTY ONLY		

D.No. 1589 of 2021



తెలంగాణ తెలంగాణ TELANGANA

SI No: 448 Date: 25/12/2021 Rs: 100/-

Sold to: S. Venugopal Reddy & S. Satyanarayana

For Whom: M/s. Vital Therapeutics Pvt. Ltd., 1-6/33, Shamirpet (V), Medchal-Malkajgiri Dist-500078
Cell No: 9848435066.
Rs. 100/-

R. ANANDA CHARY
LICENSED STAMP VENDOR
License No: 15-16-042/2011
RL No: 15-16-050/2020
Cell No: 9848435066.

SALE DEED

This Sale Deed is made and executed on this the 25th day of February 2021 by:

M/s. MODI HOUSING 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-500 003, PAN No. AADCM5906D, represented by its Director Mr. Soham Modi, S/o. Late. Satish Modi, aged about 50 years, Occ: Business, Aadhar No. 3146 8727 4389, Mobile No. 9849349373.

Hereinafter referred to as the 'VENDOR'

..2..

For MODI HOUSING PVT. LTD.


Director

For Vital Therapeutics (P) Ltd.


Managing Director

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. 100000/- paid between the hours of _____ and _____ on the 25th day of FEB, 2021 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			M/S VITAL THERAPEUTICS PVT LTD REP S. VENUGOPAL SETTY S/O. S. SATYANARAYANA J-2-119/1, BEHIND VENERARY HOSPITAL, NEW BHOIRABA SECUNDERABAD.	
2	EX			M/S MODI HOUSING PVT LTD REP BY SOHAM MODI S/O. LATE SATISH MODI 5-4-187/484, SOHAM MANSION, M.G. ROAD,, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M SARITHA OLD ALWAL	
2			B SITARAMANJANEYULU INJAPUR-HAYATHNAGAR	

25th day of February, 2021

Signature of Sub Registrar
Shamirpet

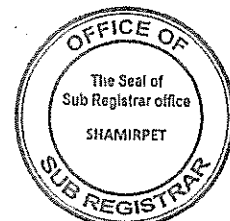
E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX4320 Name: Sarvisetty Venu Gopal Setty	Secunderabad, Hyderabad, Andhra Pradesh, 500025	

Bk - 1, CS No 1659/2021 & Doct No
1559/2021. Sheet 1 of 9 Sub Registrar
Shamirpet



Generated on: 25/02/2021 03:48:39 PM



2

IN FAVOUR OF

M/s. VITAL THERAPEUTICS PRIVATE LIMITED, having its registered office at H. No. 6-2-119/1, behind Veterinary Hospital, New Bhoiguda, Secunderabad, PAN No. AABCV1543M, represented by it's Managing Director Sri. S. Venugopal Setty, S/o. Sri. S. Satyanarayana, Aged: 55 Years, Aadhar No. 5821 8148 4320, Mobile No. 9849542008.

Hereinafter referred to as the '**VENDEE**'

The terms and expressions '**VENDOR**' and '**VENDEE**' shall mean and include their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assignees etc.,

WHEREAS the **VENDOR** is the absolute and exclusive owner and possessor of the land admeasuring Ac. 4-10 Gts., (Ac. 1-12 Gts., in Sy. No. 558 and Ac. 2-38 Gts., in Sy. No. 554) forming part of Sy. No. 554 & 558, situated at Kolthur Village, Mudichintalapally Mandal, Medchal-Malkajgiri District (erstwhile Shamirpet Mandal, Ranga Reddy District), which is more fully described in the schedule annexed hereunder, hereinafter called as the Schedule Property, having acquired the same by virtue of the Sale Deed, dated 28-08-2019, registered as document No. 7549 of 2019, in the office of Sub-Registrar, Shamirpet, executed by Sri. Emani Venkata Phanindra Satya Krishna and others.

WHEREAS the said Sri. Emani Venkata Phanindra Satya Krishna in turn purchase an extent of Ac. 1-12 Gts., in Sy. No. 558/ a. 6 under sale deed dated 05-08-2016, registered as document No. 2552 of 2016, executed by Sri. D. A. Raju, represented by his Agreement of Sale cum GPA holder Sri. Enugu Kantha Reddy. The said Sri. D. A. Raju has executed an Agreement of Sale cum GPA dated 27-04-2016, registered as document No. 2500 of 2016, in favour of the said Sri. Enugu Kantha Reddy. The said Sri. D. A. Raju in turn has acquired an extent of Ac. 2-31 Gts., in Sy. No. 558/ a. 6 under sale deed dated 26-08-1999, registered as document No. 2752 of 1999, executed by Sri. Mahaboob Ali Khan and 2 others.

..3..

For MODI HOUSING PVT. LTD.

Director

For Vital Therapeutics (P) Ltd.

Managing Director

Endorsement: Stamp Duty, Transfer 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	799000	0	0	0	800000
Transfer Duty	NA	0	300000	0	0	0	300000
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	120	0	0	0	120
Mutation Fee	NA	0	20000	0	0	0	20000
Total	100	0	1220020	0	0	0	1220120

Rs. 1099000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 20000000/- was paid by the party through E-Challan/BC/Pay Order No ,8702S5240221 dated ,24-FEB-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1220020/-, DATE: 24-FEB-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8941123020430, PAYMENT MODE: CASH-1001138, ATRN: 8941123020430, REMITTER NAME: MR. S. VENUGOPAL SETTY, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: VITAL THERAPEUTICS PRIVATE LIMITED.

Date:

25th day of February, 2021

Signature of Registering Officer

Shamirpet

Certificate of Registration

Registered as document no. 1589 of 2021 of Book-1 and assigned the identification number / - 1516 1589 2021 for Scanning on 25-FEB-21 .

Registering Officer

Shamirpet

(Sheshagiri Chand)

Bk - 1, CS No 1659/2021 & Doct No 1589/2021. Sheet 2 of 2

Sub Registrar
Shamirpet

Generated on: 25/02/2021 03:48:39 PM



..3..

WHEREAS the said Sri. Emani Venkata Phanindra Satya Krishna similarly purchased an extent of Ac. 3-01 Gts., in Sy. No. 554/AA, 554/EE, 554/U, 554/UU, 554/RU, 554/LU under sale deed dated 05-08-2016, registered as document No. 2550 of 2016, executed by Sri. G. Ganesh and 3 others. The said Sri. G. Ganesh and 3 others in turn acquired the said property along with other properties, by virtue of sale certificate dated 21-11-2015, registered as document No. 4708 of 2015, executed by State Bank of India, Stressed Assets Management Branch, Secunderabad.

WHEREAS the VENDOR for its legal and business necessities has offered to sell the schedule Property for a total sale consideration of Rs. 2,00,00,000/- (Rupees Two Crores only) to the Vendee and the Vendee has accepted to purchase the said property for the said sale consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the said offer and acceptance the VENDEE has paid the entire sale consideration to the Vendor in the following manner:

i. An amount of Rs. 50,00,000/- by way of cheque bearing No. 423913, dated 23-01-2021, drawn on Citi Bank, Begumpet Branch.

ii. An amount of Rs. 1,48,50,000/- by way of RTGS, vide UTR No. LAVBR52021022451803093 dated 24-02-2021, through Lakshmi Vilas Bank, Secunderabad Branch to the account of the Vendor at Yes Bank, SP Road branch.

iii. An amount of Rs. 1,50,000/- deducted towards TDS and the same is being deposited to the PAN No. AADCM5906D of the Vendor.

Thus, the VENDEE has paid the entire sale consideration of Rs. 2,00,00,000/- (Rupees Two Crores only) and the Vendor do hereby admit and acknowledges the receipt of the entire sale consideration.

..4..

For MODI HOUSING PVT. LTD.


Director

For Vital Therapeutics (P) Ltd.


Managing Director



BK - 1, CS No 1659/2021 & Doc No
1559/2021. Sheet 3 of 9 Sub Registrar
Shamirpet

Generated on: 25/02/2021 03:48:39 PM



..4..

2. That the VENDOR hereby transfers and assign all its rights, title and interest including the easementary rights, if any appurtenances and such other rights held and enjoyed by it by way of absolute sale unto the VENDEE in respect of the Schedule Property.
3. That VENDOR hereby declare that it is the absolute owner and is in peaceful possession and enjoyment of the schedule property and except the VENDOR there are no other person or persons/institution have any manner of right or interest over the schedule property and the VENDOR have full authority to convey the same.
4. That the VENDOR has paid all taxes, charges etc., payable on the schedule property up to date and the VENDEE will have to pay all such taxes, charges, etc., to the concerned authorities hereafter.
5. That the VENDOR hereby declare that the schedule property is free from all encumbrances, charges, mortgages, prior agreement of sale or lease hold or court attachments and the schedule property is not subject to any litigation.
6. That the VENDEE can enjoy the schedule property and it will have the right to transfer or assign its interest in the schedule property in any manner.
7. That the VENDOR has delivered the actual, physical peaceful and vacant possession of the schedule property to the Vendee today and the VENDEE is entitled to enjoy the same hereafter as per its wish and will as an absolute owner of the schedule property.
8. The VENDOR hereby agrees to keep indemnified the VENDEE from and against all losses, claims, damages etc., which the VENDEE may sustain by reason of any defect in the title of the property or by reason of any claim being made by anybody in respect of the schedule property.
9. That originals of the documents and copies of other available documents relating to the title of the schedule property are handed over to the VENDEE by the VENDOR.

..5..

For MODI HOUSING PVT LTD.

Director

For Vital Therapeutics (P) Ltd.

Managing Director



Bk - 1, CS No 1659/2021 & Doct No
1589/2021. Sheet 4 of 9 Sub Registrar
Shamirpet

Generated on: 25/02/2021 03:48:39 PM



..5..

10. That the VENDEE is entitled for mutation of its name in all the government records such as revenue authorities etc., and the VENDOR shall co-operate to execute any document for the purpose of mutation and transfer in respect of the schedule property.

11. That VENDOR hereby declares that there is no legal impediment under the provisions of Land Ceiling Act/s, for alienation of the property hereby conveyed.

12. That VENDOR hereby declare that Schedule Property is not the Government assigned land and that the provisions of Act 9 of 1977 are not attracted.

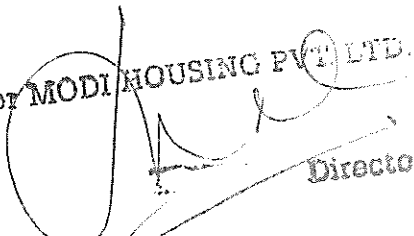
13. That there are no water bodies, no heritage structures, temples etc., in the schedule property.

14. That the Market value as per the records of the SRO in respect of the non-agriculture land is Rs. 500/- per Square Yard and the total market value as per the record is Rs. 1,02,85,000/- and sale consideration shown in this document is Rs. Rs. 2,00,00,000/-. Hence, the stamp duty of Rs. 12,20,080/- is paid as per the sale consideration shown in this document.

RULE 3 STATEMENT

S.No.	Place.	Sy. No.	Extent.	Rate per Sq.yard	Total value
			(in Sq. yards)		
1.	Kolthur (V) Muduchinthalapally(M) M.M. District	554 & 558	20570	Rs. 500/-	Rs.1,02,85,000/-
			Total: 20570.0	Total: Rs.1,02,85,000/-	

..6..

For MODI HOUSING PVT. LTD.

Director

For Vitel Therapeutics (P) Ltd.


Managing Director



BK - 1, CS No 1659/2021 & Doc No
1559/2021. Sheet 5 of 9 Sub Registrar
Shamirpet

Generated on: 25/02/2021 03:48:39 PM



SCHEDULE OF PROPERTY

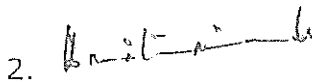
All that the land admeasuring **20570.0 Sq. yards**, or Ac. 4-10 Gts., (Ac. 1-12 Gts., in Sy. No. 558 and Ac. 2-38 Gts., in Sy. No. 554) forming part of Sy. No. 554 & 558, situated at **KOLTHUR** Village, Mudichintalapally Mandal, Medchal-Malkajgiri District (eastwhile Shamirpet Mandal, Ranga Reddy District) and bounded by:

NORTH : Land in Sy. No. 555 & 558 (part)
SOUTH : Land in Sy. No. 554 part & 558 (part)
EAST : Land in Sy. No. 558 (part)
WEST : Road

In Witness whereof the Vendor has signed on this Sale Deed on the date, month and year mentioned above.

WITNESSESS:

1. 

2. 

For MODI HOUSING PVT. LTD.

Director
VENDOR

For Vital Therapeutics (P) Ltd.

VENDEE
Managing Director

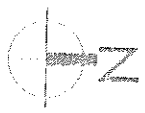


BK - 1, CS No 1659/2021 & Doct No 1589/2021. Sheet: 6 of 9 Sub Registrar Shamirpet

Generated on: 25/02/2021 03:48:39 PM



TOTAL AREA = 17,207.9438M²
 20579.311 YD²
 04AC-10380M²A



WITNESSES

[Signature]

[Signature]

VENDOR

For MODI HOUSING PVT. LTD.

[Signature]
 Director

VENDEE

For Vmai Therapeutics (P) Ltd.

[Signature]

SURVEYS

J LOKESHWAR REDDY
 9030447844
 AMBERPET
 HYDERABAD

Invited to



TREE



ELECTRIC POLE



BORE



WATER METER



FOOTPATH



ROAD



BOUNDARY



BOUNDARY



BOUNDARY

CLIENT :	
PROJECT :	
DRAWN BY :	
LOCATION :	

AREA SURVEY DRAWING REV 00



Bk - 1, CS No 1659/2021 & Doct No
1589/2021. Sheet 7 of 9 Sub Registrar
Shamirpet

Generated on: 25/02/2021 03:48:39 PM



RESOLUTION

Name of Company: Modi Housing Pvt Ltd

Address of Company: 5-4-187/3 &4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Company: Pvt Ltd Company

Meeting held at registered office: 5-4-187/3 &4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Date of meeting: 11th February 2021.

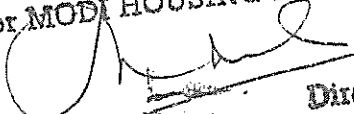
Directors present in the meeting: Mr. Soham Satish Modi & Mrs. Tejal Soham Modi

The following resolution was adopted with the consent of all the Directors present in the meeting held on 11th February 2021 at 5-4-187/3 &4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.

- A. That M/s. Modi Housing Pvt., Ltd., is the owner of the land parcel admeasuring Ac. 4-10 guntas in (Ac. 2-38 guntas in sy.no: 554 and Ac. 1-12 guntas in sy.no:558) situated at Kolthur Village, Mudchintalpally Mandal, Medchal- Malkajgiri District.
- B. It is resolved that the Directors have decided to sell the Land parcel admeasuring Ac. 4-10 guntas to M/s Vital Therapeutics Pvt. Ltd., having its office at 6-2-119/1, New Bohiguda, Hyderabad - 500003. Represented by its authorised Signatory Mr. Venu Gopal.
- C. It is further resolved by all the board of directors have authorized Shri Soham Modi S/o. Late. Shri.Satish Modi to execute the Sale deed for the above said property in favour of M/s.Vital Therapeutics Pvt. Ltd.

This resolution is being attested by all the Directors present in the meeting on the date and venue of the meeting.

For MODI HOUSING PVT. LTD.


Director

1. Soham Satish Modi, Director

For MODI HOUSING PVT. LTD.


Director

2. Tejal Soham Modi, Director



Ek - 1, CS No 1659/2021 & Doct No
1589/2021. Sheet 8 of 9 Sub Registrar
Shamirpet

Generated on: 25/02/2021 03:48:39 PM



11

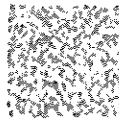
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY



नाम - श्री. ए. जे. शर्मा
पता - 100, Main Road,
New Delhi - 110001



3146 8727 4389

आधार - आधार - सामान्य नागरिक अधिकार

Aadhaar - Aam Aadmi ka Adhikar

[Signature]

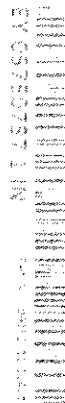


नाम - श्री. ए. जे. शर्मा
पता - 100, Main Road,
New Delhi - 110001

GOVERNMENT OF INDIA

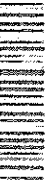
5821 8148 4320

सामान्य नागरिक अधिकार



Government of India

सामान्य नागरिक अधिकार



[Signature]



भारत सरकार
Government of India



नाम - श्री. ए. जे. शर्मा
पता - 100, Main Road,
New Delhi - 110001

[Signature]



9773 4086 7151



भारतीय विशिष्ट पहचान प्राधिकरण

नाम - श्री. ए. जे. शर्मा
पता - 100, Main Road,
New Delhi - 110001

Address:
W/O Venkatesh Ramana Reddy,
Flat No. 1, 6, 107/1, 3,
Venkateswara Colony, Near Gramapanchayat,
Bijapur, Hyderabad - 501510

9773 4086 7151

ना आधार, ना गुंती

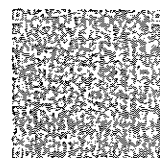


भारत सरकार



नाम - श्री. ए. जे. शर्मा
पता - 100, Main Road,
New Delhi - 110001

4830 9962 3820
VID : 9183 9026 9107 8060

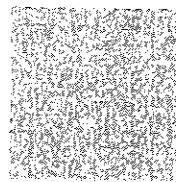


भारतीय विशिष्ट पहचान प्राधिकरण

नाम - श्री. ए. जे. शर्मा
पता - 100, Main Road,
New Delhi - 110001

Address:
S/O Venkatesh Ramana Reddy,
Flat No. 1, 6, 107/1, 3,
Venkateswara Colony, Near Gramapanchayat,
Bijapur, Hyderabad - 501510

4830 9962 3820
VID : 9183 9026 9107 8060



ना आधार - ना गुंती



Bk - 1, CS No 1659/2021 & Doct No
1559/2021.

Sheet 9 of 9

Sub Registrar
Shamirpet

Generated on: 25/02/2021 03:48:39 PM

