



SHRI A SATISH KUMAR
BY LNO 16-05-059/2012
PLOT NO.272,OPP BACK GATE
OF CITY CIVIL COURT
WYS MARRIDPALLY
SECUNDERABAD-500001
HYDERABAD DISTRICT



Agreement
38153321644925794673-00025929
3815332 47/2012

10/8/2022

9/1005

IN FAVOUR OF

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. 10000/- paid between the hours of 2 and 3 on the 15th day of FEB, 2022 15th day of FEB, 2022 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	MR			GV DISCOVERY CENTERS PRIVATE LIMITED REP BY SOHAM MODI S/O. LATE SATISH MODI R/O P.NO 280 ROAD NO 25 NEAR PEDDAMMA TEMPLE JUBILEE HILLS HYD,

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K PRABHAKAR REDDY AADHAR	
2			CH KRISHNA AADHAR	

15th day of February, 2022

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, Hyderabad, Telangana, 500034	

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	900	0	0	0	1000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	11400	0	0	0	11500

Rs. 900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 250000000/- was paid by the party through E-Challan/BC/Pay Order No ,446JCT150222,D004BH150222 dated ,15-FEB-22,15-FEB-22 of ,YESB/,YESB/

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2. The party of First part handed over the below referred Schedule A documents with an intention to create a security by way of deposit of title deeds on 15.02.2022 mention the date of deposit) to secure the repayment of **Rs.25,00,00,000** /- (Rupees Twenty Five Crore Only) together with interest, cost charges and other dues payment there on by the party of the First part as per the loan agreement dated **29.12.2021** entered between the party of the First part and party of the Second part.

Schedule A

List of Title Deeds deposited

Title Deeds with respect to property mentioned in Schedule B

Sl. No	Date of the document	Names of parties	Original / certified Photocopy / true copy
1	02-11-2002	Registered Conveyance Deed No.9579/2004 executed by The Governor of Andhra Pradesh, rep. by Authorised representative, the Zonal Manager, Moula Ali, in favour of M/s Shapoorji Pallonji Bitotech Park Pvt. Ltd., rep. by its Director Sri Suresh Dhawan , in respect of all that the Land admeasuring Ac. 144.34 Gts., in Survey Nos. 230 to 243, Situated at Turkapally Village, Shamirpet Mandal, Ranga Reddy District, A. P.	. . . XEROX COPY
2	04-07-2005	Registered Sale Deed No.4344/2005 executed by M/s Shapoorji Pallonji Bitotech Park Pvt. Ltd., rep. by its Director and Chief Executive Sri Suresh Dhawan, in favour of M/s Tata Chemicals Ltd., rep. by Sri Anand Desai , in respect of all that the piece and parcel of Land bearing Plot No. 1-A, in Shapoorji Pallonji Biotech Park, Phase-1, admeasuring Ac. 2.25 Gts., in Survey Nos. 234 & 235, Situated at Turkapally Village, Shamirpet Mandal, Ranga Reddy District, A. P.	. . . Certified copy
3	05-12-2018	Registered Sale Deed No.8283/2018 executed by M/s Tata Chemicals Ltd., rep. by its Authorised Signatory Sri Zareer F Gotla, in favour of M/s G V Discovery Centers Pvt. Ltd., rep. by its Director Sri Soham Modi , in respect of all that the piece and parcel of Land bearing Plot No. 1-A, in Shapoorji Pallonji Biotech Park, Phase-1, admeasuring Ac. 2.25 Gts., in Survey Nos. 234 & 235, Situated at Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana State.	. . . Original
4	13-12-1999	G O Ms. No. 865, issued by the Secretary to Government of Andhra Pradesh, Revenue (Assignments) Department, Alienation of Government Land measuring Ac. 160.00 Gts., in Survey Nos. 234 and 235, Turkapally Village, Shamirpet Mandal, Ranga Reddy District, in favour of M/s Andhra	. . . XEROX COPY

2 For **G. V. DISCOVERY CENTERS PVT. LTD**

Authorised Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10500/-, DATE: 15-FEB-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7256866779618, PAYMENT MODE: NB-1001138, ATRN: 7256866779618, REMITTER NAME: MR SOHAM MODI, EXECUTANT NAME: GV DISCOVERY CENTERES PVT LTD, CLAIMANT NAME: TATA CAPITAL FINANCIAL SERVICES LTD) .(2). AMOUNT PAID: Rs. 900/-, DATE: 15-FEB-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9779986546428, PAYMENT MODE: NB-1001138, ATRN: 9779986546428, REMITTER NAME: MR SOHAM MODI, EXECUTANT NAME: GV DISCOVERY CENTERES PVT LTD, CLAIMANT NAME: TATA CAPITAL FINANCIAL SERVICES LTD)

Date:

15th day of February, 2022

Signature of Registering Officer
Shamirpet

Certificate of Registration

Registered as document no. 1018 of 2022 of Book-1 and assigned the identification number 1 - 1516 - 1018
2022 for Scanning on 15-FEB-22 .

Registering Officer
Shamirpet
(T. Vignesh)

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Shamirpet

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		Pradesh Industrial Infrastructure Corporation Ltd., for establishment of Bio-Tech Park.	
5	06-09-2002	G O Ms. No. 365, Issued by the Secretary to Government of Andhra Pradesh, Industries and Commerce Department –Establishment of Biotechnology Park at Turkapalli Village, Shamirpet, in respect of the schedule property of land admeasuring Ac. 160.00 Gts., in Survey Nos. 234 and 235, Turkapally, in favour of M/s Andhra Pradesh Industrial Infrastructure Corporation Ltd., for establishment of Biotech Park on payment of market value of Rs. 2.00 lakhs per acre in relaxation of ban orders issued in G O Ms. No. 1409, Revenue, dated 19-08-1978. The land shall be taken as equity participation of the Government in the Joint Venture with M/s Shapoorji Pallonji & Company.	. . . XEROX COPY
6	24-12-2019	Proceedings No. 4/TSIIC-IALA/BTP/Plot No. 1A/2019, issued by the Manager (AM) & Executive Officer, TSIIC, IALA, Turkapally, Kolthur, Lagadi, Malakpet, Ordering Mutation of the schedule property of Plot No. 1-A, for an extent of Ac. 2.25 Gts., in Survey Nos. 234 and 235, of Biotech Park, Phase-1, Turkapally, from the name of M/s Tata Chemicals Ltd., to M/s G V Discovery.	. . . XEROX COPY
7		Layout Approval No. GPS06/03, issued by the Secretary, Turkapally Gram Panchayat, in respect of the schedule property in Survey nos. 230 to 243, of Turkapally village, in the name of M/s Shapurji Pallonji Bio-Tech Park, as per DTCP letter No.2328/2/03.	. . . XEROX COPY
8	21-03-2020	Plan & Permit No. 11C/0130/2020, File No. 11C/0130/2020, issued by the Commissioner and Executive Officer, TSIIC, IALA, Turkapally, for Construction of Building in A, B & C Blocks, for Stilt + 4 Upper Floors in Block A, Ground Floor in Block-B and 4 Upper Floors in Block-C, in Survey Nos. 234 & 235 of Turkapally Village, Plot No. 1-A, Shamirpet Mandal, in the name of M/s G V Discovery Centers Pvt. Ltd.	. . . XEROX COPY
9		Encumbrance Certificate Obtained through IGRS, issued by SRO, Shamirpet , in respect of all that the schedule property for the period from 01-01-1983 to 24-11-2021.	. . . XEROX COPY
10	30.12.2021	Police-Missing/ Lost Documents/Articles Receipt with application number-15203012211546108990	. . . XEROX COPY

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Shamirpet



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11	31.12.2021	Paper publication of Times of India for the public notice of the lost sale deed	.. . XEROX COPY
12	31.12.2021	Paper publication of Sakshi news paper for the public notice of the lost sale deed	.. . XEROX COPY
13	21.01.2022	Non-Traceable certificate issued by Ramgopalpet Police Station via TSGGDF 18139498	.. . XEROX COPY
14	22.01.2022	Scrutinisation Certificate by the advocate P. Vikram Kumar M.A. Lateef Advocates	.. . XEROX COPY

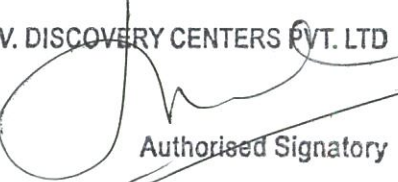
SCHEDULE-B: (DESCRIPTION OF IMMOVABLE PROPERTY)

Item 1

All that piece or parcel of property described herein below:

Survey /Door Patta/ Khata.No	Survey Nos. 234 & 235
Plot No...../ Flat No.....	Plot No. 1-A.
Measurement / Extent of property	Land admeasuring Ac. 2.25 Gts., in Shapoorji Pallonji Biotech Park, Phase-1. (12,705 sq yds)
Location / Land-marks / name of the area, Mohalla (it should give clear location of the property so as to reach the spot in case of need)	Situated at Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana State.
City / District	Medchal-Malkajgiri District, Telangana State.
Boundaries	
North by	Plot No. 1 of Biotech Park
South by	Plot No. 3 of Biotech Park
East by	Boundary of ICICI Knowledge Park
West by	Road No.1 of Biotech Park

For G. V. DISCOVERY CENTERS PVT. LTD


Authorised Signatory

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Shamirpet

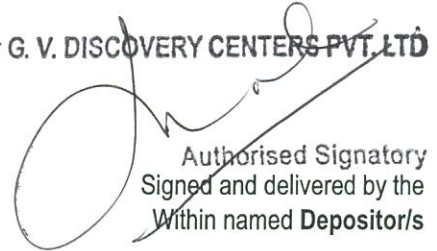


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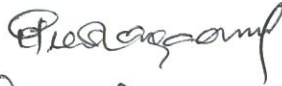
IN WITNESS WHEREOF the security owner/depositor has set his hands and put his signature on the day, month and year first above written.

For G. V. DISCOVERY CENTERS PVT. LTD


Authorised Signatory
Signed and delivered by the
Within named Depositor/s

In the presence of

Witness : 1



Witness : 2



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Shamirpet



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भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises



UDYAM REGISTRATION CERTIFICATE



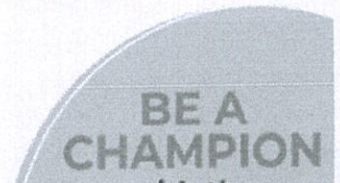
UDYAM REGISTRATION NUMBER	UDYAM-TS-02-0047928				
NAME OF ENTERPRISE	M/S GV DISCOVERY CENTERS PRIVATE LIMITED				
TYPE OF ENTERPRISE *	MICRO				
MAJOR ACTIVITY	SERVICES				
SOCIAL CATEGORY OF ENTREPRENEUR	GENERAL				
NAME OF UNIT(S)	S.No.	Name of Unit(s)			
	1	IMPOLISE			
OFFICIAL ADDRESS OF ENTERPRISE	Flat/Door/Block No.	5-4-187/3&4,	Name of Premises/ Building	SOHAM MANSION	
	Village/Town	RANIGUNJ	Block	2ND FLOOR	
	Road/Street/Lane	M.G ROAD	City	SECUNDERABAD	
	State	TELANGANA	District	HYDERABAD , Pin 500003	
	Mobile	8309830723	Email:	jparuna1975@gmail.com	
DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE	05/10/2018				
DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS	05/10/2018				
NATIONAL INDUSTRY CLASSIFICATION CODE(S)	S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
	1	41 - Construction of building	4100 - Construction of buildings	41001 - Construction of buildings carried out on own-account basis or on a fee or contract basis	Manufacturing
	2	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services
DATE OF UDYAM REGISTRATION	29/12/2021				

* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing:- 07/02/2022

For any assistance, you may contact:

1. District Industries Centre: HYDERABAD (TELANGANA)
2. MSME-DI: HYDERABAD (TELANGANA)



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Shamirpet



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भारत सरकार
GOVERNMENT OF INDIA



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



3146 8727 4389



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
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

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

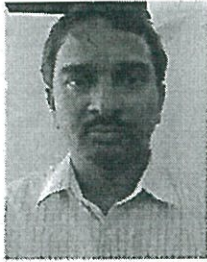
For G. V. DISCOVERY CENTERS PVT LTD

Authorised Signatory

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



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



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

ఆధార్ - సామాన్యమని హక్కు



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

8432/RRD/2001

KRISHNA CH
CH NARSAIAH
1-54

HUSSAIN SHAWALI DARGA
SHERILINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050



Signature
Issued On: 25/06/2015

Licensing Authority
RTA RANGAREDDY

(Signature)

Download Date: 25/01/2021



చాతిరి కృష్ణ
Chathiri Krishna
పుట్టిన తేదీ/DOB: 01/07/1976
పురుషుడు/ MALE

Issue Date: 20/11/2021

XXXX XXXX 2635
VID : 9187 4475 9944 4596

అధికారి, నా గుర్తింపు

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Sub Registrar
Shamirpet

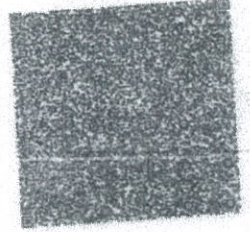


భారత ప్రభుత్వ సునికల్ప ప్రాధికార సంస్థ
Unique Identification Authority of India



వినియోగదారు:
S/O నరసాiah లేట్, రె-0-328/అ/088, గ్రాం 05E,
శాక్పేట్, మి.గ.నగర్, గోల్కొండ, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500008

Address:
S/O Narasaiah Late, 8-1-328/A/144, GF 126,
Shaikpet, M G Nagar, Golconda, Hyderabad,
Andhra Pradesh - 500008



XXXX XXXX 2635
VID : 9187 4475 9944 4596

1947 | help@uidai.gov.in | www.uidai.gov.in

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Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 15/02/2022, 02:27 PM

1018122

SRO Name: 1516 Shamirpet

Receipt No: 1073

Receipt Date: 15/02/2022

Name: SOHAM MODI

CS No/Doct No: 1005 / 2022

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 446JCT150222

Chargeable Value: 250000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 15-FEB-22

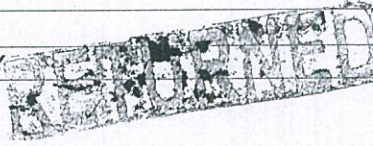
Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				10000
User Charges				500
Total:				10500
In Words: RUPEES TEN THOUSAND FIVE HUNDRED ONLY				



Prepared By: GRAAMU

Signature by SR

off
719162



Government of Telangana Registration And Stamps Department

1018/22

Payment Details - Citizen Copy - Generated on 15/02/2022, 02:28 PM

SRO Name: 1516 Shamirpet

Receipt No: 1074

Receipt Date: 15/02/2022

Name: SOHAM MODI

CS No/Doct No: 1005 / 2022

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: D004BH150222

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 15-FEB-22

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Deficit Stamp Duty				900
Total:				900

In Words: RUPEES NINE HUNDRED ONLY

Prepared By: GRAAMU

Signature by SR

