



Government of Telangana Registration And Stamps Department

3360/24

Payment Details - Citizen Copy - Generated on 25/04/2024, 04:02 PM

Receipt Date: 25/04/2024

SRO Name: 1511 Kukatpally

Receipt No: 3803

Name: SAMUDRALA SRIDHAR

CS No/Doct No: 3537 / 2024

Transaction: Deposit of Title Deeds

E-Challan No: 633TPJ250424

Chargeable Value: 7750000000 DD No:

Challan No:

E-Challan Dt: 25-APR-24

Bank Name:

DD Dt:

Bank Branch:

E-Challan Bank Name: ICICIC

E-Challan Bank Branch:

Account Description

RETURNED
Amount Paid

Cash

D

E-Challan

10000

Registration Fee

100000

Deficit Stamp Duty

500

User Charges

110500

Total:

In Words: RUPEES ONE LAKH TEN THOUSAND FIVE HUNDRED ONLY

Prepared By: GSHAILY

Sub Registrar
Kukatpally
Medchal-Malkajgiri Dist.

11/02/88

RECEIVED
11/02/88

RECEIVED
11/02/88

Phone No: **Kalpang**
Sold To/Issued To
B DORABABU
For Whom/ID Proof:
CYBERCITYBLUEEDGE LLP



APR-26-2024 13:36:31

₹ 0000100/-

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MOD
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3816397 14/2023

SCANNED

Doc No: 3360/2024

MEMORANDUM OF DEPOSIT OF TITLE DEEDS BY CONSTRUCTIVE DELIVERY

This Memorandum of Deposit of Title Deeds ("MODT") is executed on this 25th day of April 2024 at Hyderabad by:

Cybercity Blue Edge LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 with LLP identification number ACB-8306 and having its registered office at Cybercity Marketing Office, Greenhills Road, Hitech City, Moosapet, Madhapur Police Station, Balanagar, Hyderabad, Telangana – 500018 represented by its Authorised signatory **Mr Samudrala Sridhar S/o Purushothama Chary (bearing Adhaar Number XXXX-XXXX-2164)** (hereinafter referred to as "**Depositor**", which expression shall, unless excluded by or repugnant to the context or meaning thereof, include its successors and permitted assigns).

IN FAVOUR OF

PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 and having its registered office at 4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai MH 400013 (hereinafter referred to as the "**Security Trustee**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns), acting in the capacity of a security trustee for the Lender (as defined below) in relation to Loan (as defined below) and Loan 2 (as defined below).

WHEREAS:

- (A) Pursuant to the loan agreement dated March 23, 2024 (hereinafter referred to as the "**Loan Agreement**") executed between the Depositor, **Piramal Enterprises Limited**, a company incorporated under the Companies Act, 1956 having CIN U99999MH1974PLC129493 and a non-banking financial company within the meaning of the Reserve Bank of India Act, 1934 and having its registered office address at Unit No. 601, 6th Floor, Amiti Building, Agastya Corporate Park, Kamani Function, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai – 400070 (hereinafter referred to as the "**Lender**" which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title and assigns), **Cybercity Builders And Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 with corporate identity number U40108TG2005PTC047355 and having its registered office at Cybercity, Green Hills Road, Near Hi-Tec City MMTS, IDL Road, KPHB Hyderabad, Telangana – 500072 (hereinafter referred to as the "**Obligor 1**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include successors and permitted assigns), **Mr. K. Murali Krishna**, an Indian inhabitant, aged about 64 years, residing at 314, 100 feet Road, For **CYBERCITY BLUE EDGE LLP**

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kukatpally 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 _____ and _____ on the 25th day of APR, 2024 by Sri Samudrala Sridhar

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 CYBERCITY BLUE EC [1511-1-2024-3537]	CYBERCITY BLUE EDGE LLP REP BY SAMUDRALA SRIDHAR S/O. PURUSHOTHAMA CHARY MADHAPUR, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B.DORABABU::25/04 [1511-1-2024-3537]	B.DORABABU HYD	
2		 M.VENU::25/04/2024 [1511-1-2024-3537]	M.VENU HYD	

25th day of April, 2024


Signature of Sub Registrar
Kukatpally

Biometrically Authenticated by
SRO NARABONA VIJAY
on 25-APR-2024 15:54:24

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7599 Name: Bade Dorababu	S/O Bade Sudharshana Rao, Devalabhadra, Nandigam, Srikakulam, Andhra Pradesh, 532201	
2	Aadhaar No: XXXXXXXX0815 Name: Munimanda Venu	S/O Munimanda Venkati, Fertilizercity, Karimnagar, Telangana, 505210	
3	Aadhaar No: XXXXXXXX2164 Name: Samudrala Sridhar	C/O Samudrala Purushothama Chary, Rajendranagar, Rajendranagar, K.v. Rangareddy, Telangana, 500030	

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Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 1 of 16 Sub Registrar
Kukatpally

Opp. Post Office, Indra Nagar, 1st Stage, Bangalore, Karnataka- 560038 (hereinafter referred to as the "**Obligor 2**"), and **Mr. Venu Vinod**, an Indian inhabitant, aged about 63 years, residing at 8-2-293/82/A, Plot 1056, Road no 52, Jubilee Hills, Hyderabad, Telangana - 500033 (hereinafter referred to as the "**Obligor 3**") (Obligor 1, Obligor 2 and Obligor 3, collectively referred to as the "**Obligors**") and other agreements entered into in connection or pursuance of the Loan Agreement (referred to as the "**Transaction Documents 1**"), the Lender agreed to extend financial assistance to the Depositor to the extent of up to INR 375,00,00,000/- (Indian Rupees Three Hundred and Seventy Five Crores only) comprising of (a) up to INR 325,00,00,000/- (Indian Rupees Three Hundred and Twenty-Fifty Crore only) ("**Facility 1**"); and (b) INR 50,00,00,000/- (Indian Rupees Fifty Crore only) ("**Facility 2**") (Facility 1 and Facility 2 hereinafter collectively referred to as the "**Loan**"), upon the terms and conditions set out in the Loan Agreement and Transaction Documents 1.

(B) Pursuant to a loan agreement dated September 27, 2023 ("**Loan 2 Agreement**") and other agreements entered into in connection or pursuance of the Loan 2 Agreement (referred to as the "**Transaction Documents 2**"), the Depositor has availed a term loan of INR 400,00,00,000/- (Indian Rupees Four Hundred Crores only) from the Lender ("**Loan 2**"). The Loan and Loan 2 are hereinafter collectively referred to as "**Loans**". The Loan Agreement and the Loan 2 Agreement are hereinafter collectively referred to as the "**Loan Agreements**". The Transaction Documents 1 and Transaction Documents 2 are hereinafter collectively referred to as the "**Financing Documents**".

(C) One of the conditions for the grant of the Loan and Loan 2 by the Lender to the Depositor is that:

- i. a first ranking pari passu security by way of Memorandum of Deposit of title deeds (pari passu among Loan and Loan 2) is created over the lands described in **Schedule I** hereto and delineated in Red colour in the map annexed in **Schedule III** hereto ("**Land**"); and
- ii. a first ranking pari passu security by way of Memorandum of Deposit of title deeds (pari passu among Loan and Loan 2) is created over all the buildings constructed/ to be constructed on Land ("**Buildings**").

in favour of the Security Trustee, to secure the Outstanding Amounts (*as defined below*) in accordance with the Loan Agreement, the Financing Documents and the Loan 2 Agreement (the "**Security**").

*(Land and Buildings are collectively referred to as the "**Property**")*

(D) The Security is to be created in order to secure the entire outstanding amount due in respect of the Loan and Loan 2 including but not limited to the present and future obligations and liabilities of the Depositor and/or Obligors to pay/ repay the principal amount of the loans, interest, penal charges, increased coupon rate, prepayment premium, other fees, liquidated damages, indemnities, costs, charges and expenses (including any fees payable to the Lender) and other amounts payable in respect of the Loan under the Loan Agreement and/or the

For **CYBERCITY BLUE EDGE LLP**


Authorised Signatory

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	100000	0	0	0	100100
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	110500	0	0	0	110600

Rs. 100000/- 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. 7750000000/- was paid by the party through E-Challan/BC/Pay Order No ,633TPJ250424 dated ,25-APR-24 of ,ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 110550/-, DATE: 25-APR-24, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 8426916691517,PAYMENT MODE:NB-1001138,ATRN:8426916691517,REMITTER NAME: CYBERCITY BLUE EDGE LLP,EXECUTANT NAME: CYBERCITY BLUE EDGE LLP,CLAIMANT NAME: PIRAMAL TRUSTEESHIP SERVICES P LTD).

Date:

25th day of April,2024

Signature of Registering Officer

Kukatpally

Certificate of Registration

Registered as document no. 3360 of 2024 of Book-1 and assigned the identification number 1 - 1511 - 3360 2024 for Scanning on 25-APR-24 .

Registering Officer

Kukatpally

(N Vijay)

Bk - 1, CS No 3537/2024 & Doct No 3360/2024. Sheet 2 of 16 Sub Registrar Kukatpally

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Transaction Documents 1 and amounts payable in respect of the Loan 2 under the Loan 2 Agreement and/or the Transaction Documents 2 and shall also include all other present and future monies, debts and liabilities due, owing or incurred by the Obligors and/or to the Lender/ Security Trustee from time to times ("**Outstanding Amounts**"), by deposit of the documents evidencing the Depositor's rights and title in respect of the Property (all such documents together referred to as the "**Title Deeds**"), as more particularly described in **Schedule II** hereto.

- (E) The Security Trustee has been appointed as the security trustee and agent for the benefit of the Lender in respect of Loan, on the terms and conditions contained in the 'Security Trustee Agreement' dated March 23, 2024 entered into among the Lender, the Depositor, the Security Trustee and the Obligors (the "**Loan Security Trustee Agreement**"). The Security Trustee has also been appointed as the security trustee and agent for the benefit of the Lender in respect of Loan 2, on the terms and conditions contained in the 'Security Trustee Agreement' dated September 27, 2023 entered into among the Lender, the Depositor and the Security Trustee (the "**Loan 2 Security Trustee Agreement**"). Loan Security Trustee Agreement and Loan 2 Security Trustee Agreement hereinafter referred to "**Security Trustee Agreement**".
- (F) The Depositor has executed this Memorandum of Deposit of Title Deeds to record that a security by deposit of title deeds, in terms of Section 58(f) of the Transfer of Property Act, 1882 has been created by the Depositor, in favour of the Security Trustee, in respect of the Property.

NOW THEREFORE THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS WITNESSES AND THE DEPOSITOR HERETO HEREBY CONFIRM AND AGREE AS FOLLOWS:

1. This Memorandum of Deposit of Title Deeds is executed in pursuance of the Loan Agreement, the Financing Documents and Loan 2 Agreement. Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Loan Agreement.
2. The Depositor hereby confirms, agrees, and records that the Depositor has deposited the Title Deeds with Mrs. Mutta Srivalli Lalitha Deepthi, authorized representative of the Security Trustee as on 25th April, 2024 to create a first ranking pari passu security by way of Memorandum of Deposit of title deeds (pari passu among Loan and Loan 2) by deposit of Title Deeds in respect of Land and Building, in favour of the Security Trustee for the benefit of the Lender. The Depositor confirms that the Security Trustee shall be entitled to enforce the Security created hereunder at any time, forthwith upon coming to know of the occurrence of any circumstance entitling it to enforce the Security, including any breach or default under any of the Financing Documents, Loan Agreement, Loan 2 Agreement, and/or any failure by the Depositor, and/or Obligors to pay any of the Outstanding Amounts in a timely manner.
3. The Depositor represents and warrants that it is the sole and absolute owner of the respective portions of the Property and that it has full right and interest over the Property and that no other person or entity has any right, title or interest over the Property and the Title Deeds are the only title deeds in possession of the Depositor. The Depositor also represents and warrants it is not aware of any act, deed, matter or circumstance which prevent them from creating a Security by deposit of Title Deeds over the Property.

For **CYBERCITY BLUE EDGE LLP**


Authorized Signatory

Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 3 of 16 Sub Registrar
Kukatpally



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4. The Depositor hereby represents and covenants that:
- a. All taxes and other public dues in respect of the Property have been duly paid.
 - b. The Property for which Title Deeds have been deposited is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis-pendens etc., and other charges of any nature, whatsoever and howsoever, and that there is no latent or patent defect in the right and interest of the Depositor thereto.
 - c. The Depositor has not been implicated as a party in any criminal proceedings, court proceedings, quasi-judicial / other proceedings, debt recovery proceedings, tax recovery proceedings, or otherwise.
 - d. The Property for which Title Deeds have been deposited is not subject to any attachments (pending or threatened) as a result of acquisition/requisition proceedings, court proceedings, quasi-judicial/ other proceedings, debt recovery proceedings, tax recovery proceedings, or otherwise and that the Property has not been given as security or surety under any proceedings of any kind in any court of law.
 - e. The Property for which Title Deeds have been deposited is free from any government/regulatory/statutory bodies' attachments.
 - f. There is no liability of any taxes, charges, fines, assessments, duties, and other similar payments to taxation authorities of whatever kind, and however denominated, outstanding against the Property or the Depositor that can adversely affect the title, ownership, or any other rights / entitlement of the Depositor.
5. The Depositor agrees to indemnify and keep indemnified at all times the Security Trustee on account of any defect or deficiency in the title of the Depositor and the Depositor agrees to indemnify and keep indemnified the Security Trustee against all liabilities, losses, damages, expenses, actions, demands, proceedings, prosecutions, attachments, claims or causes of action, whatsoever, that the Security Trustee may sustain, suffer or incur for any reason, whatsoever and as a result of the breach or inaccuracy of any of the representations and/or warranties made by the Depositor in this MODT.

For CYBERCITY BLUE EDGE LLP


Authorised Signatory

Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 4 of 16 Sub Registrar
Kukatpally



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In witness whereof the Depositor has signed this Memorandum of Deposit of Title Deeds on the date and at the place mentioned above.

For and on behalf of the Depositor


Authorised Signatory

Name: Samudrala Sridhar

Designation: Authorised Signatory

Witnesses:

1. 

Name: B. DORABABO

Address: SRIKAKOLAM .

2. 

Name: M. VENO .

Address: KARIMNAGAR

Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 5 of 16 Sub Registrar
Kukatpally



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SCHEDULE I

DESCRIPTION OF LAND

Property standing in the name of M/s. Cybercity Blue Edge LLP

SCHEDULE OF PROPERTIES	
Nature of the property: Agri land / Non-Agri land/ residential house/flat /commercial/ industrial/office- space /others(specify)	Non-industrial land
Survey/Gat/Khasra/Khata/Khewat/Patta No.	Survey Nos. 1011/1/P, 1011/2/P, 1011/12/P
Extent/Carpet Area/Built up Area	60,500 square yards
Village/Town	Kukatpally Village
Taluka/Tehsil	Kukatpally Mandal
District	Medchal - Malkajgiri
State/UT	Telangana
Pincode	500018
Bounded on the	
North	Survey No. 1011/1
South	Survey No. 1011/12
East	Survey No. 1011/2 & Road
West	Survey No. 1011/12

For **CYBERCITY BLUE EDGE LLP**


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Bk - 1, CS No 3537/2024 & Doct No
3360/2024.

Sheet 6 of 16 Sub Registrar
Kukatpally



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SCHEDULE II

TITLE DEEDS

SL. NO.	DESCRIPTION OF DOCUMENTS	ORIGINAL / PHOTOCOPY CERTIFIED COPY
1.	Khasra Pahani – Pahani for the year 1954-1955 for Survey Nos. 1011/1 and 1011/2 of Kukatpally Village.	Certified Copy
2.	Pahani Patrikas for the years 1995-1996, 1997-1998 to 2001-2002, 2003-2004, 2006-2007 to 2015-2016 for Survey No. 1011/1 of Kukatpally Village.	Certified Copy
3.	Pahani Patrikas for the years 1954-1955, 1995-1996, 1997-1998 to 2001-2002, 2003-2004, 2006-2007 to 2015-2016 for Survey No. 1011/2 of Kukatpally Village.	Certified Copy
4.	Pahani Patrikas for the year 1995-1996, 1997-1998, 2009-2010 to 2015-2016 for Survey No. 1011/12 of Kukatpally Village.	Certified Copy
5.	Award dated December 13, 1967, in proceeding No. D/359/66, passed by the Land Acquisition Officer.	Photocopy
6.	Letter dated January 31, 1968, bearing No. D/508/66 addressed by the Special Deputy Collector, Land Acquisition (industries), Hyderabad to the Assistant Manager Indian Detonators Limited.	Photocopy
7.	Government order dated May 5, 1962, bearing GO Ms. No. 715, issued by the Government of Andhra Pradesh.	Photocopy
8.	Memo dated September 7, 1964 bearing No. Q2/6104/63-8, issued by the of Andhra Pradesh to the (a) the Board of Revenue, (b) the Collector, Hyderabad, (c) IDL, and (d) industries department.	Photocopy
9.	Memo dated November 7, 1964, bearing No. Q2/6x04/63-8.	Photocopy
10.	Order dated December 12, 1964 passed in proceeding No. H2/50295/1964 by the Collector Hyderabad District.	Photocopy
11.	Government order bearing GO Ms. No. 1314, dated August 28, 1965, issued by the Government of Andhra Pradesh.	Photocopy
12.	Memo dated September 2, 1975, bearing No. 2912/Q1/75-2, issued by the Government of Andhra Pradesh.	Photocopy


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Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 7 of 16 Sub Registrar
Kukatpally



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13.	Fresh Certificate of Incorporation dated October 12, 2015, issued by the Registrar of Companies Hyderabad.	Photocopy
14.	Joint Development Agreement dated July 30, 2012 executed by GOCL Corporation Limited, in respect of land measuring Acres 76-01 Guntas comprising of (a) Acres 3-25 Guntas in Survey No. 627, (b) Acres 3-30 Guntas in Survey No. 629, (c) Acres 19-10 Guntas in Survey No. 1011/1, (d) Acres 10-21 Guntas in Survey No. 1011/2, (e) Acres 8-19 Guntas in Survey No. 1011/3, (f) Acres 12-09 Guntas in Survey No. 1011/4, and (g) Acres 18-07 Guntas in Survey No. 1011/12 in favour of Hinduja Estates Private Limited, registered as Document No. 5332 of 2012, in the office of the Sub-Registrar, Kukatpally.	Certified Copy
15.	Gift deed dated March 26, 2015 executed by GOCL with respect to the land measuring Acres 03-20 Guntas comprising of (a) Acres 01-03 Guntas in Survey No. 1011/3 and (b) Acres 1011/12/P of Kukatpally Village, in favour of the Commissioner, GHMC, registered as Document No. 2412 of 2015 in the office of the Sub-Registrar, Kukatpally.	Certified Copy
16.	Agreement for Reduction in Extent of Development Rights dated January 18, 2022 executed by and between (a) Hinduja Estates Private Limited HEPL, (b) Squarespace Infracity Private Limited and (c) GOCL Corporation Limited, registered as Document No. 522 of 2022, in the office of the Sub-Registrar Kukatpally.	Certified Copy
17.	Agreement of Sale dated January 18, 2022 executed by and between GOCL Corporation Limited, in respect of land measuring Acres 44-10 Guntas comprising of (a) Acres 3-15 Guntas in Survey No. 627(part), (b) Acres 3-06 Guntas in Survey No. 629(part), (c) Acres 9-11 Guntas in Survey No. 1011/1(part), (d) Acres 5-20 Guntas in Survey No. 1011/2 (part), (e) Acres 10-15 Guntas in Survey No. 1011/3 (part), and (f) Acres 12-23 Guntas in Survey No. 1011/4 (part) of Kukatpally Village, in favour of Squarespace Infracity Private Limited, registered as Document No. 523 of 2022, in the office of the Sub-Registrar Kukatpally.	Certified Copy
18.	Sale deed dated May 27, 2022, executed by Gulf oil Corporation Limited with respect to total land measuring Acres 32-00 Guntas comprising of (a) Acres 05-59 Guntas in Survey No. 1011/1, (b) Acres 05-15 Guntas in survey No.1011/2 and other survey numbers which do not form part of JDA Reduction Land in favour of SIPL with HEPL as Confirming Party, registered as Document No. 4552 of 2022 in the office of the Sub-Registrar, Kukatpally.	Certified Copy

Bk - 1, CS No 3537/2024 & Doct No
3360/2024.

Sheet 8 of 16 Sub Registrar
Kukatpally



Generated on: 25/04/2024 04:12:26 PM



19.	Sale deed dated September 27, 2022 executed by GOCL along with Hinduja Estates Private Limited as confirming party with respect to land measuring Acres 12-10 Guntas comprising of (a) Acres 01-18 Guntas in Survey No. 1011/1 and (b) Acres 02-34.8 Guntas in Survey No. 1011/12 of Kukatpally Village in favour of Squarespace Infracity Private Limited, registered as Document No. 7973/I/2022 in the office of the Sub-Registrar, Kukatpally.	Certified Copy
20.	Gift deed dated August 04, 2022 executed by Squarespace Infracity Private Limited with respect to land measuring 26281.88 square yards forming part of Survey No. 627/P, 1011/1P and 1011/2/P in favour of GHMC, registered as Document No.6550/I/2022 in the office of the Sub-Registrar, Kukatpally.	Certified Copy
21.	Endorsement dated October 29, 2021, bearing No. LC/2281/2008 issued by the Collector, Medchal-Malkajgiri District to the Managing Director GOCL Corporation Limited.	Certified Copy
22.	Government order bearing GO Ms. No. 302, dated February 26, 2009 issued by the Government of Andhra Pradesh.	Photocopy
23.	Sale certificate dated September 26, 2023, issued by the District Collector, Medchal-Malkajgiri District bearing Memo No. LC/2281/2008.	Certified Copy
24.	Rectification deed executed by GOCL and Hinduja Healthcare Private Limited (confirming party) in favour of Squarespace Infracity Private Limited for land measuring Acres 32-00 Guntas registered as document number 3009 of 2024 dated April 15, 2024.	Certified Copy
25.	Rectification deed executed by GOCL and Hinduja Healthcare Private Limited (confirming party) in favour of Squarespace Infracity Private Limited for land measuring Acres 12-10 Guntas registered as document number 3010 of 2024 dated April 15, 2024.	Certified Copy
26.	Agreement of sale cum general power of attorney (with possession) executed by GOCL and Hinduja Healthcare Private Limited (confirming party) in favour of Squarespace Infracity Private Limited for land measuring Acres 12-20 Guntas registered as document number 3057 of 2024 dated April 15, 2024.	Original
27.	Sale Deed executed by GOCL; Hinduja Healthcare Private Limited; and Squarespace Infracity Private Limited in favour of Cybercity Blue Edge LLP for land measuring Acres 12-20 Guntas registered as document number 3186 of 2024 dated April 19, 2024.	Original

For CYBERCITY BLUE EDGE LLP


Authorised Signatory

Bk - 1, CS No 3537/2024 & Doct No
3360/2024.

Sheet 9 of 16 Sub Registrar
Kukatpally



Generated on: 25/04/2024 04:12:26 PM



28.	Mortgage deed dated November 30, 2021, executed by GOCL with respect to land measuring 3630.00 Square Meters in Survey No. 627, 629, 1011/1 (part), 1011/2 (part), 1011/3, 1011/4 in Kukatpally village, Kukatpally mandal, Medchal- Malkajgiri district, in favour of Greater Hyderabad Municipal Corporation. The said Mortgage deed is registered as Document No. 10374 of 2021 in the office of the Sub-Registrar, Kukatpally.	Certified Copy
29.	Mortgage deed dated April 22, 2022 executed by GOCL with respect to land measuring 1,14,993.93 Square Meters in Survey No. 627, 629, 1011/1 (part), 1011/2 (part), 1011/3, 1011/4 in Kukatpally village, Kukatpally mandal, Medchal- Malkajgiri district, in favour of Greater Hyderabad Municipal Corporation. The said Mortgage deed is registered as Document No. 3444 of 2022 in the office of the Sub-Registrar, Kukatpally.	Certified Copy
30.	Memorandum of Deposit of Title deeds dated January 22, 2010, executed by Gulf Oil Corporation Limited in favour of State Bank of India and a consortium of banks creating a charge of Rs. 838,03,00,000/- (Rupees Eight Hundred and Thirty-Eight Crores, Three Lakhs Only), registered as Document No. 586 of 2010 in the office of the sub-Registrar, Kukatpally.	Certified Copy
31.	Memorandum of Deposit of Title deeds dated August 31, 2013, executed by Gulf Oil Corporation Limited in favour of State Bank of India and a consortium of banks creating a charge of Rs. 421,69,00,000/- (Rupees Four Hundred and Twenty-One Crores, Sixty-nine Lakhs Only), registered as Document No.6113 of 2013 in the office of the sub-Registrar, Kukatpally.	Certified Copy
32.	Memorandum of Deposit of Title deeds dated August 31, 2013, executed by Gulf oil Corporation limited in favour of SBICAP Trustee company limited and a consortium of banks creating a charge of USD 300,000,000 (United States Dollars Three Hundred Million Only), registered as Document No.6110 of 2013 in the office of the sub-Registrar, Kukatpally.	Certified Copy
33.	Memorandum of Deposit of Title deeds dated December 22, 2015, executed by Gulf Oil Corporation limited in favour of State Bank of India and a consortium of banks creating a charge of Rs. 416,00,000/- (Rupees Four Hundred and Sixteen Crores Only), registered as Document No. 11955 of 2015 in the office of the sub-Registrar, Kukatpally.	Certified Copy
34.	Memorandum of Deposit of Title deeds dated September 05, 2020, executed by Gulf Oil Corporation Limited in favour of State Bank	Certified Copy

Bk - 1, CS No 3537/2024 & Doct No 3360/2024. Sheet 10 of 16 Sub Registrar
Kukatpally



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	of India creating a charge of Rs. 71,00,00,000/- (Seventy One Crores Only), registered as Document No. 4810 of 2020 in the office of the sub-Registrar, Kukatpally.	
35.	Reconveyance deed of Deposit of Title deeds dated September 05, 2020, executed by limited State Bank of India in favour of Gulf Oil Corporation registered as Document No. 4814 of 2020 in the office of the sub-Registrar, Kukatpally.	Certified Copy
36.	Reconveyance deed of Deposit of Title deeds dated September 05, 2020, executed by limited State Bank of India in favour of Gulf Oil Corporation registered as Document No. 4815 of 2020 in the office of the sub-Registrar, Kukatpally.	Certified Copy
37.	Reconveyance deed of Deposit of Title deeds dated September 05, 2020, executed by limited State Bank of India in favour of Gulf Oil Corporation registered as Document No. 4816 of 2020 in the office of the sub-Registrar, Kukatpally.	Certified Copy
38.	Reconveyance deed of Deposit of Title deeds dated September 05, 2020, executed by limited State Bank of India in favour of Gulf Oil Corporation registered as Document No. 4817 of 2020 in the office of the sub-Registrar, Kukatpally.	Certified Copy
39.	Memorandum of Deposit of Title deeds dated December 28,2020 executed by Gulf Oil Corporation limited in favour of Union Bank of India creating a charge of USD 300,00,000/- (Three Hundred Million Only), registered as Document No. 5286 of 2020 in the office of the sub-Registrar, Kukatpally.	Certified Copy
40.	Memorandum of Deposit of Title deeds dated December 28,2020 executed by Gulf Oil Corporation limited in favour of SBICAP Trustee Company limited creating a charge of Rs. 1000, 00,00,000/- (Thousand Crores Only), registered as Document No. 5561 of 2020 in the office of the sub-Registrar, Kukatpally.	Certified Copy
41.	Memorandum of Deposit of Title deeds dated June 24, 2022, executed by Gulf Oil Corporation limited in favour of SBICAP Trustee Company limited creating an additional charge of 96, 00,00,000/- (Ninety Six Crores Only), registered as Document No. 5339 of 2022 in the office of the sub-Registrar, Kukatpally.	Certified Copy
42.	Sanctioned layout plan and Housing permit order dated May 05, 2022, issued by GHMC.	Photocopy

For CYBERCITY BLUE EDGE LLP


Authorised Signatory

Bk - 1, CS No 3537/2024 & Doct No
3360/2024.

Sheet 11 of 16 Sub Registrar
Kukatpally



Generated on: 25/04/2024 04:12:26 PM



43.	Certificate of Encumbrance dated January 02, 2023, issued by the Sub-Registrar, Kukatpally bearing statement number 125441418.	Photocopy
44.	Certificate of Encumbrance dated December 27, 2023, issued by the Sub-Registrar, Kukatpally bearing statement number 150792344.	Photocopy
45.	Environmental Clearance dated February 14, 2022, vide EC identification No. EC22B038TG187522 in File No. SIA/TG/MIS/245009/2021, issued by State Environment Impact Assessment Authority, Telangana to GOCL Corporation Limited.	Photocopy
46.	Letter dated November 18, 2009, bearing No. A/7818/TPS/TP14/GHMC/2009 addressed by the Commissioner and Special Officer GHMC to the Managing Director GOCL Corporation Limited.	Photocopy
47.	Letter bearing No. E1/2829/2021 dated February [undated], 2022 addressed by the Collector to the Commissioner and Inspector General, Registration and Stamps, Hyderabad.	Photocopy
48.	Letter dated March 15, 2022, bearing number F.No. ECIR/HZO/09/2011/1125 issued by Deputy Director, Enforcement Directorate issued to the District Registrar, Medchal-Malkajgiri District.	Photocopy
49.	Sketch map demarcating the Property from the larger extent of land available in Kukatpally Village.	Photocopy
50.	Land use letter dated November 18, 2009, bearing No. A/7818/TPS/TP14/GHMC/2009 addressed by the Commissioner and Special Officer GHMC to the Managing Director GOCL.	Photocopy
51.	Letter dated April 21, 2017, bearing number F.No. ECIR/HZO/09/2011/1125 issued by Deputy Director, Enforcement Directorate issued to the District Registrar, Medchal-Malkajgiri District.	Photocopy
52.	Letter dated August 05, 1977, issued by the Office of the Collector bearing number, D.O. Lr. G6/3082/Dm/W/75 clarifying the extents available in Survey Nos. 1011/12 and 1012 pursuant to the issuance of the supplementary sethwar.	Photocopy

For CYBERCITY BLUE EDGE LLP


Authorised Signatory

Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 12 of 16 Sub Registrar
Kukatpally



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SCHEDULE - III.

ALL THAT the land admeasuring Acres 12.50 (equivalent to 60,500 sq yds), comprising of Acres 2.0 (9,680 Sq.yrds) in Survey No.1011/1; Acres 3.5 (16,940 Sq.yds) in Survey No.1011/2 and Acres 7.0 (33,880 Sq.yrds) in Survey No.1011/12 situated at Kukatpally Village & Mandal, Medchal-Malkajgiri District, within the limits of GHMC, Kukatpally Circle, with Municipal No. 12-7-135, Moosapet Village.



WITNESS

1) Bels
B'DORA BABU

2) M. VENU
M. VENU

For CYBERCITY BLUE EDGE LLP

[Signature]
Authorised Signatory

Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 13 of 16 Sub Registrar
Kukatpally



Generated on: 25/04/2024 04:12:26 PM



EXTRACTS OF MINUTES OF THE MEETING OF LIMITED LIABILITY PARTNERSHIP FIRM M/S.CYBERCITY BLUE EDGE LLP HELD ON THE 25TH APRIL, 2024 AT 11.00 A.M AT THE REGISTERED OFFICE OF THE LLP SITUATED AT CYBERCITY MARKETING OFFICE, GREENHILLS ROAD, HITECHCITY, MOOSAPET, HYDERABAD, BALANAGAR, TELANGANA, INDIA, 500018.

3. AUTHORISATION TO MR SAMUDRALA SRIDHAR TO EXECUTE AND PRESENT MEMORANDUM OF DEPOSIT OF TITLE DEEDS INFAVOUR OF PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED:

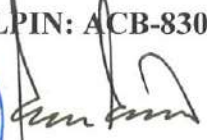
The LLP is the owner for the Land admeasuring 12.50 acres in survey numbers 1011/3, 1011/4, and 1011/12 of Kukatpally Village and Mandal, Medchal Malkajgiri District vide registered sale deed dated 19.04.2024 bearing document Number 3186 of 2024., and the as per the Loan terms LLP is agreed to create the Memorandum of Deposit of Title deeds infavour of the Priamal Trusteeship Services Private Limited and passed the following resolution.

"RESOLVED THAT Mr Samudrala Sridhar, S/o Purushothama Chary (bearing Adhaar Number 4299-6154-2164) hereby authorized to execute and present the Memorandum of Deposit of title deeds in favour of Piramal Trusteeship Services Private Limited, on the LLP Land land measuring 12.50 acres in survey numbers 1011/3, 1011/4, and 1011/12 of Kukatpally Village and Mandal for the Loan facility availed up to Rs 775 Crores (i.e.325 Cr, 50 Cr and 400 Cr) from the Piramal Enterprises Limited.

//CERTIFIED TO BE TRUE//

**For M/s CYBERCITY BLUE EDGE LLP.
(LLPIN: ACB-8306)**




Venu Vinod
Designated Partner
DIN:00320407

Date: 25-04-2024
Place: Hyderabad

Bk - 1, CS No 3537/2024 & Doct No
3360/2024.

Sheet 14 of 16 Sub Registrar
Kukatpally



Generated on: 25/04/2024 04:12:26 PM



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Government of India

సమద్రా సీధర్
Samudra Sridhar
పుట్టిన తేదీ/DOB: 30/06/1969
పురుషుడు / MALE

Download Date: 07/06/2021

Issue Date: 08/06/2021

2164

VID : 9181 1179 1583 1926

నా ఆధార్, నా గుర్తింపు

భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
సంబంధీత: సమద్రా పురుషోత్తమ చారి, 1-2-
116/1/2/B/308/P, నూ గ్రీన్ నగర్ కాలనీ, బుద్వెల్,
రాజేంద్రనగర్, కె.వి. రాంపేట్,
తెలంగాణ - 500030

Address:
C/O: Samudra Purushothama Chary, 1-2-
116/1/2/B/308/P, new green city colony,
budwel, Rajendranagar, K.v. Ramapetty,
Telangana - 500030

2164

VID : 9181 1179 1583 1926

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

భారత ప్రభుత్వం
Government of India

బేడే దొరబాబు
Bade Dorababu
పుట్టిన తేదీ/DOB: 01/08/1975
పురుషుడు / MALE

7599

నా ఆధార్, నా గుర్తింపు

భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O బేడే సుధర్శన రావు, 1-83, పెద్దవేదీ,
దేవలభద్ర, నందీగం మండలం, దేవలభద్ర
జిల్లా, తెలంగాణ,
పిన్ కోడ్ - 532201

Address:
S/O Bade Sudharshana Rao, 1-
83, PEDDAVEEDHI,
DEVALABHADRA, NANDIGAM
MANDALAM, Devalabhadra,
Srikakulam,
Andhra Pradesh - 532201

7599

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భారత ప్రభుత్వం
Government of India

మునిమంద వెణు
Munimanda Venu
పుట్టిన తేదీ/DOB: 07/09/1979
పురుషుడు / Male

Issue Date: 03/04/2023

0815

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: S/O. మునిమంద వెంకట, ఇంట్ నెం 21
8-29, గౌతమీ నగర్, రామగుండం, పెద్దలికెరె, కె.వి.రాంపేట్,
తెలంగాణ, 505210

Address: S/O. Munimanda Venkath, H No
21 8-29, gouthami nagar, ramagundam,
Peddikere, Kaminagar, Telangana,
505210

Print Date: 01/06/2023

0815

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Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 15 of 16 Sub Registrar
Kukatpally

Generated on: 25/04/2024 04:12:26 PM



Online Challan Proforma[SRO copy]

Challan No: 633TPJ250424

BANK Code: SBH Payment : NB

I Remmitter Details

Name	CYBERCITY BLUE EDGE LLP
Address	HYDERABAD
PAN Card Number	AASFC8858J
Aadhar Card Number	
Mobile Number	*****370

II Executant Details

Name	CYBERCITY BLUE EDGE LLP
Address	HYDERABAD

III Claimant details

Name	PIRAMAL TRUSTEESHIP SERVICES P LTD
Address	MUMBAI

IV Document Nature

Nature of Document	Deposit of Title Deeds
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KUKATPALLY

V Amount Details

Stamp Duty	100000
Transfer Duty	0
Registration Fee	10000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	110550
Total in Words	One LakhTen Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	25-04-2024
Transaction Id	8426916691517

Signature of remitter

Online Challan Proforma[Citizen copy]

Challan No: 633TPJ250424

BANK Code: SBH Payment : NB

I Remmitter Details

Name	CYBERCITY BLUE EDGE LLP
Address	HYDERABAD
PAN Card Number	AASFC8858J
Aadhar Card Number	
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Date(DD-MM-YYYY)	25-04-2024
Transaction Id	8426916691517

Signature of remitter

Bk - 1, CS No 3537/2024 & Doct No
3360/2024. Sheet 16 of 16 Sub Registrar
Kukatpally



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