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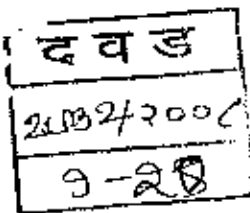
Received Adjudication Fee
Rs. 100/- (One Hundred Only)
Receipt No. 6070657
Dt. 29/7/2008

Collector of Stamps
Pune (Rural)

M. V. Consideration Rs. 1662.000/-
No. ADJ.: 200/4606/08-09
Office of the Collector of Stamps
Pune (Rural) Pune
Date 5/9/2008

Received from Shri M/s. Emcare Pharmaceuticals
Ltd., residing at Pune
Stamp Duty of Rs. (100/-)
Rs. one hundred only
Certified Under Section 32 of the
Bombay Stamp Act, 1958 that the
full duty of (100/-)
Rs. one hundred
only with which the
instrument Chargeable has been
paid vide article 36, 25Cb
subject to Sec. 53 A.

Collector of Stamps, Pune (Rural)
Rec./Chg. No. 6071985
Dt. 05/09/2008



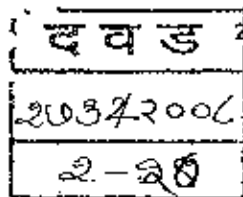
THIS LEASE made at Pune, the 18th day Sept. Two
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BETWEEN

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a
Corporation constituted under the Maharashtra Industrial Development Act,
1961 (MAH.III of 1962) having its principle Office at Orient House, Adi
Merzban Path, Ballard Estate, Bombay 400038 hereinafter called "the
Lessor" (which expression shall unless the context does not so admit,
include its successors and assigns) of the First Part;

AND

M/S. EMCURE PHARMACEUTICALS LIMITED, a company registered
under the companies act 1956 having its Registered Office at EMCURE
HOUSE, T-184, MIDC, BHOSARI, PUNE 411026 hereinafter called 'THE



LESSEE' (which expression shall unless the context does not so admit include its successors and assigns) of **THE SECOND PART.**

Recitals:

WHEREAS BY an agreement dated 16TH day of APRIL 2008 made between the Lessor of the one part and **M/S. EMCURE PHARMACEUTICALS LIMITED** (hereinafter referred to as the original allottee) of the other part the Lessor agreed to grant to the original allottee upon the performance and observance by the original allottee of the obligations and conditions contained in the said agreement to lease of the piece of land and premises bearing plot No. **D-24/1** containing by admeasurement **92333.00** sqmtrs. Or thereabouts in the **Kurkumbh Industrial Area** more particularly Firstly described in the **First Schedule.**

AND WHEREAS although the Specification, plans, elevations, sections and details of the Industrial building agreed to be constructed by the Lessees on the said land have been approved by the executive Engineer, MIDC in charge of the said Industrial Area (hereinafter called "the Executive Engineer" which expression shall include any other officer to whom the duties or functions of the said Executive Engineer, MIDC may be assigned) the Lessees has before the commencement of the construction of the said Industrial building and other structures requested the Lessor to grant to the Lessees a Lease of the said land on the ground that the Lessees has applied to the **CITI BANK N.A.** other financial institution approved in writing by the Lessor (for short lending institution) to advance to the Lessees certain loans for construction of Industrial building, which the said financial institution is willing to do against the security, inter alia, of the said plot provided the Lessees obtain a lease thereof from the Lessor even before commencement / completion of such construction and also the Lessor's consent for the execution of the required mortgage documents.

AND WHEREAS pursuant to the said Agreements the Certificate of Completion thereby contemplated has been granted

AND WHEREAS the request of the Lessee the Lessor has agreed to grant to the Lessee a lease of the piece of land and premises in the manner hereinafter mentioned.

AND WHEREAS the Lessee represented to the Lessor that the work of construction of informal shop building and other structures agreed to be constructed by the Lessee has been completed and the Lessee requested the Lessor to grant to the Lessee a Lease of the said land which lessor has agreed to do.

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchyat rates or taxes, which the Lessees have agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at **Rs. 4000.00** approximately per annum.

NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. **Description of land:**
In consideration of the premises and of the sum of **Rs. 1,10,80,000/-** (Rs. One Crore Ten Lakh Eighty Thousand only) paid as

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premium, and on the Lessee agreeing to pay the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land known as Plot No. D-24/1 in Kurkumbh Industrial Area situated within village limits of Kurkumbh Taluka Daund, District Pune containing by admeasurements 92333.00 square meters or thereabouts and more particularly described in the First Schedule hereunder written and shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHERWITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessees for the term of **Ninety-five years** computed from the First day of **APRIL 2008** subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under **PAYING THEREFOR** yearly during the said term unto the Lessor at the Office of the Chief Executive Officer, which expression shall include any other officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent or rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January each and every year.

2. Covenants by the Lessees:

The Lessees with intent to bind all persons into whosoever hands the demised premises may come do hereby covenant with the Lessor as follows:

(a) To pay rent: -

During the said term hereby created to pay unto the Lessor the said rent at times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

(b) To pay rates and taxes:

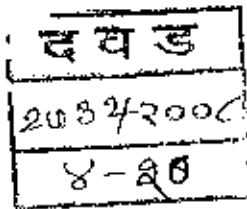
To pay all existing and future taxes, rates, assessments and outgoing of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

(c) To pay fees of service charges:

Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges/drainage charges as may from time to time to be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs. 400/- approximately per annum.

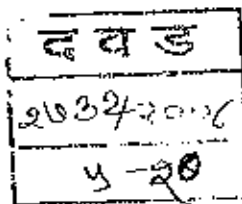
"All charges including rent, recurring fees, service charges due and payable by Licensee/Lessee, if not paid within time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time"

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"All payments due and payable by Licensee/Lessee to the Grantor / Lessor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time."

- (d) **Completion of construction of Factory Building:**
That the Lessees have to the Lessor that they have of at their own expenses and in substantial and workmanlike manner and in strict accordance with the plans, elevations details and specifications granted consent by the Executive Engineer, in charge of the said Industrial Area and the Building Regulations set out in the Second Schedule hereunder written build and completely finish fit for occupation to the satisfaction of the Executive Engineer the said building and other structures thereon of 18466.60 square meters for the use as an Industrial Premises Building with all requisite drains and proper conveniences thereto and shall obtain from the Executive Engineer a building completion certificate to that effect within ~~Two~~ four years i.e. upto 13.03.2010.
- (e) **Planting of trees in the periphery of the plot :**
The Lessees shall at their own expense within a period of one year from the date hereof plant trees in the periphery of the plot to be kept open to the sky of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 meters on the frontage of road on part thereof but within the demised premises.
- (f) **Not to excavate:**
Not to make any excavation upon part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this lease.
- (g) **Not to erect beyond building line:**
Not to erect any building, erection or structure except a line compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.
- (h) **Access Road:**
The Lessees having at its own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of the said Industrial Area (hereinafter called "the Executive Engineer" which expression shall include any other Officer to whom the duties or function of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned.



- (i) **To comply with the provisions of water (prevention and control of Pollution) Act 1974 and Air (Prevention and control of Pollution) Act 1981**
The Lessee shall duly comply with the provisions of the water (Prevention and control of Pollution) Act, 1974 and Air (prevention and Control of Pollution) Act, 1981 and the rules made there under as also with any condition which may, from time to time be imposed by the Maharashtra Pollution control Board constituted under the said Acts, as regards the Collection treatment and disposal or discharge of effluent or waste or otherwise however and shall indemnify and keep indemnified the Lessor against the consequences or any breach or non-compliance of any such provisions or condition as aforesaid.
- (j) **Indemnity:**
To Indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.
- (k) **To build as per Agreement:**
Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the said Building Regulations set out in the Second Schedule hereto.
- (l) **Sanitation:**
To observe and conform to all rules, regulations and bye-laws of the Municipality/Local Authority/Planning authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the laborers, workmen and other staff employed on the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer permit any laborers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.
- (m) **Alterations:**
That no alterations or additions shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous consent in writing of the Executive Engineer and in accordance with the Building Regulations set out in the Second Schedule hereunder written
- (n) **To Repair :**
Throughout the said term at the Lessee expense well and substantially to repair, pave, cleanse and keep and substantial repair

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and conditions (including all usual and necessary internal and external painting, colour, and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

(o) **To enter and inspect :**

To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon such inspection it shall appear that repairs are necessary, they or any of them may be notice in writing to the Lessees call upon them to execute the repairs and upon their failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessees.

(p) **Nuisance :**

Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

(q) **User :-**

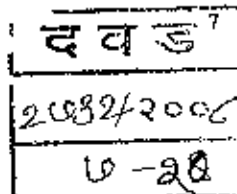
To use the demised premises only for the purpose of Informal shop but not for the purpose of a Informal shop for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunder written and not to use the demised premises or any part hereof for any other purpose nor for the purpose of any Informal shop which may be obnoxious, offensive by reason of emission of odour, liquid effluvia, dust smoke, gas, noise, vibrations or fire hazards and shall duly comply with the directions which may from time to time be issued by the Maharashtra Pollution Control Board with utmost protitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid effluvia, dust, smoke, gas or otherwise howsoever.

(r) **Insurance :**

To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth in the joint names of the Lessor and the Lessees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer AND whenever during the said term and the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

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- (s) **Delivery of Possession after expiration-DAUND**
At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing on being thereon PROVIDED always that the Lessee shall be at liberty if they shall have paid the rent and all municipal and other taxes rates, and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.
- (t) **Not to assign :**
Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessee's interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.
- (u) **Assignment to be registered with Lessor :**
If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense within twenty five days after every such assignment or assurance shall have been duly registered under the Indian Registration Act or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.
- (v) **To give preference in employment of labour :**
In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said Industrial Area.
While employing skilled and unskilled labour, they shall also recruit the maximum local people on the basis of their knowledge of handling and operating the equipment/ machineries used by the Licensee and general qualifications of the local Labour.
- (w) **Notice in case of death :**
And in the event of death of any of the permitted assign or assigns of the Lessee being a natural person, the Lessee, the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.
3. **Recovery of Rent, Fees etc. as Land Revenue :**
If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears the same may be recovered from the Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966).

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4. Rent Fees etc. in arrears

a) If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if any whenever there shall be a breach of any of the covenants by the Lessees hereinbefore contained the Lessor may reenter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessees on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for nonpayment of rent as aforesaid the power of reentry herein before contained shall not be exercised unless and until the lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessees or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the reentry is intended to be made and default shall have been made by the Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice.

(b) (i) Without prejudice to the generality of the foregoing provisions in case the Lessee shall fail to complete the said Informal shop building and other works agreed by the Lessee to be constructed on the demised premises within the time aforesaid and in accordance with the stipulations hereinbefore contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or if the Lessee shall commit default in payment to the Lessor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on their part herein contained then the lease shall determine and all erections and materials, plant and things upon the demised premises shall notwithstanding between the parties hereto belong and stand appropriated to the lessor without making any compensation or allowance to the lessees for the same without making any payment to the Lessee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Lessor against the Lessee.

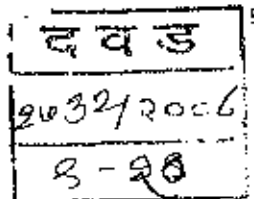
(ii) in the alternative but without prejudice to sub-clause above the lessor may permit the Lessee to continue the demised premises in the Lessee's occupation on payment of such additional premium as may be decided upon by the Lessor or and;

(iii) in the alternative but without prejudice to sub-clause (i) and (ii) the Lessor may direct removal or alteration of any building or structure erected or used contrary to the condition of the grant within time prescribed in that behalf, such removal or alteration not being carried out and recover the cost of carrying out same from the Lessee as an arrears of land revenue.

(c) All building material and plant which shall have been brought upon the demised premises by or for the Lessee for the purpose of

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erecting such building as aforesaid shall be considered as immediately attached to the demised premises and no part thereof other than defective or improper materials (removed for the purpose of being placed by proper materials) shall be removed from the demised premises without the previous consent of the Chief Executive Officer of the Lessor until after the grant of the completion certificate mentioned in Clause 2(d) hereof.

5. **Lessor's Covenant for peaceful enjoyment :**
The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.
6. **Alternation of Estate Rules :**
The layout of the Kurkumbh Industrial Area and building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessees shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.
7. **Renewal of Lease :**
If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessees grant to the Lessee a new Lease of the demised premises for a further term of ninety-five years on payment of premium as may be determined by the Lessor and with covenants, provision and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.
8. **Costs and Charges to be borne by the Lessees:**
The stamp duty and registration charges in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the is paid by the Lessee.
9. **Marginal Notes or Head Notes:**
The Marginal Notes and/or head Notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF SHRI P. V. JADHAV, the Regional officer, Pune Region of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Lessee has set his hand Lessees have set their respective hands hereto the day and year first above written.

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FIRST SCHEDULE
(Description of land)

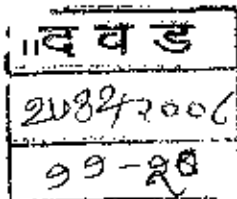
All that piece or parcel of land known as Plot No. D-24/1, in the Kurkumbh Industrial Area, within the village limit of Kurkumbh and within the limits of Taluka and Registration Sub-District Daund and Registration District Pune containing by admeasurements 92333.00 square Meters or thereabouts and bounded by red colored boundary lines on the plan annexed hereto, that is to say :-

On or towards the North by : MIDC Boundry
On or towards the South by : Plot No. D-25/1 & D-27
On or towards the East by : Plot No. D-24
On or towards the West by : MIDC Boundry & Plot No. D-27

SECOND SCHEDULE
(Building Regulations)

1. The Development Control Rules applicable to MIDC Industrial Area shall be applicable to this Industrial Area.
2. The periphery of the plot shall be utilized for the purpose of planting trees. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part thereon but within the demised premises.
3. The Lessee shall not use the land for any purpose except for Informal shop for manufacture. It shall not be used for obnoxious industries, a list whereof is attached.
4. The Lessees shall obtain a No objection Certificate from the Department of Environment Maharashtra Pollution Control Board constituted under the Water (Prevention and control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards the water pollution as also air pollution and shall duly comply with the directions which may from the time to time be issued by the said Department/Board for the purpose of preventing any water or Air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Local Authority/Planning Authority and previous consent in writing from the Executive Engineer is obtained and no additions or alterations to buildings, the plans of which have been so approved, shall at any time to be made except with the similar previous approval of the said Local Authority/Planning Authority and previous consent in writing from the Executive Engineer is obtained.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good condition

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with due repair by the Lessee during the period of construction of buildings, where more than one Lessee is concerned with the same boundary mark, the Officer authorized by the Lessor shall allocate this obligation suitably.

7. Three sets of the specifications, plans, elevations, and sections as approved by the Local Authority shall be submitted to the Executive Engineer for record and to enable him to grant consent.

THIRD SCHEDULE (List of obnoxious Industries)

1. Fertilizer, manufacture from organic materials, provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no obnoxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Suphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage, except as accessory to a permitted industry.
3. Ammonia Manufacture.
4. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Galetine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire works.
11. Fat rendering.
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosive or inflammable products or pyroxyline.
14. Pyroxylin manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.
18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of Viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason or emission of odour, liquid effluvia, dust, smoke, gas, noise, vibration or fire hazards.

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SIGNED, SEALED AND DELIVERED
by the within named
SHRI. P. V. JADHAV, the Regional
Officer for and on behalf of the within
named MAHARASHTRA INDUSTRIAL
DEVELOPMENT CORPORATION, in
the presence of :

Shri P. V. Jadhav
Parushottam Jadhav
Regional Officer
M.I.D.C., Pune-03.

1. *Rajam R. Vanjari*
2. *C. K. More*

THE COMMON SEAL of the
Above named Lessee,
M/s. EMCURE PHARMACEUTICALS
LIMITED was, pursuant to a
Resolution of Its Board of Directors
passed in the behalf on the 27 day
of August, 2004 hereunto
affixed in the presence of :

Shri *Sunil Mehta*

Shri _____



For EMCURE PHARMACEUTICALS LIMITED

Shri
Authorised Signatory

Director of the company who in
token of having Affixed the Seal of
the Company has set his hand
hereto in the presence of:

1. *Sandeep Phadnis*
Kothrud, Pune
2. *Shailendra Jachak*
Kothrud, Pune

Phadnis
Jachak

GOVERNMENT OF MAHARASHTRA
महाराष्ट्र शासन
DIRECTORATE OF INDUSTRIES
उद्योग संचालनालय

क.उ.सं.मा.रा.पं-२००७/मु.शु.प-८२/एम.क्यू.अर/०८१डी १०७७८

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प्र. नि. प्र. प. प्र.

मे.एम.क्यू.अर फार्मास्यूटिकल्स लि., प्लॉट नं. डी २४/१, (क्षेत्र-१२३३३ चौ.मी.), एम.आय.डी.सी औद्योगिक क्षेत्र, गांव-कुरकुंभ, ता.दौंड, जिल्हा-पुणे या घटकाम शासन आदेश क.मुद्रांक शुल्क-२००७/प्र.क.-१९६(१)/म-१/मुंबई मुद्रांक शुल्क अधिनियम -१९५८ (१९५८) चा मुंबई-६०) यांच्या कलम ९ च्या खंड (अ) नुसार आदेश क. १२०, दिनांक १२.०६.२००७ प्रमाणे विस्तारीत उद्योग म्हणून प्रमाणित करण्यांत येत आहे. सदर प्रमाणपत्र हे मुंबई मुद्रांक शुल्क अधिनियम १९५८ अंतर्गत उपरोक्त शासन आदेशाप्रमाणे सदरचे प्रमाणपत्र (अनुच्छेद ६ खालील) तारणगहाण, तारण, हडप, हक्क मिष्टान्न ठेव संलेख, (अनुच्छेद २५, खालील) अभिहस्तांतरण पत्र, (अनुच्छेद ३३ खालील) गहाण मालमतीवर अधिभाग लादणान संलेख, (अनुच्छेद ३६ खालील) भाडेपट्टा, (अनुच्छेद ४० खालील) गहाण विलेख निष्पत्ति करणेसाठी देण्यांत येत आहे.

२०३४२००८
१३-२४



[अनंद गोडाम]
उद्योग सह संचालक (संप्रोयो)
विकास आयुक्त (उद्योग) यांचेकरिता

प्रति,
कतयलियाचा पत्ता :-

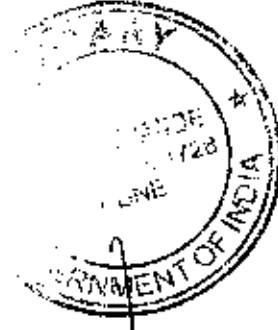
मे.एम.क्यू.अर फार्मास्यूटिकल्स लि.,
एम.क्यू.अर हाऊस, टी-१८४, एम.आय.डी.सी., भोसरी,
पुणे-४११०२६.

कारखान्याचा पत्ता :-

मे.एम.क्यू.अर फार्मास्यूटिकल्स लि.,
प्लॉट नं. डी २४/१, एम.आय.डी.सी औद्योगिक परिक्षेत्र,
गांव-कुरकुंभ, ता.दौंड, जिल्हा-पुणे

प्रत :-

१. जिल्हा सहाय्यक निबंधक तथा मुद्रांक जिल्हा अधिकारी, पुणे.
२. महाव्यवस्थापक, जिल्हा उद्योग केंद्र, पुणे.



TRUE COPY

ANAND
GOVT OF INDIA
PUNE

नवीन प्रशासन भवन, दुसरा मजला, मंत्रालयासमीर, मादाम कामा मार्ग, मुंबई - ४०० ०३२
New Administrative Building, 2nd Floor, Opp. Mantralaya, Madam Cama Road, Mumbai - 400 032.
दूरध्वनी : २२०२ ६७८० / २२०२ ८३०८ / २२०२ ८११२ E-mail: dipsi@maharashtra.gov.in

Parushottam Jadhav
Regional Officer
M.I.D.C., Pune-03.

KURKUMBH INDUSTRIAL AREA

VILLAGE-KURKUMBH, TAL.-DOUND,
DIST.-PUNE, SCALE:-1CM=40M.

N



द व ड
20372002
98-20



MIDC BOUNDARY

172.0

MIDC BOUNDARY

PLOT NO.
D-24/1
AREA-92333 SQ.M.

D-24

D-25/1

AREA-32405 SQ.M.

D-27

D-26



For EMCURE PHARMACEUTICALS LIMITED

Authorized Signatory

COPY PREPARED BY

Belhekar
12/11/2008

(R.B. BELHEKAR)
SURVEYOR

MIDC R.O. OFFICE PUNE



Parushottam Jadhav

Regional Officer
M.I.D.C., Pune-03.

Emcure

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE SUB-COMMITTEE OF THE BOARD OF DIRECTORS OF EMCURE PHARMACEUTICALS LIMITED HELD ON FRIDAY, THE 27TH DAY OF AUGUST, 2004, AT 10.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 'EMCURE HOUSE', T-184, M.I.D.C., BHOSARI, PUNE - 411 026.

AUTHORITY TO MR. SUNIL MEHTA:

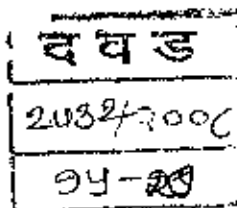
"RESOLVED THAT Mr. Sunil Mehta be and is hereby authorised to sign and execute all agreements, undertakings, applications, returns, papers and other documents relating to the Food and Drugs Administration and generally falling under the purview of Drugs & Cosmetics Act."

"RESOLVED FURTHER THAT Mr. Sunil Mehta be and is hereby also authorised for matters with respect to application, registration and related issues, in connection with purchase and sale of land and matters pertaining to complete all formalities and execution of the required agreements with M.I.D.C. in the name and on behalf of the Company and to do all or any of the acts, deeds, matters and things as may be considered expedient and necessary on behalf of the Company."

Certified true copy

For EMCURE PHARMACEUTICALS LIMITED

Sandeep Phadnis
SANDEEP PHADNIS
COMPANY SECRETARY



Emcure Pharmaceuticals Limited

Registered Office - Emcure House, T-184 M.I.D.C., Bhosari, Pune 411 026, INDIA
Phone Nos. : 91-20 - 27120084 30610000 Fax No. 91-20 30610111 Email : corporate@emcure.co.in

1298/2008

दुपयम निर्बंधक: दीड

1298/2008

1298/2008

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कुरकुंभ

(1) विवेकाधीन प्रकार, पोबदल्याचे स्वसंपत्ती व बाजारभावा (भाडेपट्ट्याच्या नाबरीश पट्टाकार आकारणी देतः की पट्टाकार से नमुद करावे) मालमत्ती 1,000,000.00
200,000.00

(2) भू-मापन, पोटहिस्ता व घरभागांक (अशल्यास) (1) वर्षात मीणे कुरकुंभ एम आय दि ती फायनल प्लॉट नं. सी-24/1 शंज 92333.00 ची भी सदर गिळकत या दस्तावा विषय अतो.

(3) क्षेत्रफल 15

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा 25

(5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाथ किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादीचे नाव व संपूर्ण पत्ता (1) एमकुंभर कार्यासुटिफ्लस लि. कुरकुंभ तर्फे अविष्कृत सिगनेटरी सुप्लि रजिस्ट्रार मेहता पर/प्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेट/धसाहत: - शहर/गाव: प्रसतपंगलो-4, मुंबई पुणे रस्ता पुणे; तालुका: पुणे; पिन: 04: पिन नम्बर: अंशुप्रीतम 2826के.

(6) दस्तावेज करून घेण्या-या पक्षकाराचे नाथ व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बादीचे नाव व संपूर्ण पत्ता (1) महाराष्ट्र औद्योगिक विकास महामंडळ तर्फे रिजिनल मॅनेजर एस दि विटगित पर/प्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेट/धसाहत: - शहर/गाव: तालुका: - पिन: - पिन नम्बर: -

(7) दिनांक करून दिल्याचा 29/04/2008

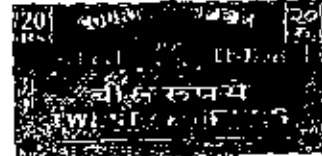
(8) नोंदणीचा 29/04/2008

(9) अनुक्रमांक, खंड व पृष्ठ 1298 /2008

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क 5000

(11) बाजारभावाप्रमाणे नोंदणी 1000

(12) शेर



अर्जदाराचे नाव सुप्रिन्ट. बालीशिवसेहता.
अर्ज दाखल दिनांक 28/4/2008
नकदना दिल्याचा दिनांक 28/4/2008
दुपयम निर्बंधक सेजी - 1 दीड

द व ड
28/04/2008
28-28



Mendra Jachak

EP 2782

Blood Group: B+ve



Authorized Signatory

Emcure

184 MIDC, Phosari,

Pune - 411026

Ph: (020) 30610000

Emcure

Pharmaceuticals Ltd



Mr. Ratiul H. Morgaonkar

EP 1767

Blood Group: AB+ve

Authorized Signatory

Plot No.-D-24, M.I.D.C.,

Kurkumbh, Tal.: Daund,

Dist.: Pune. 413802.

Tal.: (02117) 305000.

द द ड
20382000
90-20



Date: 23.09.2008

To,
The Sub Registrar,
Office of the Sub Registrar,
Taluka Daund,
Dist.: Pune
Pin: 413 801.

देवड
2632/2008
95-20



Sub.: Letter for the Registration of the Lease Deed for Plot No D-24/1 at Kurkumbh.

Dear Madam,

1. This is with regards to the registration of the lease deed for plot No D-24/1 at Kurkumbh Industrial Area.
2. The Sub Registrar, Taluka Daund with reference to the letter dated 24.08.2007, directed us to submit the Power of Attorney of the person executing the lease deed for the registration procedure.
3. The sub committee of the Board of Directors of Emcure Pharmaceuticals Limited resolved that Mr. Sunil Mehta be and is hereby authorized to execute agreements, undertakings, registration and related issues in connection with purchase and sale of land and matters pertaining to complete all formalities and execution of the required agreements with MIDC, in the name and on behalf of the Company.
4. I hereby undertake all the responsibilities with regards to the registration of the said lease deed. The Sub Registrar, Taluka Daund shall not be held responsible for any further consequences with regards to the registration procedure.

For Emcure Pharmaceuticals Ltd.


Sunil Mehta.

சென்னை: 2019, ஆகஸ்ட் 14, அன்று

9220

भाष्यप्रस्तावना

पुस्तकालय

Sum

उपलब्ध नाही



दस्त गोष्टवारा भाग - 2

दस्त

दस्त क्रमांक (2732/2008)

२०२०

दस्त क्र. २७३२/२००८ वा गांधी
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दस्ता क्र. १६२०००० मोहता ११

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दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११

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दिनांक २३/०९/२००८ दिनांक २३/०९/२००८

दिनांक २३/०९/२००८ दिनांक २३/०९/२००८

दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११

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दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११

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दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११



दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११
दस्ता क्र. १६२०००० मोहता ११

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पानवती क. : 2732

दिनांक 23/09/2008

2008

मिस्टर अविनाश विन्सेन्ट सुनिल

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मिस्टर अविनाश विन्सेन्ट सुनिल

सुनिल
उपम निवधक
द्वारा

मिस्टर अविनाश विन्सेन्ट सुनिल
3 एच/डी

मातापिता व अन्य संबंधित

- | | |
|--|--|
| (1) धिलेखाचा प्रकार, मोबदल्याचे प्रमाण व वाजारेभाव (भाडेपट्ट्याचे दर, वायतीस पट्टाकार अकारणी देण, की पट्टेदार ते नभूत करावे) मॉडेल नं. ११३०.०००.०० | (२) धिलेखाचा मोबदला १२५००.०००.०० |
| (३) पू.मापन, मोडलिंग व धरकः (असल्यास) | (४) धिलेखाची कुरकुम एम आय डि सी फायनल प्लॅट नं. डी-२४/१ संख ३२३३३.०० ची सी २४३३३.०० या दरसाज विषय असो. |
| (५) क्षेत्रफल | (६) धिलेखाची कुरकुम एम आय डि सी फायनल प्लॅट नं. डी-२४/१ संख ३२३३३.०० ची सी २४३३३.०० या दरसाज विषय असो. |
| (७) आकारणी किंवा जुडी देण्यात आलेले तैक्क | (८) धिलेखाची कुरकुम एम आय डि सी फायनल प्लॅट नं. डी-२४/१ संख ३२३३३.०० ची सी २४३३३.०० या दरसाज विषय असो. |
| (९) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादीचा नाव व संपूर्ण पत्ता | (१०) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादीचा नाव व संपूर्ण पत्ता |
| (११) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादीचा नाव व संपूर्ण पत्ता | (१२) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादीचा नाव व संपूर्ण पत्ता |
| (१३) दिनांक | (१४) नोंदणीत |
| (१५) अनुक्रमक, खंड व पृष्ठ | (१६) अनुक्रमक, खंड व पृष्ठ |
| (१७) वाजारेभावाप्रमाणे मुद्रांक शुल्क | (१८) वाजारेभावाप्रमाणे नोंदणी |
| (१९) शेरा | |
-



मी नन्कल कली
मी बाचली
मी राजल घेतली
असल वर हुकुम नन्कल

पुच्छय निवृत्त्यक श्रेणी - १ दाँडा

अर्जा प्राप्त के मांश पी. ए. वी. जाधव
उमर दाजल दिनांक 23/4/2000
महानगर दिनांक 23/4/2000

हुण्डल - १००० - १०००

