

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

*[Signature]*  
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

भारत 30533 NON JUDICIAL गेवा  
113292 MAY 16 2017



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D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

Rs. 0098500/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser MARKSANS PHARMA LTD



24/4/17



SEETHARAMA RAJU - BUDDHARAJU *[Signature]*


**RENEWAL OF DEED OF LEASE**

This **DEED OF RENEWAL OF LEASE** is made at Panaji on this 26<sup>th</sup> day of May, Two thousand Seventeen (26/ 05/2017).

*[Signature]*

*[Signature]*


**BETWEEN**





**GOA INDUSTRIAL DEVELOPMENT CORPORATION**, having PAN Card No. AAATG7792F a body Corporate established under Goa, Daman and Diu Industrial Development Act 22 OF 1965 having its Corporate Office at Plot No. 13-A/2, Patto Plaza, EDC Complex, Panaji Goa, 403 001 represented in this act by **SHRI. NARAYAN. M. GAD**, Managing Director, Goa Industrial Development Corporation by virtue of Resolution No.91/2003 of 269<sup>th</sup> GOA-IDC Board meeting held on 12.09.2003 hereinafter referred to as "**THE LESSOR**" (which expression shall, unless the context does not so admit, include its successors and assigns) of the **ONE PART**;

**AND**

**M/s. MARKSANS PHARMA LIMITED, PAN No. AAACT3153G** a Public Limited Company originally known as M/s Glenmark Laboratories Private limited and incorporated under the Indian Companies Act, 1956 and registered under U-2439 MH 2000 PTC 130051 dated 14.12.2000 and as per fresh certificate of incorporation consequent on change of name dated 23.03.2005 with the Registrar of Companies Maharashtra, Mumbai, having its registered office at 11<sup>th</sup> Floor Grandeur, Veera Dessai' Extension Road, Oshiwara Andheri (W) Mumbai - 400053, herein represented in this act by its Director **Shri SEETHARAMARAJU BUDDHARAJU** having PAN Card No.ABLPB6474F son of Shri **SEETHARAMARAJU**, aged 65 years Indian nation resident of Flat no. IRIS- 401, Socorro Gardens, Socorro, Porvorim North Goa Pin 403 501 by virtue of the Resolution passed by the Board

  
**SEETHARAMARAJU**

  
**BUDDHARAJU**





of directors in its meeting held on 21<sup>st</sup> March 2016, hereinafter referred to as "**THE LESSEE**" (which expression shall unless the context does not so admit, include its successors and permitted assigns) of the **OTHER PART**.

WHEREAS:-

1. By original Allotment order no GIDC/ED/VECP/L-82-L-83/II-E/46299 DATED 15/10/1999 a Deed of Lease was executed on 09/11/1999 between the LESSOR and the Original allottee M/s GLEMARK PHARMACEUTICALS LIMITED and registered under No.370 at pages 309 to 345, Book No. I, volume No. 1050 dated 16.02.2000 of serial no 396/2000 dated 14.02.2000, at the Office of Sub-Registrar of Salcete, Margao Goa, Plot No. L-82 and L-83 totally admeasuring 23900 square meters, i.e. property of the Lessor described in the Schedule thereto and its description is reproduced in Schedule hereto was leased by the Lessor to the then Lessee, M/s GLEMARK PHARMACEUTICALS LIMITED subject to the Lease rent thereby reserved and the Lessee's covenants therein contained. (The said Lease Deed is hereinafter referred to as "**ORIGINAL LEASE DEED**").
2. The condition No.1 in the Original Lease Deed interalia provides that Lessee will hold the said plots from 15/10/1999 for the term of thirty (30) years in the first instance paying therefore during the said term the yearly rent of Rs.1,27,125/- (Rupee one Lakh Twenty Seven Thousand One Hundred Twenty Five only) along with balance premium amount of Plots and interest thereon and on the expiry of the period of 30 years from 15/10/1999 if the Lessee be desirous to get the said term of Lease of 30 years

SEETHARAMARAJU B UDDHARAJU



extended to 95 years and of such desire shall give notice in writing to the Lessor, the Lessor shall decide to extend the term of Lease for further period of not exceeding 90 years, provided that the Industrial Unit of the Lessee is set up completely in all respects on the said Plot of land and the said Industrial Unit functions and operates successfully to the satisfaction of the Lessor and that all dues and arrears have been duly paid.

2a. By transfer order No. GIDC/ED/VECP/L-82 and L-83/II-E/7160 dated 16.05.2003, the Lessor has accorded permission to transfer the said plots in favour of M/s GLENMARK LABORATORIES PRIVATE LIMITED and a Triplicate Deed of Lease was executed on 16/06/2003 between the Lessor M/s GLENMARK PHARMACEUTICALS LIMITED, as then confirming party and M/s GLENMARK LABORATORIES LIMITED as then Lessee and registered under No. 2672 at pages 188 to 225 Book -I, Volume No 1518 dated 18/08/2003 at the Office of Sub registrar of Salcete, Margao Goa.

2.b. Subsequently vide fresh Certificate of Incorporation consequent to change of the name dated 23/03/2005 with the Registrar of Companies, Maharashtra, Mumbai from M/s GLENMARK LABORATORIES LIMITED changed to M/s MARKSANS PHARMA LIMITED and the lessor vide Order no. GIDC/ED/VECP/Plot No L-82 AND L-83/II- E/303 DATED 28/04/2014 taken note of the change in Lessee and executed a Deed of Addendum/Modification on 26/12/2014 and registered under no. Book - 1 Document Registration Number MGO-BK1-00034-

SEETHARAMARASU BUDDHARASU

2015 CD number MGOD81 on dated 02/01/2015 at the office of Sub- Registrar of Salcete, Margao Goa.



3. The Lessee is desirous of extending the term of Lease and vide letter dated 08/02/2016 requested the Lessor to grant extension of Lease in accordance with condition No. 1 of the Original Lease Deed.
4. The Lessee as per letter dated 18.10.2016 have paid the revised lease rent of Rs.9,56,000/- (Rupees Nine Lakh Fifty Six Thousand only) and Service Tax Rs.1,43,400/- vide Receipt No.PNJ/1144 dated 19.10.2016.
5. The Lessor vide its Order No. GIDC/ED/VECP/L-82 & L-83/II-E/6156 dated 03/03/2017 has consented to grant extension or renewal of Lease period, on the terms stated in the said order and on conditions hereinafter expressed under the same terms and conditions as stipulated in the Lease Deed dated 09/11/1999, Allotment Order dated 15/10/1999. Transfer order dated 16/05/2003 and Tripartite Deed of Lease dated 16/06/2003, order dated 28/04/2014 for change in name and Deed of Addendum/Modification dated 26/12/2014 and as stipulated in this Deed herein and subject to payment of annual lease rent @ 2% of the total premium amount of Plots at the Prevailing rate of land along with Service tax @ 15% or as is applicable on the Lease rent is required to be paid annually. However, the present lease rent is Rs.10, 51,600/- (Rupees Ten Lakh Fifty One Thousand Six Hundred Only) p.a. and Service Tax is Rs. 157740/- p. a. Further there shall be 10% (simple) increase of Lease rent for every three years from the date of

SEETHARAMA RAJU BUDDHARAJU

issue of order dated 03/03/2017 in the office of the Lessor on the 15<sup>th</sup> day of October of each year.

6. Both the parties agree to the terms and conditions more particularly hereinunder written.

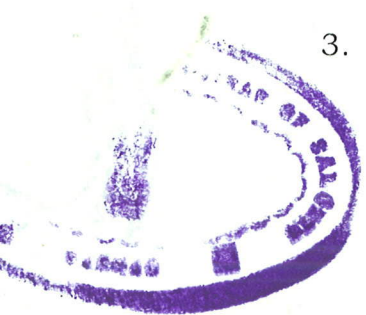
**NOW THIS DEED WITNESSETH AS FOLLOWS:-**

1. The Lessor hereby demises unto the Lessee by way of renewal of extension of Lease of said Plots described in the Schedule hereto, TO HOLD the same to the Lessee from 15/10/2029 for a term of 30 years i.e. till 14<sup>th</sup> day of October, 2059 and subject to and with the benefit of such covenants (other than the covenant for renewal) provisos and conditions as are contained in the aforesaid Original Deed, which may be revised by the Lessor from time to time and subject to the covenants, terms and conditions therein.
2. It is hereby mutually agreed by and between the Lessor and the Lessee that they will respectively perform and observe the several covenants, provisos and conditions in the aforesaid Original Lease Deed (except the covenant of renewal or extension) as fully and effectively as if the same were repeated at length in this lease with such modification and alteration as may be necessary to make them applicable to this demise and the parties hereto.




SEETHARAM RAJU | BUDDHARAJU




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3. That if during the term of Lease, the Lessee shall breach any of the terms and conditions and covenants contained in the now existing Lease and Original Lease Deed shall immediately become null and void in all respects, anything to the contrary hereof notwithstanding.
  4. The Lessee is liable to pay annual Lease Rent @ 2% of the total premium amount of the plots at the prevailing rate of land alongwith Service Tax @ 15% p.a. or as is applicable on lease rent is required to be paid annually. However, the present lease rent is Rs.10, 51,600/- (Rupees Ten Lakh Fifty One Thousand Six Thousand Six Hundred only) and Service tax is Rs.157740/- p.a. Further, there shall be 10% (Simple) increase of lease rent for every three years from the date of order dated 03/03/2017, revised/increased lease rent as and when it is revised/increased by the Lessor during the Lease period and any default in the same shall be recoverable with penal interest @ 15% p.a. by the Lessor as arrears of Land Revenue, without prejudice to the other rights and remedies available to the Lessor against the Lessee.
  5. It is hereby agreed that all costs and expenses incidental to the preparation, execution and registration of this Deed shall be payable by the Lessee.

IN WITNESS WHEREOF the parties hereto have hereunto signed this Deed at Panaji, Goa the day and the year first above written.

  
SEETHARAMA RAJU

  
BUDDHA RAJU



: 8 :

**SCHEDULE - I**

All the said landed property being Plot No. L-82 and L-83, Phase II-E, ad-measuring 23900 sq. mts. in the property known as Verna Industrial Estate, bearing survey No. 40 of Nagoa Village neither registered in the Land Registration Office nor registered in the Taluka Revenue office and situated within the Village Panchayat limits of Nagoa, Taluka Salcete, District South Goa, and Goa State and bounded as follow:-

On or towards the East by : GIDC OPEN SPACE.

On or towards the West by : Plot No.L-84.

On or towards the North by : GIDC Internal Road

On or towards the South by : GIDC Estate Boundary

Stamp Duty of Rs.98, 500/- (Rupees Ninety Eight Thousand Five Hundred only) on the Original Deed.



SEETHARAMA RAJU

BUDDHARAMU





SIGNED, SEALED AND DELIVERED )  
by the withinnamed " **THE LESSOR**" )



**SHRI.NARAYAN.M.GAD**, Managing )  
Director, for and on behalf of the Goa )  
Industrial Development Corporation who )  
has been authorized to sign and affix his )  
Official Seal hereto on its behalf duly )  
empowered by Resolution No.91/2003 of )  
269<sup>th</sup> Goa-IDC Board meeting held on )  
12/09/2003. )



**MANAGING DIRECTOR**  
**GOA INDUSTRIAL DEVELOPMENT CORPORATION**  
**PANAJI-GOA**

SEETHARAMARAJU BUDDHARAJU

SIGNED, SEALED AND DELIVERED  
by the withinnamed " **THE LESSEE**"

**SHRI SEETHARAMARAJU BUDDHARAJU** Director, for and on behalf of M/s. MARKSANS PHARMA LIMITED The COMMON SEAL OF THE COMPANY M/s. MARKSANS PHARMA LIMITED is hereto affixed pursuant to resolution of the Board of Directors passed in its meeting held on 21<sup>st</sup> March 2016 in the presence of Mr. **SEETHARAMARAJU BUDDHARAJU** Director of the Company who has put his signature hereto in token of his presence.



For MARKSANS PHARMA LTD  
VERNA-GOA

Authorized Signatory

R. H. F. P.



L. H. F. P.



In the presence of

1. Ramakant L. Shirodkar
2. Mrs. Shital J. Shenai

SEETHARAMARAJU BUDDHARAJU



\*REG\_1\_48631\_7\*

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 30-05-2017 12:10:51 PM

Document Serial Number : 2414




Presented at 11:36:00 AM on 30-05-2017 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	33520.00
2	Processing Fees	170.00
	Total	33690.00

Stamp Duty Required: 117314.00

Stamp Duty Paid: 117500.00




Seetharamaraju Buddharaju presenter

Name	Photo	Thumb Impression	Signature
Seetharamaraju Buddharaju, S/o. Late Seetharamaraju , Married, Indian, age 65 Years, Service, r/o Flat No. 401, Iris, Socorro Gardens, Socorro, Porvorim, Goa s a DIRECTOR of M/S. MARKSANS PHARMA LIMITED			

### Endorsements

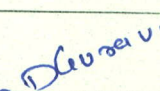
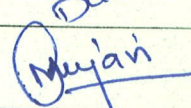
Executant

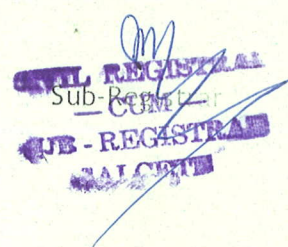
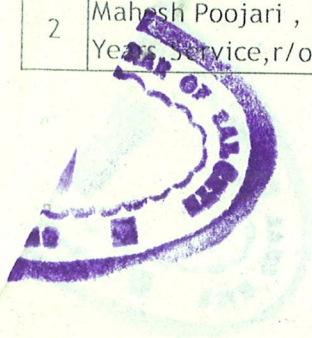
1 . Seetharamaraju Buddharaju, S/o. Late Seetharamaraju , Married, Indian, age 65 Years, Service, r/o Flat No. 401, Iris, Socorro Gardens, Socorro, Porvorim, Goa s a DIRECTOR of M/S. MARKSANS PHARMA LIMITED

Photo	Thumb Impression	Signature
		

Exemption :- Narayan M Gad is exempted from personal appearance for admission of execution under sub-section(i) of Section 88 of the Indian Registration Act 1908

## Identification

Sr No.	Witness Details	Signature
1	Dishant Gurav , s/o Digambar Gurav, UnMarried, Indian, age 24 Years, Service, r/o Zuarinagar Sancoale Goa	
2	Mahesh Poojari , S/o. Jagannath Poojari ,Married, Indian, age 32 Years, Service, r/o H. no. 94, Headland Sada, Vasco, Goa	



Book-1 Document  
Registration Number MGO-BK1-02380-2017  
CD Number MGOD112 on  
Date 30-05-2017

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



*Handwritten signature in blue ink.*



*Handwritten signature in blue ink.*



For **MARQUEANS PHARMA LTD**  
**VERNA-GOA**

**Authorized Signatory**

1. Name of the Project	1.0000
2. Location of the Project	1.0000
3. Area of the Project	1.0000
4. Nature of the Project	1.0000
5. Estimated Cost of the Project	1.0000
6. Estimated Date of Completion	1.0000
7. Name of the Applicant	1.0000
8. Address of the Applicant	1.0000
9. Name of the Consultant	1.0000
10. Address of the Consultant	1.0000

**MANAGING DIRECTOR**  
**GOA INDUSTRIAL DEVELOPMENT CORPORATION**

PANAJI-GOA

**SEETHARAMA RAJU BUDDHARAJU**

**GENERAL MANAGER (Encls)**  
**GOA INDUSTRIAL DEVELOPMENT CORPORATION (GOA IDC)**  
**PANAJI-GOA**

TOWN & COUNTRY PLANNING DEPARTMENT  
GOVT OF GOA

1. Name of the Project

2. Location of the Project

3. Area of the Project

4. Nature of the Project

5. Estimated Cost of the Project

6. Estimated Date of Completion

7. Name of the Applicant

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