Registration and Stamp Department
Madhya Pradesh

Registration Certificate

Registration Details	
E-Registration Number	MP059702022A1696399
Registration Date	29/06/2022
Date of Printing e-Registration Certificate	29/06/2022
Market Value of Property (If Applicable)	20910000
Consideration / Secured / Premium Amount (Rs.)	1035000
Registration Fee (Rs.)	15683
Total Stamp Duty (Rs.)	20910
SR Name	Anju Mishra
SRO Name	SUB REGISTRAR OFFICE BHOPAL 2

Lessor-Self

Name: Sameer Gupta
Father/Husband's Name: Late Shri Subhash Chandra Gupta
Address: Fortune House, 157, Zone-1, M.P. Nagar, Bhopal , BHOPAL, Madhya Pradesh, INDIA

Name: Ritu Gupta
Father/Husband's Name: Sameer Gupta
Address: E-5/95, Arera Colony, Tehsil Huzur, R.S. Nagar, Bhopal, Madhya Pradesh - 462016, BHOPAL, Madhya Pradesh, INDIA

Lessee-Self

Organisation Name: LUPIN HEALTH CARE LIMITED
Authorized Person's Name: Anil Jacob Varghese
Address: Kalpataru Inspire, 3rd Floor, Off Western Express Highway, Santacruz (East), Mumbai D 400055 , BHOPAL, Madhya Pradesh, INDIA

Digitally signed by ANJU MISHRA
Date: 2022.06.29 17:42:01 IST

Sub-Registrar
Bhopal-2

Signature of Sub-Registrar

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Registration and Stamp Department
Madhya Pradesh

Certificate of Stamp Duty

E-Stamp Details			
E-Stamp Code	01010529062022004082		
Total E-Stamp Amount	20910		
Govt. Stamp Duty (Rs.)	20910	Municipality Duty (Rs.)	0
Janpad Duty (Rs.)	0	Upkar Amount (Rs.)	0
Exempted Amount(Rs.)	0		
E-Stamp Type	NON-JUDICIAL		
Issue Date & Time	29/06/2022 12:43:53		
Service Provider or Issuer Details	ranu_sengar/SP010541706201500888		
SP/SRO/DRO/HO Details	SHOP NO. - 26, ADHARSHILA SHOPING COMPLEX, AWADHPURI HUZUR BHOPAL		

Deed Details	
Deed Type	Lease Deed
Deed Instrument	Lease/ Leave and License or Conducting license, including an under lease, or sub lease and any agreement to let or sub let or any renewal of lease other than mining lease- where the lease purports to be for a term of one year or more but up to five years - 0.1 percent of the sum of the amount of premium or money advanced or to be advanced and the average annual rent reserved, or of the market value of the property, whichever is higher
Purpose	Lease Deed

First Party Details	
Name	Ritu Gupta
Address	E-5/95, Arera Colony, Tehsil Huzur, R.S. Nagar, Bhopal, Madhya Pradesh - 462016
Number of Persons	2

Second Party Details	
Organization Name	LUPIN HEALTH CARE LIMITED
Address	Kalpataru Inspire, 3rd Floor, Off Western Express Highway, Santacruz (East), Mumbai E 400055
Number of Persons	1

LEAVE AND LICENCE AGREEMENTTHIS INDENTURE OF LEAVE AND LICENCE ("Deed") is made on this 29TH DAY OF JUNE, TWO THOUSAND AND TWENTY-TWO BETWEEN Mr. Sameer Gupta, S/o Late Mr Subhash Chandra Gupta, Aged 57 years, Occupation: Businessman, holding Pan AAYPG5997L AND Mrs. Ritu Gupta, W/o Mr Sameer Gupta, Aged 52 years, Occupation : Housewife, holding PAN AGBPG6624R, both residing at E-5/95, Arera Colony, Tehsil Huzur, R.S. Nagar, Bhopal, Madhya Pradesh - 462016 (email id: sameerguptafortune@gmail.com, sameergupta35@hotmail.com) (hereinafter called as the "LICENSORS" (which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include their respective legal heirs, successors, executors and administrators) of ONE PART.

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AND

LUPIN HEALTH CARE LIMITED, (CIN No.U24100MH2011PLC214885 a Company incorporated under the Companies Act, 1956 and having its Registered Office at Kalpataru Inspire, 3rd Floor, Off Western Express Highway, Santacruz (East). Mumbai - 400055 holding Income Tax Permanent Account Number : AABCL9756A (hereinafter referred to as the "LICENSEE" which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors in office and or permitted assigns) through its employee and authorized signatory, duly authorized vide Declaration dated 20th June, 2022, namely, Mr.Anil Jacob Varghese s/o Mr Kallupurakal Chacko Varghese, and holding Income Tax Permanent Account Number AALPV8724B, (email id:- anilvarghese@lupin.com) of the OTHER PART;

The term "LICENSORS" and LICENSEES" are hereinafter for the sake of brevity and convenience individually referred to as the "Party" and collectively as "Parties".

WHEREAS :-

A.The Licensors have represented and warranted to the Licensee that they have the absolute right, title and interest and are seized and possessed as Co - Owners of or otherwise well and sufficiently entitled to the premises on the Ground floor in the building known as "SRP Arcade" (hereinafter referred to as the "Building") admeasuring a built up area area of 1500 Sq. Ft. i.e. 139.40 sq. meter situated in the property situated at E-5/48, Arera Colony, Bhopal, Madhya Pradesh - 462016, which is within the local limits of Bhopal Municipal Corporation, and within the Registration District of Sub Registrar, Bhopal, Madhya Pradesh State (more particularly described in the First Schedule written hereunder referred to as the "Scheduled Premises"), having purchased the same vide Sale Deed dated 14.06.2017, registered in the office of Sub Registrar, Bhopal, Madhya Pradesh.

B.The Licensee having decided to commence and carry on its Diagnostic - cum - Medical Healthcare related business (except the business of running of

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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

प्रस्तुति मूल :

LUPIN HEALTH CARE LIMITED

प्रतिनिधि:- Anil Jacob Varghese

के द्वारा उप जिला हुजूर जिला भोपाल के उप पंजीयक कार्यालय में तारीख 29/06/2022 को मध्यान्ह पूर्व/पश्चात्ह पश्चात 02:08:07 बजे प्रस्तुत किया गया।

Anju Mahto
Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

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hospital & nursing homes) approached the Licensors for grant of license in respect of Scheduled Premises and also the common car parking space in the front of the Building.

C.The Licensee shall use the Scheduled Premises as its Satellite Laboratory for conducting laboratory management services, diagnostics services and such other similar activities / services.

D.The Licensors represents and warrants that the Licensors has not entered into any Letter of Intent / Agreement for sale / transfer with respect to the said Premises (defined hereinafter) with any other Third party, which will jeopardize the peaceful use and possession of the said Premises by the Licensee and further warrants that there is no Government debt, annuity, or any bequest, trust or any deed or document affecting the Licensors title to the said Premises.

E.The Licensors shall assist the Licensee in obtaining no objection certificates and / or approval for enabling the Licensee to carry on its Diagnostic – cum – Medical Healthcare related business (except the business of running of hospital & nursing homes) "hereinafter referred to as "Permitted Use", under this deed from the various Authorities.

F.The Licensors herein have voluntarily of their own free will agreed to grant license and the above named Licensee has agreed to acquire the License in respect of the Scheduled Premises plus common car and bike parking spaces in the front of the Building, more particularly described in the Second Schedule hereunder, hereinafter collectively referred to as the "Deemed Premises", for a term of 5 (Five) years at the agreed monthly License fees and on the agreed terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of this Agreement and in consideration of the monthly license fees hereby reserved and the several terms, conditions, covenants, agreements and stipulations herein contained to be observed and performed on part of the Licensee, the Licensors do hereby grant to the Licensee the above "Scheduled Premises" for a term of 5 (Five) years commencing on and from 1st May, 2022 and expiring on 30th April, 2027 for the 'Permitted Use' during the said term. The monthly license fees as

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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

निष्पादन की मूल :

Sameer Gupta		पुत्र/आत्मज Late Shri Subhash Chandra Gupta	पता: Fortune House, 157, Zone-I, M.P. Nagar, Bhopal
Ritu Gupta		पत्नी Sameer Gupta	पता: E-5/95, Arera Colony, Tehsil Huzur, R.S. Nagar, Bhopal, Madhya Pradesh - 462016
LUPIN HEALTH CARE LIMITED	प्रतिनिधित्व:-	Anil Jacob Varghese	पता: Kalpataru Inspire, 3rd Floor, Off Western Express Highway, Santacruz (East), Mumbai D 400055

स्वीकार करते हैं कि कथित पट्टा विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूपए 0 प्राप्त हो गये हैं तथा रूपए 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूपए 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी । तारीख 29/06/2022

Anju Mishra
Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

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hereinafter mentioned provided shall be paid to the Licensor by the Licensee without any deduction or abatement on any account whatsoever, except the statutory TDS, GST, and other taxes as may applicable from time to time.

THE INTENT OF THE OBLIGATIONS ON PART OF THE LICENSORS AND THE LICENSEE THAT SHALL CONTINUE THROUGH OUT THE SAID TERM ARE HEREBY COVENANTED AS FOLLOWS:-

(a)License Fees free Fit-Out Period:- The Parties agree and acknowledge that it is necessary for certain works to be carried out in the Scheduled Premises to enable the Licensee to utilize the same as one single unit for the Permitted Use and shall be entitled to carry out the Fit-out Works accordingly. The Licensors agree that the Licensee shall be entitled to carry out and complete the Fit-out Works from the date of actual possession of the Scheduled Premises being handed over by the Licensors on 1st May, 2022 till a period of 60 days i.e. till 30th June' 2022. In this regard the Licensors undertake to provide full co-operation and assistance to the Licensee for (i) ensuring that all the activities / works to be carried out in the Scheduled Premises as also on the Property as set out in Annexure A to this Deed, is duly completed in accordance with all regulatory / statutory approvals and NOCs from local authorities and to the satisfaction of the Licensee and (ii) obtain necessary approvals / licenses / consents / clearances / NOCs from any and all statutory authorities / institutions, such as Pollution Control Board, Fire Department, Municipality, Bank etc., in favor of the Licensee for the peaceful use and occupation of the Scheduled Premises and in this regard if required, executing such further documents as may be necessitated. The Licensors shall provide the Licensee the meter readings of the electricity connections for the Scheduled Premises.

(b)The License fees in respect of the said "Scheduled Premises" inclusive of Municipal Taxes would be a sum of Rs. 1,72,500/- (Inclusive of branding, VSAT, common car parking charges) (One Lakh Seventy Two thousand Five hundred Only) plus Common Area Maintenance charges of Rs. 10/- per sq.ft. i.e. Rs 15000/- (Rupees Fifteen Thousand only) per month plus GST which shall be paid to the Licensors in equal proportion. Thus a total monthly payment of Rs 1,87,500 plus GST (Rupees One lac Eighty Seven thousand Five hundred plus GST) shall be payable by the Licensee to the Licensors. The

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Registration and Stamp Department
Madhya Pradesh

Witness Seal:

ANIL NEMA	S/O ram gopal	Address: H N 22 CHOUKI TALAIYA BHOPAL
SHUBHAM GUPTA	S/O KISHORE KUMAR	Address: E-7/100 MEGHANA APPT TOWER FLAT N 203 ARERA COLONY BHOPAL

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 29/06/2022

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Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

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above fees shall include charges @ 60% for building, 20% for fixtures etc and 20% for the ground rent. The said monthly license fees plus the Common Area Maintenance Charges shall be enhanced by 15% (Fifteen) percent every Three years during the License Term. Accordingly, it is made clear that the monthly license fees during the License Period would be as mentioned here under:-

For the period:Maintenance charges per month:
License Fees Payable per month

From:To:(Rs.):(Rs.)
01.05.2022:30.06.2022:15000/-:License Fees Free fit out period
01.07.2022:30.04.2025:15000/-:1,72,500/-
01.05.2025:30.04.2027:17250/-:1,98,375/-

(c)The monthly license fees as mentioned in the preceding clause, shall be payable to the Licensors by the Licensee on and from the date of commencement of the lease, i.e. 1st July, 2022 and subject to the receipt of the invoice and thereafter by the 2nd day of each Calendar Month in hard copy. The same shall be payable in advance on or before the 10th day of every Calendar month for the month for which such license fees shall be payable. Any delay in receipt of the invoice from the Lessors beyond the 2nd day of each Calendar Month will automatically extend the period of payment. The said payment of the License fees and the Common area maintenance charges plus applicable GST shall be done by the Licensee to the joint Licensors in equal proportion of 50% each directly into their bank accounts through RTGS or any other electronic transfer medium. The details of the bank accounts, PAN details of both the Co Licensors have already been provided to the Licensees previously.

(d)The Licensee herein shall deduct statutory Income Tax at source or any other Tax as may be applicable from time to time. As per the existing Tax Laws, the Licensee would for the time being, deduct an amount equivalent to 10% or as applicable on the amount of the monthly license fees towards the T.D.S. on account of Income Tax, Education Cess and Surcharge and would cause deposit of the amount of T.D.S. with the concerned authority within the prescribed time and further furnish to the Licensors necessary T.D.S.

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Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:

इस दस्तावेज के निष्पादक Sameer Gupta S/O Late Shri Subhash Chandra Gupta के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 29/06/2022 को लिया गया ।

Anju Mishra
Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

इस दस्तावेज के निष्पादक Ritu Gupta W/O Sameer Gupta के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 29/06/2022 को लिया गया ।

Anju Mishra
Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

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Certificate and / or such other evidence for payment thereof, as per the law. The Licensee shall defend, indemnify and hold Licensors harmless against all losses, claims and liabilities arising out of any failure by the Licensee to meet its obligations to deposit the TDS on time under Income Tax Law, including any failure or error on its part that results in denial of any tax credit under Income Tax law to the Licensors for the matter related to this Leave and License Deed.

(e)The Licensors shall however provide full co-operation to the Licensee in respect to any details and information required for enabling the Licensee to avail any tax credit under the GST regulations and to respond to the relevant tax authorities demands and to resolve any mismatch in the GST filings within the timelines prescribed under the GST Law, if applicable. The Licensors shall defend, indemnify and hold Lessee harmless against all losses, claims and liabilities arising out of any failure by it to meet its obligations under GST Law, including any failure or error that results in denial of any tax credit under GST law to Lessee for the matter related to this License Deed, if applicable. Similarly, the Licensee shall defend, indemnify and hold Licensors harmless against all losses, claims and liabilities arising out of any failure by it to meet its obligations under GST Law, including any failure or error that results in denial of any tax credit under GST law to the Licensors for the matter related to this Leave and License Deed, if applicable.

(f)It is recorded that the monthly license fees in respect of the Scheduled Premises as provided hereinabove, is inclusive of municipal taxes and accordingly, it has been agreed that the Licensee herein shall not be responsible to bear and pay the municipal taxes or any other building related Taxes or Levies or any increases thereon as may be found payable on account and in respect of the Scheduled Premises. Provided however and it is made clear that apart from the municipal taxes or any taxes or levies in relation on account of the Scheduled Premises, all other rates, taxes and outgoings and impositions on account of and in respect of the running of business to be carried by Licensee from the Scheduled Premises shall be payable by the Licensee.

(g)The Licensee herein shall render its best co-operation and assistance to the Licensors in the matter of maintenance of the common areas and essential

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Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:

इस दस्तावेज के निष्पादक Anil Jacob Varghese के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 29/06/2022 को लिया गया ।

Anju Mishra
Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

Witness Seal:

ANIL NEMA

SHUBHAM GUPTA

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services at the building by the Licensors.

(h)It is recorded that the Licensee herein will keep a refundable security deposit with the Licensors a sum of Rs.10,35,000/- (Rupees Ten Lakhs Thirty Five Thousand Only) being the amount equivalent to 6 (Six) month's license fees ("Security Deposit") as and by way of security deposit. The Security Deposit shall be paid to the Licensors in equal proportion and shall carry no interest whatsoever and that the same shall remain deposited with the Licensors during the continuation of the license period. The Security Deposit amount shall be refunded to the Licensee by the Licensors immediately on expiry of the term of the lease or on earlier surrender or termination of the leave and license period and on delivery of the vacant and peaceful possession of the Scheduled Premises in favor of the Licensors by the Licensee without any interest, less deductions if any. It is also understood that on vacation of the Scheduled Premises under this license, the Licensees will clear all the dues towards electricity, telephone bills arrears of license fee and all such other service provider dues payable for the period the Scheduled Premises was occupied by the Licensees without any demur or delay. The Security Deposit would be refunded free of interest after deducting such arrears as of License fee, CAM Charges, MPEB bill arrears, damages to the schedule property and fittings & fixtures (normal wear and tear expected) if any. The Licensors shall discuss and intimate the Licensee before deducting any such amounts from the Security Deposit

(i)The Licensors shall be locked in for the entire period of 5 (Five) years and the Licensee shall be locked in for 3 (Three) years as per this Leave and License Deed.

(j)The Licensors agree, acknowledge, and confirm that the aforesaid Security Deposit has been paid in two installments i.e. [A] Rs. 5,17,500/- (Rupees Five Lakh Seventeen Thousand Five Hundred Only), which the Licensors herein admit and acknowledge of having received and [B] Balance i.e. Rs. 5,17,500/- (Rupees Five Lakh Seventeen Thousand Five Hundred Only), which shall be paid via RTGS after the execution and registration of this Deed in the office of Sub Registrar, Bhopal.

(k)The electricity consumption shall be recorded through the electricity meter

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Registration and Stamp Department
Madhya Pradesh

Stamp Duty Seal:

स्टाम्प शुल्क	20910
नगरीय शुल्क	0
जनपद पंचायत शुल्क	0
उपकर	0
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	20910

Anju Mishra
Sub Registrar
SUB REGISTRAR, OFFICE
BHOPAL 2

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installed in the Scheduled Premises and will be charged according to the Electricity rates of the Bhopal State Electricity Distribution Company Limited ("BSEDCL").

(l)The Licensee shall at its own costs and expenses keep and maintain the interiors of the said Scheduled Premises in good, tenantable and repaired and hygienic condition.

(m)The Licensee shall from time to time cause painting and white washing of the interior walls of the Scheduled Premises and do minor repairs as may be required for the upkeep of the Scheduled Premises in good and maintained condition.

(n)The Licensee shall use the Scheduled Premises for carrying on the business of its Diagnostic-cum-Medical Healthcare related business and other ancillary activities (except the business of running hospital and nursing home) but not for residential accommodation to anybody.

(o)The Licensee shall not use nor permit anyone to use the Scheduled Premises or portion thereof as Restaurant, Nursing Home, Banquet Hall, Exhibition Gallery, place of worship etc.

(p)The Licensee shall be entitled to put up a Signage on the facade of the building but only on the facade covering specifically the Schedule A property and in accordance with the details shared at a prominent place. as mutually agreed upon by both the Parties.

(q)The Licensee shall not make any structural additions or alterations in or upon the Scheduled Premises or portion thereof. Nonetheless, the Licensee shall however be entitled to erect cubicles, chambers, brick wall, and partition by use of glass, wood, brick or other materials and also to cause the required furniture, fixtures, fittings and equipment to be made and / or installed at the Scheduled Premises.

(r)The Licensee shall not in any manner transfer or assign its license rights in respect of the Scheduled Premises or portion thereof under this Deed in favor of any third person or party.

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(s)The Licensee shall not sub-license or let out or otherwise permit or allow any other person or party to use or occupy the Scheduled Premises or any portion thereof. However, it is agreed by the Parties that any of the Affiliates of the Licensee shall be entitled to use the Premises, (with prior written approval of the Licensors, which approval shall not be unreasonably withheld, conditioned or delayed) in common with the Licensee and on certain terms and conditions which shall be more particularly set out in this Deed. However, such Affiliates shall not be or be deemed to be granted any right, interest, easement, demise, tenancy, sub-tenancy, licenses, etc. in respect of the Premises. For the purpose herein an "Affiliate" of the Licensee shall mean its parent company, Lupin Limited, and or a limited company, which is directly under the ownership and management control of the Licensee or its parent company, to the intent and effect that the Licensee or its parent company, shall own and hold, at least fifty percent (50%) or more of the voting securities and / or controlling the majority of the composition of the board of directors and or the power to direct or cause direction of the management of such limited company, through ownership of voting securities.

(t)The Licensee shall not do or commit nor permit anyone to do or commit any act deed matter or thing, which may cause obstruction or interference in the maintenance of the common parts and essential services at the building by the Licensors.

(u)The Licensee shall not in any manner interfere with the repairing, maintenance and upkeep of the Electrical Installations, lifts, water pumps, overhead water tank, underground water reservoir, tube-well, sewage lines and other common installations at the building by the Licensors. The Licensees will provide approach to the open back space in the Scheduled Premises to the Licensors or its Vendors or its workers to maintain or repair the common sewage and water lines and also for the upkeep and other maintenance work of the building and any other equipment or machinery or air conditioners in the rear open space as and when required.

(v)The Licensee shall ensure that if any hazardous chemicals or materials, inflammable articles etc., or any other hazardous waste, handled, collected and or otherwise generated during the conduct of its business operation in the Deemed Premises, is duly disposed of in compliance with applicable laws and

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regulations. The Licensee shall be obliged to keep the Scheduled premises and the surrounding spaces in hygienic and odorless conditions.

(w)The Licensee shall not do or commit nor permit anyone to do or commit any act, deed matter or thing, which may cause nuisance to the Licensors and / or the occupiers or Licensees of other portions of the building.

(x)The Licensee shall not throw or accumulate nor permit the throwing or accumulating of any rubbish in the common parts of the building. All medical and biological waste generated during the course of operation shall be disposed of by the Licensee directly through their nominated / contracted agency.

(y)The Licensee shall not do or commit nor permit anyone to do or commit any act, whereby the Licensors or Occupiers of other offices / showrooms at the building are prevented from using and enjoying their respective offices / showrooms and / or the common parts and essential services at the building.

(z)The Licensee shall not do or suffer to be done in or upon the Scheduled Premises anything whereby any Policy of insurance in respect of the other portions of the building against loss or damage by fire in respect thereof, may become void or voidable or which may cause increase in the amount of premium payable.

(aa)The Licensee shall abide by the rules and regulations as may from time to time be framed by the Licensors for the maintenance and up keeping of the common parts, areas, facilities, amenities including Transformer, Lifts, Tube-wells etc.

(bb)The Licensee while installing the Air Conditioners and / or Compressors for split Air Conditioners in or upon the Scheduled Premises or portion thereof shall not deface the elevation of the building. The Air-Conditioners and / or Compressors shall be installed by the Licensee on the exterior wall space of the building in the rear open space only and in no condition shall install any air conditioner on the front façade of the Building.

(cc)The Licensee shall not be entitled to claim any right of any nature

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whatsoever in respect of the other portions including the roof of the building as also the common parts there except the ground floor common lobby for entry and exit in the Scheduled Premises, drive way and common passages as may be required for ingress and egress to and from the Scheduled Premises and the beneficial use and enjoyment of the Scheduled Premises.

(dd)The Licensee as well as its staff, visitors, patients, customers, representatives agents and nominees shall have unlimited access to the Scheduled Premises on all days of the week including public holidays and at any time of the day or night for its said business and other purposes and also for maintain its equipment and appliance as well as for the purpose of causing repair, painting etc. The common lobby and the portions outside the Scheduled Premises shall not be used by the Licensee to store or keep any material or for sitting or waiting of any person/ visitor visiting the Scheduled Premises.

THE LICENSORS DO HEREBY COVENANT WITH THE LICENSEE AS FOLLOWS:-

a)That the Licensee paying the said monthly license fee to the Licensors in the manner and within the time as hereinbefore mentioned and also observing and performing the various terms, conditions, covenants and stipulations as hereinbefore contained on the part of the Licensee to be observed and performed, shall and may peaceably and quietly hold, process and enjoy the Scheduled Premises during the said term without any interruption, eviction or disturbance by the Licensors or any person or persons claiming from under or in trust for the Licensors.

b)The Licensors herein shall look after, manage and maintain the common parts including the landings, lobbies, stair-case, lifts, overhead water tank, underground water reservoir, common passage, drive-ways and also maintain the essential services of supply of drinking water and disposal of sewage through sewage lines at the building subject to the Licensee above named regularly and punctually paying to the Licensors the monthly license fees and CAM charges as set forth above.

c)The Licensors shall retain and / or employ persons or the housekeeping of the building and also retain and employ electricians, plumbers and other

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contractors, for proper maintenance of electricity and other essential services.

d)The Licensors shall be responsible and liable to bear all property taxes, levies and other statutory duties in respect of the Scheduled Premises / Property to the concerned authorities. Any increase in property taxes, levies and other statutory duties shall be borne by the Licensors. Any other new or increment in the taxes, levies, duties, cess and surcharges in respect of the Premises and the entire property shall be borne by the Licensors only.

e)Any tax / charges payable for garbage / bio-medical waste disposal shall be borne by the Licensee. The Licensor shall regularly and punctually pay the municipal taxes on account and in respect of the "Scheduled Premises" and in this regard, the Licensors shall keep the Licensee and also the Scheduled Premises absolutely indemnified and harmless at all times from all cost, expenses, claims, losses or damages of any kind.

f)The Licensors shall provide to the Licensee all support and necessary documents as may be required to enable the Lessee to obtain the electricity connection of 50 KVA of electricity . The Licensee shall pay electricity charges as per the meter reading of the meter installed by Bhopal State Electricity Distribution Company Limited in the name of the Licensor on and from the commencement of License term upon receipt of the necessary bill from Bhopal State Electricity Distribution Company Limited giving the meter readings.

g)The Licensors shall be responsible to provide 24 x7 hours of potable water supply to the premises as required by the Licensee. The Licensors represent that adequate water is being supplied by the Municipal Corporation Bhopal and the Licensor has the necessary permissions for the same. The water charges applicable by the service provider, shall also be liable to be metered and proportionately charged. The Licensors represent that as on date, there are no water charges being levied. If and when determined by the Licensor and upon advance written notification to the Licensee, the Licensee shall pay to the Licensor, prospectively, water charges over and above the License fees upon receipt of the necessary invoice with supporting giving the meter readings.

h)Based on the requirements of the Licensee, the Licensors shall provide space for the outdoor air conditioning units on the exterior wall space provided on

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the backside of the Building.

i)The Licensors shall provide the space in the Building or in the basement of the Building and also the necessary support and documents to enable the Lessee to install a DG backup in the Building Premises or in the basement of the Building and to obtain the necessary approvals and permission in this regard.

j)The Licensors shall maintain a Fire Hydrant System and the Licensors shall allow the Licensee to install a Fire detection system and Fire extinguishers in the Scheduled Premises. The Licensee shall ensure that all approvals in this regard are valid and subsisting.

k)It is further acknowledged that since there is no society or association of apartment ownership constituted, the Licensors shall be solely responsible to ensure that the water charges raised upon the Licensee if any is appropriately proportioned on the basis of the consumption and use of the other occupants of the building standing on the Property and as per the meter reading. The Licensee shall make payment of all water bills and electricity bills to the respective authorities and time to time provide with such details to the Licensors and in case of default of such payments like, electricity bills, water bills, garbage tax, except the property Tax of the Scheduled Premises which shall be paid by the Licensors, in case any of the above services are disrupted by the concerned agency, (except the municipal authorities incase of default of payment of property tax which shall be the responsibility of the Licensors) then in that case the responsibility for the same shall lie on the Licensee only and not on the Licensors.

l)The Licensee herein shall at its own costs keep the said Scheduled Premises and all the material and equipment's and whatever else needs to be insured by them, insured against the risk of Loss and damages due to earthquake, riot, fire and other natural calamity or otherwise etc.

m)The Licensors shall maintain supply of potable water from Municipal water supplied at the building.

n)The Licensors shall ensure that sufficient and appropriate space for

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installation of VSAT antennae at a portion of staircase tower of the said Building will be provided to the Licensee.

o)The Licensors represent that it shall permit the Licensee to lay the drainage lines from the Ground floor of the Premises to the basement to enable the Licensee to connect it to septic tank in the basement. The Licensor further represents that they have required permissions from the regulatory bodies to discharge the effluent/ sewage generated from the premises to the municipal sewerage network. The Licensee shall set up an Effluent Treatment Plant on its own cost inside the Premises for treating the Laboratory effluent and discharge into the municipal sewerage network. The Licensor represents that septic tank followed by a collection pit for raw water which shall be pumped into the Govt sewage network is available in the existing building for one of the toilets in the basement of the building.

p)The Licensor shall provide the Licensee common car parking in front of the Building for the use of Licensees Car and Bike parking.

AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

a)If the monthly license fee reserved or any part thereof shall remain unpaid and outstanding for a period of more than 2 consecutive (Two) months after the date whereupon the same ought to be paid as aforesaid, whether the same shall have been legally demanded or not and if there shall be any breach or non-observance by the Licensee of any of the covenants or conditions herein contained and on the part of the Licensee to be observed and performed or the Licensee goes into liquidation (except for the purpose of re-construction or amalgamation), then the Licensors shall call upon the Licensee by notice in writing sent by registered post with A/D to carry out its obligations or remedy the default, if any, within 30 days from the date of receipt of the notice and if obligations are not carried out and / or the default is not remedied within such period, it shall be lawful for the Licensors to determine the license and to re-enter in and upon the Scheduled Premises or any part thereof without prejudice to the other rights of the Licensors.

b)In case of delay or default on the part of the Licensee to pay the monthly

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lease rent in the manner and within the time as hereinbefore provide, the Licensee shall be liable without prejudice to the Licensors other rights mentioned above, to pay to the Licensors interest at the rate of 18% per annum on the amounts of such arrears of license fees and in case the said license fees is not paid consecutively for two months then the Licensee shall be bound to pay double the arrears of the License fees for each month for the delayed period.

c)In case of delay or default on the part of the Licensee to pay the amount of electricity charges on account of the electricity as may be consumed at the Scheduled Premises as per the Bill that shall be generated by MPEB Department for the Scheduled Premises; which shall be collected by the Licensees from the common letter box provided in the said Building, within the time hereinbefore provided. It shall be lawful for the MPEB Department to forthwith disconnect the supply of electricity at the Scheduled Premises and reconnection of such MPEB Connection shall be done when the due bill along with penalty levied by the Electricity Board on such MPEB Connection has been paid by the Licensee. It is made clear that the Licensee herein shall not be entitled to restoration of electricity till the Licensee pays to the MPEB department along with penalty and restoration charges etc and it shall not be the responsibility of the Licensors to pay such bills to the MPEB Department on behalf of the Licensee for the Scheduled Premises.

d)The Licensors shall at all times be entitled by prior appointment of 48 hours to enter into and upon the Scheduled Premises and to view the state and conditions thereof.

e)The Licensee shall and will at the expiration or sooner determination of the said term, peaceably and quietly yield and deliver unto the Licensors possession of the Scheduled Premises in good and tenantable condition simultaneously against refund of the Security Deposit by the Licensors. The Licensees hereby agree and undertake that they will deliver the vacant possession of the Schedule Property in clean and sanitary condition at the time of expiry of present license period in the same condition as it was licensed out this day (Subject to normal wear and tear) and against refund of entire security deposit without interest, less deductions if any. It is also understood that on vacation of the Scheduled Premises under this license, the Licensees will clear

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all the dues towards electricity, telephone bills arrears of license fee and all other connected charges pertaining to the Schedule Premises payable for the period the Scheduled Premises was occupied by the Licensees without any demur or delay. It is also understood and agreed that if the Licensees do not vacate the premises and hand over the peaceful possession of the same at the time of refund of amount of Security Deposit then the Licensees shall be liable for payment of two times the License fees from the date of refund of amount of Security Deposit till the date the Schedule Premises is vacated and the possession is handed over to the Licensors. This Leave and License shall not be construed as lease and no tenancy rights would be created in favor of the Licensee.

f)If the Scheduled Premises or portion thereof at any time during the said term be destroyed or rendered unfit for use, due to Force Majeure Event, not caused by any act or default on the part of the Licensee than and in such case, then notwithstanding the lock-in-period, the Licensee shall have the option to terminate this license forthwith and to hand over peaceful possession of the Scheduled Premises in favor of the Licensors. In such an event the Licensee shall not be liable to pay the license fees for the unexpired lock-in-period of the license period. For the purpose herein "Force Majeure" shall mean fire, flood, earthquake, windstorm or other natural disaster, act of any sovereign power such as war, invasion act or foreign enemies, hostilities whether war declared or not, civil war, rebellion, terrorist attack or insurrection being beyond the control of any of the Parties have materially damaged or destroyed the Scheduled Premises.

g)It has been agreed that if any time during the continuance of the License of the building at the Scheduled Premises is damaged and rendered unfit for use due to a Force Majeure Event, then in that event the amounts of monthly license fees in respect of the Scheduled Premises payable by the Licensee shall remain suspended till the restoration of the building and / or the Licensee being able to carry on its business activities at the Scheduled Premises.

h)Upon the expiry of the lock-in-period of 3 (three) years, Licensee shall be entitled to terminate this license after giving 3 (three) months' notice in writing to the Licensor without assigning any reason whatsoever. In the event of such termination of the license as also delivery of vacant and peaceful possession of the Scheduled Premises in favor of the Licensors by the

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Licensee, the Licensors shall simultaneously refund to the Licensee the entire amount of Security Deposit subject to the conditions mentioned in point 'e'.

i)If at any time during the License Term (including the Lock-in Period) if the either Party commits any breach or default of the terms and conditions of the Agreement. the aggrieved Party shall be entitled to address to the defaulting Party a notice (in writing) specifying the breach or default and calling upon the defaulting Party therein to remedy or make good the same by the expiry of 60 days from the date of receipt thereof. If the defaulting Party fails or neglects to remedy or make good the breach or default within a period of 60 days from the date of receipt of such written notice, time being of the essence, then the aggrieved Party shall be fully and freely entitled to forthwith terminate the License by addressing a notice of termination to the defaulting Party, at any time on or after the expiry of the aforesaid notice period of 60 days except for an event when there is a default of payment of the license fees by the Licensee for two successive months and in that case the Licensors will be at liberty to terminate the License deed by issuance of notice / email. If the License Deed is terminated by the Licensee due to any breach or default of the Licensor, then notwithstanding the lock-in-period, the Licensee shall not be liable to pay the license fees for the unexpired lock-in-period of the License. That any notice in terms of this license, by either side, will be given at the registered office of the parties by Registered Post Acknowledgement Due post unless a different address has been intimated in writing against receipt thereof.

j) If at any time during the License Term (including the Lock-in Period): (i) a voluntary petition has been filed by either party for its winding-up in any Court of Law, or; (ii) either party has entered into any compromise or arrangement with its creditors in respect of the outstanding debts which impacts the use and occupation of the Premises or; (iii) an order of winding-up of either party has be passed by any Court of law, then and in any of the aforesaid circumstances, the proposed under-letting shall be deemed to have been terminated by the other party one day before the occurrence of such event. In such an event the Licensee shall not be liable to pay the license fees for the unexpired lock-in-period of the License.

k)The Lessors hereby agree and confirm that on expiry of the term of the

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license or earlier termination of the license as per clause (f), (g), (h) and (i) above, and the Licensee having vacated the Scheduled Premises and made ready for delivering vacant and peaceful possession thereof in favor of the Licensors herein, in case, the Licensors delays the refund of the entire advance paid as and by way of Security Deposit and or delays refund of the total Security Deposit paid under the Leave and License Deed, upon expiry or early termination of the Leave and License Deed, then Licensors shall be liable to pay the Licensee interest at the rate of 18% per annum for the delay by it till the date of actual payment of the said Security Deposit, as the case may be. In addition thereto, the Lessee shall be entitled to hold possession of the Premises without paying any License fees or any other amount until the Licensor refunds the advance paid as and by way of Security Deposit under this Leave and License Deed and or the entire Security Deposit with interest under this Leave and License Deed, as the case may be. The refund of the entire Security Deposit will be subject to the conditions mentioned in clause 'e' mentioned previously. In the event the Licensee terminates this Agreement during the lock-in-period, except due to the termination pursuant to the clauses mentioned above, then the Licensees shall be liable to pay the license fees for the unexpired lock-in-period.

l)Notwithstanding anything to the contrary contained in thisAgreement, it is agreed and made clear that the Licensors herein shall be at liberty at its discretion to nominate any company to look after, manage and maintain the common parts and essential services of the building then and in such event, such nominee company of the Licensors shall solely and exclusively be in-charge of managing and maintaining the common parts and essential services and the Licensee herein shall render its best co-operation and assistance to the Licensors such nominee company in the matter of maintenance of the common parts and essential services at the building.

m)The Licensors herein shall be at the liberty at its discretion to obtain loans and / or advances from the Bank or financial institutions against securitization of monthly license fees receivable by the Licensors from the Licensee in pursuance of the license hereby granted. In this regard and if so, required by the Licensors, the Licensee herein shall execute such further documents deemed necessary to effectuate the securitization with such Bank or financial institutions. The Licensors shall however ensure that the right to peaceful

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possession and use of the Scheduled Premises by the Licensee is not disturbed at any time during validity of the License period. The Licensor further confirms and agrees that such payment shall be a proper valid and effective discharge of the Licensees obligation for payment of rent or any part or portion thereof, as the case may be, under this Deed. The Licensors unconditionally hereby agrees to indemnify and keep indemnified the Licensee against any claims or legal proceedings in respect of such payments, if any, made upon the Licensee by such Bank or financial institutions. The Licensors will be entitled to sell, transfer, mortgage or otherwise deal with the Scheduled Property to any prospective purchasers / Lenders along with Licensors rights at their absolute discretion without affecting the rights of the Licensees in respect of their license holding, use and occupation rights on due information to be given to Licensees.

n)The Licensors shall indemnify, defend and hold harmless the Licensee from and against any damages arising out of or relating to : (i) any breach of the terms of the Leave and License Deed by the Licensors, or (ii) any defect in title of the Lessor to the Scheduled Premises; (iii) any misrepresentation or breach of any representations and warranties (including violation or breach of any of the terms or conditions of any approval granted by any Authorities or applicable law in relation to the Scheduled Premises); or (iv) any act or omission of the Lessors or breach of any statutory, regulatory or other duty or obligation.

o)The Licensee shall indemnify, defend and hold harmless the Licensors or from and against any losses and damages arising out of or relating to : (i) any breach of the terms of the Leave and License Agreement by the Licensee; or (ii) any misrepresentation or breach of any representations and warranties (including violation or breach of any of the terms or conditions of any approval granted by any authorities and or applicable law in relation to the Premises); or (iii) any act or omission of the Licensee or breach of any statutory, regulatory or other duty or obligation or (iv) from loss or damage or destruction and illegal activity and storage of hazardous articles caused to the licensed premises due to any act and omissions of the Licensee or its employees or its occupants.

p)The Licensors warrant that they have undertaken due care in the

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construction of the Building, including the Scheduled Premises, and shall otherwise be solely responsible for the good and proper management and maintenance of the building, including the Scheduled Premises. It is agreed that the Licensees sole responsibility in relation to insurance is in relation to coverage of its goods and material stored within the Scheduled Premises. The Licensee agrees and undertakes that it shall maintain its merchandise, property, goods, installations, fit outs, works etc. in the Scheduled Premises for the duration of the Term.

q)The stamp duty and registration fee and all other expenses for and on account of execution and registration of this Deed will be borne and paid by the parties in equal proportion. The parties shall pay the fees of their respective lawyers.

MISCELLANEOUS PROVISIONS:-

a.No other writing purporting to override, modify or change terms and conditions or specifications of this Deed shall override or bind the Parties unless it has been reduced to writing in the form of a Supplemental Deed and signed by the Parties.

b.Either Party shall not be liable for any special, indirect & consequential damages under this Deed.

c.All disputes, differences relating to and arising out of this Deed shall be subject to the exclusive jurisdiction of the Courts at Bhopal.

d.The recitals, schedules, annexures and exhibits in and to this Deed form an integral part of this Deed, and in the interpretation of this Deed and matters relating to the license granted herein of the Scheduled Premises, this Deed shall be read and construed in its entirety.

e.The Parties hereto agree that if at any time, any of the terms, conditions and / or provisions of this Deed is / are declared to be invalid or unenforceable to any extent under the applicable laws or under directions or orders of any judicial or other competent authority, the validity or enforceability of the remaining terms, conditions and provisions of this Deed shall not be impaired and this Deed shall continue to be valid to the fullest extent permitted by law, construed as if it had been executed without such invalid or unenforceable terms, conditions or provisions

f.This Deed may be executed in two counterparts, but all counterparts

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together shall constitute one and the same instrument. The original document adequately stamped and registered under law shall be retained by the Licensors and a counterpart thereof shall be retained by the Licensee.

g.The provisions of this Deed with respect to any obligation of on the part of each Party to pay any sum owing to the other Party in order to perform any act after the expiration or prior termination of this Deed and provisions relating to Indemnity, and refund of Security Deposit shall survive the expiration or prior termination of this Deed.

h.Any indulgence shown by either Party to the other Party at any time shall be without prejudice to any rights of such either Party under the terms of this Deed and shall not be used as a ground of defense by such other Party in a court of law.

i.The rights and obligations of either Party under this Deed, which by their nature survive the expiry or termination of this Deed, shall not be extinguished by expiry or termination of this Deed.

THE FIRST SCHEDULE ABOVE REFERRED TO

The Scheduled premises situated on the Ground floor premises admeasuring a BUILT UP area 1500.00 Sq. Ft. in the building known as "SRP Arcade " situated in the property situated at E-5/48, Arera Colony, Bhopal, Madhya Pradesh - 462016, which is within the local limits of Bhopal Municipal Corporation, and within the Registration District and Sub Registrar, District Registry office, and bounded in the manner as follows :-

On the North: By Hall No.2
On the South: By Common corridor, lift and other plot
On the East: By Front of the Building and 60' wide road
On the West: By rear back yard and other plot

THE SECOND SCHEDULE ABOVE REFERRED TO

Common car and bike parking spaces in front of the Scheduled Premises of building known as "SRP Arcade" admeasuring a carpet area 1500.00 Sq. Ft. i.e. lying on property situated at E-5/48, Arera Colony, Bhopal, Madhya Pradesh - 462016, which is within the local limits of Bhopal Municipal Corporation, and within the Registration District and Sub Registrar, District Registry office.

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IN WITNESS WHEREOF THE LICENSORS AND THE ABOVE NAMED LICENSEE HAVE PUT THEIR RESPECTIVE HANDS AND SIGNATURES ON THE DAY MONTH AND YEAR WRITTEN ABOVE.

SIGNED AND DELIVERED
by the LICENSORS

MR SAMEER GUPTA

MRS RITU GUPTA

SIGNED AND DELIVERED
by the LICENSEE

LUPIN HEALTHCARE LIMITED
Through its Authorized Representative
Mr. Anil Varghese

All in the presence of Witnesses:-

1.Sign: 2. Sign:

Name : Name :

Address : Address:

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रजिस्ट्रीकरण एवं स्टाम्प विभाग

मध्य प्रदेश

RECEIPT

The Licensors acknowledges receipt of the sum of Rs.5,17,500/- (Rupees Five Lakhs Seventeen Thousand Five Hundred Only) as part Security Deposit under this Deed as follows:-

[A] Rs. 5,17,500/-, (Rupees Five Lakhs Seventeen Thousand and Five Hundred only) i.e. 50% (Fifty Percent) of the aforesaid total amount of Security Deposit was paid via RTGS on 20th April, 2022;

(MR SAMEER GUPTA)

(MRS RITU GUPTA)

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Annexure A

Activities to be carried out by the Licensors

1. The Licensors shall provide an electrical panel inside and outside the Premises.

2.The Licensors shall provide 5 to 7 earthing points at such locations in the Building Premises as may be required by the Licensee.

3.The Licensors shall provide additional toilets as per the plan and specifications provided by the Licensee.

4.Drainage line for the additional toilets and connection to the same shall be carried out by the Licensors.

5.The Licensors shall provide existing floor tiles of the same design throughout the Scheduled Premises and any damage to the existing flooring after completion of construction of the 2 no toilets shall be carried out by the Licensor

6.The Licensors shall provide Manual Rolling Shutter to the Premises and provide Front Glass door with Aluminum frame for ingress and egress to the Premises.

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Property Details Annexure

Property Id	**5402022075111114**
Property Type	**BUILDING**

Property Landmark : --

Property Address : premises on the Ground floor in the building known as "SRP Arcade" (hereinafter referred to as the "Building") admeasuring a built up area area of 1500 Sq. Ft. i.e. 139.40

Vikas Khand (development block) : --

R. I. Circle : --

Layout Details : --

Nazool/Sheet No : --

Plot Number : --

Khasra Details and Four Boundary Details

Khasra Number	Khasra Area	Lagaan	Rin Pustika	East	West	North	South
Ground floor in the building known as "SRP Arcade"	139.40	0	NA	By Front of the Building and 60' wide road	By rear back yard and other plot	By Hall No. 2	By Common corridor, lift and other plot

Additional Uploads

AUTHORISATION_0.jpg

Property Details - Multistorey - Commercial

District	**BHOPAL**
Tehsil	**HUZUR**
Area Type	**URBAN AREA**

Governing Municipal Body : NAGAR NIGAM BHOPAL

Ward : INDIRA GANDHI WARD 45

Village/Mohalla/Colony : E-1 SE E-5 TAK, MUKHYA MARG PAR

Total area of flat (sqm)	139.4
Built-Up Area (sqm)	139

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Common Area (sqm)	0.4
Floor Name	GROUND FLOOR
Property Type(Building)	SHOP
Is the building older than 20 years (sqm)	No
Whether the building is older than 20 years but less than 50 years (sqm)	No
Whether the building is older than 50 years	No
Is the property situated in a Mall?	No
Is the Property situated not on the road?	No

TOTAL DUTY AND EXEMPTION			
Exempted Duty	0.0	Exempted Reg Fee	0.0
Total Payable Duty(INR)		20910.0	
Total Payable Registration fee(INR)		15683.0	
Amount of Premium(INR)		1035000.0	
Annual Average Rent(INR)		2385000.0	

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I/We hereby authenticate and confirm the receipt of all the pages and annexes of this deed with deed ID 28584238 and e-Stamp code 0101052906202204982, and also execute the deed with my/our signatures below.

Signature of First Party/Parties:
Name and Father's Name:

(1) - Shri Sameer Gupta
S/o late Shri S C Gupta

(2) - Smt. Rita Gupta
W/o Shri Sameer Gupta

Signature of Second Party/Parties:
Name and Father's Name

SHRI ANIL JACOB VARGHESE
S/O SHRI KALLOPARAMBIL CHACKO VARGHESE

FOR LUPIN HEALTHCARE LIMITED

Signature of Third Party/Parties:
Name and Father's Name :

Witness 1 Name Anil Nirwan
Address H.no. 2, Aarya Vihar Jabalpur Madhya Pradesh
Signature
ID Proof type and number
Aadhar - 324110715367

Witness 2 Name Tikeshwar Nishad
Address Zone 51 A/P Madan Mahal
Signature
ID Proof type and number
849847948746

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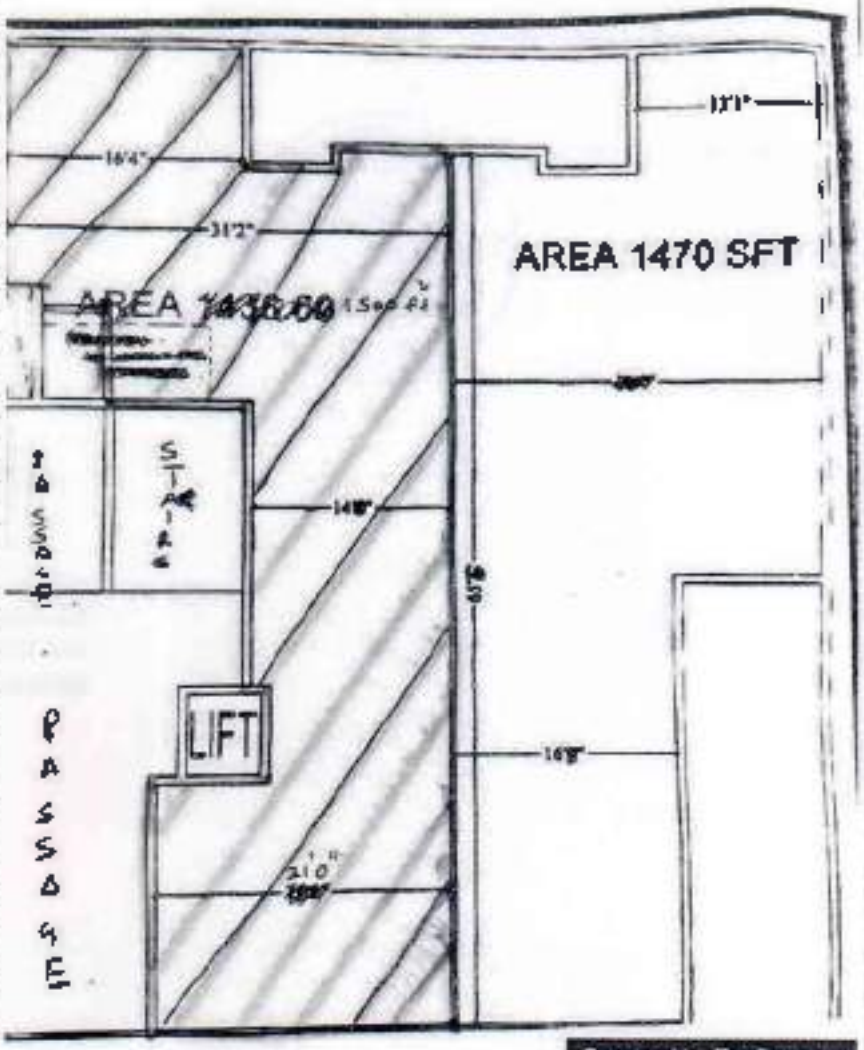
MI0597020224A1694399 | 01010529062022004082

— PROPOSED AREA FOR LEASE (1500 Sft) APPROX.



Registration and Stamp Department
Madhya Pradesh

Registration Seal -

इस दस्तावेज का इलेक्ट्रानिक पंजीयन दिनांक 29/06/2022 को क्रमांक MP059702022A1696399 दे कर किया गया है। जिसमें 60 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क	20910
पंजीयन शुल्क	15683
प्रतिलिपि शुल्क	0
अधिक	0
योग	15683

THE SEAL OF SUB REGISTRAR BHOPAL-2 (M.P.)

Anju Mishra
Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

प्रपत्र (ग)

(नियम 3 (3) देखिये)

(मध्यप्रदेश दुकान एवं स्थापना अधिनियम,1958)

स्थापना का पंजीयन प्रमाण पत्र

भाग - क

कार्यालय: **District Labour Office, BHOPAL**

(1) पंजीयन क्रमांक: **BHOP221107SE001227**

(2) स्थापना का नाम: **Lupin Diagnostics Limited**

(3) स्थापना का (डाक का) पूरा पता: **E-5/48, Arera Colony, Bhopal, Madhya Pradesh 462016 Dist.-BHOPAL**

(4) स्थापना का कारोबार, व्यापार या व्यवसाय का स्वरुप: **Commercial Establishment**

(5) मालिक, प्रबंधक, अभिकर्ता (एजेंट) अथवा अन्य कोई व्यक्ति, जिसके अधीन या नियंत्रण में स्थापना का कार्य संचालन होता हो

	नाम	पिता / पति का नाम	पता
मालिक	SUNIL MAKHARIA	DURGASHANKAR MAKHARIA	C Wing, 22nd Floor, 2202, Metropolis Bldg, Cts No 866/A 8866/B Village Ambivali, Nr D N Nagar Metro Station, Andheri (W), Mumbai, 400058
प्रबंधक	Sunil Makharia	Durgashankar Makharia	C Wing, 22nd Floor, 2202, Metropolis Bldg, Nr D N Nagar Metro Station, Andheri (W), Mumbai 400058
अभिकर्ता	Sunil Makharia	-	C Wing, 22nd Floor, 2202, Metropolis Bldg, Cts No 866/A 8866/B Village Ambivali, Nr D N Nagar Metro Station, Andheri (W), Mumbai, 400058

(6) स्थापना में सेवा नियोजक के रूप में हित रखने वाले अन्य व्यक्ति (व्यक्तियों) यदि कोई हो तो, उनका नाम, पद और राज्य में उसका पूरा पता:

स.क्र.	नाम	पद	पता
1	SUNIL MAKHARIA	DIRECTOR	C WING, 22ND FLOOR, 2202, METROPOLIS BLDG, NR D N NAGAR METRO STATION, ANDHERI W, MUMBAI 400058

(7) सेवायुक्तों की कुल संख्या	पुरुष	महिला	योग
पंजीयन शुल्क Rs. 350.00/-	1	0	1

प्रमाणित किया जाता है कि स्थापना जिसका विवरण ऊपर दिया गया है, मध्यप्रदेश दुकान एवं स्थापना अधिनियम 1958 (क्र. सन 1958) के अंतर्गत आज दिनांक 09/Nov/2022 को पंजीयन की गई है।

Signature valid
Digitally Signed By P. JASEM ALI SITARA (PERSONAL)
Date : 11-Nov-2022 15:48:57 IST

निरीक्षक

दुकान की स्थापना

अधिनियम 1958 के अंतर्गत

History of Registration, Renewal & Amendments						
Sr.	Date of Issue	Certificate Type	Fees paid	Validity	Date of Commencenent of business	Date of First Registration
1	09/11/2022	Fresh	350.00	Life Time	29/06/2022	09/11/2022

वैधानिक / महत्वपूर्ण सूचना

1. यह प्रमाण-पत्र दुकान / स्थापना के निरीक्षण / भौतिक सत्यापन के बगैर केवल आवेदक द्वारा दी गयी जानकारी तथा अपलोड किए गए दस्तावेजों के आधार पर जारी किया गया है। अत: असत्य जानकारी पाये जाने पर आवेदक स्वयं उत्तरदायी होगा।

2. यह प्रमाण पत्र केवल स्थापना का पंजीयन मात्र है।

3. यदि आवेदक द्वारा दी गयी जानकारी या अपलोड किये गए दस्तावेजों में किसी भी प्रकार की अनियमितता पाई जाती है तो विभाग द्वारा ऑन-लाईन प्रदत्त पंजीयन रद्द करने तथा आवेदक के विरुद्ध दंडात्मक कार्यवाही की जा सकती है।

4. यह पंजीयन प्रमाण पत्र बैंक लोन / स्वामित्व एवं संपत्ति विवाद / न्यायालय में जमानत / GST पंजीयन प्राप्त करने या अन्य प्रयोजन के लिए उपयोग करने पर श्रम विभाग उत्तरदायी नहीं होगा।

5. यह पंजीयन व्यवसाय करने की अनुमति नहीं है। इस हेतु सक्षम प्राधिकारी से पृथक से अनुमति प्राप्त करना होगी।

6. यह दस्तावेज डिजिटल हस्ताक्षरित है, अत: मानव हस्ताक्षर की कोई आवश्यकता नहीं है।

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

Certificate of Incorporation pursuant to change of name

[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U24100MH2011PLC214885

I hereby certify that the name of the company has been changed from LUPIN HEALTHCARE LIMITED to LUPIN DIAGNOSTICS LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name LUPIN HEALTHCARE LIMITED.

Given under my hand at Mumbai this Seventeenth day of August two thousand twenty-two.

DS MINISTRY OF CORPORATE AFFAIRS 23 2

Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 23 2
DN: c=IN, postalCode=400002, st=MAHARASHTRA, o=MINISTRY OF CORPORATE AFFAIRS, o=MINISTRY OF CORPORATE AFFAIRS 23, cn=DS MINISTRY OF CORPORATE AFFAIRS 23 2
Reason: I attest to the accuracy and integrity of this document
Date: 2022.08.17 16:26:15 +05'30'

ROOPA NIKHILESH SUTAR

Registrar of Companies

RoC - Mumbai

Mailing Address as per record available in Registrar of Companies office**:**

LUPIN DIAGNOSTICS LIMITED

Kalpataru Inspire, 3rd Floor, Off Western Express Highway, Santacuz(East)., MUMBAI, Mumbai City, Maharashtra, India, 400055

HORIBA
Explore the future

Non Returnable Delivery Challan

ORIGINAL FOR CONSIGNEE

HORIBA India Private Limited
246, Okhla Industrial Estate
New Delhi , India - 110020
GSTIN: 07AABCH7371R1ZX
Drug Licence No 21B 140648
Drug Licence No 20B 140647

Bill To 40114634

Lupin Diagnostics Ltd.
DL Bhopal, Ground Floor Area Colony E-5/48,
SRP Arcade
Bhopal, India, 462016
GSTIN:
Drug License No. :

Ship To 40114634

Lupin Diagnostics Ltd.
DL Bhopal, Ground Floor , Area Colony E-5/48,
SRP Arcade
Bhopal , India - 462016
Attn : Lupin Diagnostics Lupin Diagnostics
Drug Licence No 21B 140648

Challan Serial No	: 7104275829
Date	: 15.09.2023
Customer PO Number	: PO/23-24/00002084
Customer PO Date	: 07.09.2023
Place of supply of goods	: 23 Madhya Pradesh
Place of delivery of goods	: 23 Madhya Pradesh
Page	: 1/2

Item	PART ID	Description	HSN/SAC	QTY	UoM	Unit Price	Taxable amount	CGST rate%	CGST amount	SGST rate%	SGST amount	IGST rate%	IGST amount	Total value
1	4000002005	ABX Difftrol High 1 x 3 ml Lot no : PX443H Expiry Date / Batch Quantity : 05.11.2023 / 2.000	38220090	2.00	EA	3,300.00	6,600.00					12.00	792.00	7,392.00
2	4000002017	ABX Difftrol Low 1 x 3 ml Lot no : PX443L Expiry Date / Batch Quantity : 05.11.2023 / 2.000	38220090	2.00	EA	3,300.00	6,600.00					12.00	792.00	7,392.00
3	4000002018	ABX Difftrol Normal 1 x 3ml Lot no : PX443N Expiry Date / Batch Quantity : 05.11.2023 / 2.000	38220090	2.00	EA	3,300.00	6,600.00					12.00	792.00	7,392.00
						Sub. Total (INR)	19,800.00		0.00		0.00		2,376.00	22,176.00

LUPIN DIAGNOSTICS LTD. BHOPAL

Received
16/09/23

GRN
1623/20
20/09/23

All DISPUTES SUBJECT TO DELHI JURISDICTION