

Ranbaxy

100Rs.

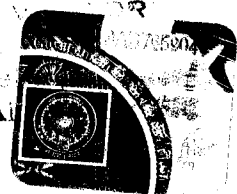


ఆంధ్ర ప్రదేశ్ రాష్ట్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 6319 Date 21/7/05 Re. 100/-

Sold to Rajash J Kadakia
S/o Jayantihal M Kadakia Sec
For Whom Self

L. G. Chimalgi
D7AA 035904
LEELA G. CHIMALGI
STAMP
L No: 13/97
5-4-76/A
SECUNDERABAD



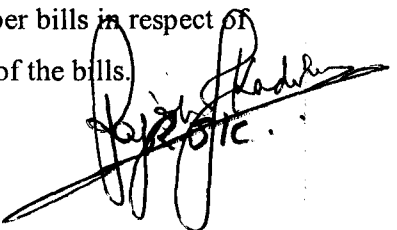
LEASE AGREEMENT

This Lease Agreement made this 1st day of April 2005 between Sri Rajesh J Kadakia aged about 50 years S/o. Late Sri Jayantilal M Kadakia, R/o. Plot No.5, Road No. 5, Trimurthy Colony, Mahendra Hills, Secunderabad, (hereinafter referred to as the LESSOR which term shall where the context so admit include his principals, heirs, assigns, successors, legal representatives and administrators) of the one part and M/s. Ranbaxy Laboratories Limited, a company registered and incorporated under the Company's Act 1956, and having its Registered office at Sahibzada Ajit Singh Nagar and its Head office at 19, Nehru Place, New Delhi - 110 019 through its Secretary Shri S.K. Patwari (hereinafter called the LESSEE which terms shall where the context so admits include its successors) of the other part.

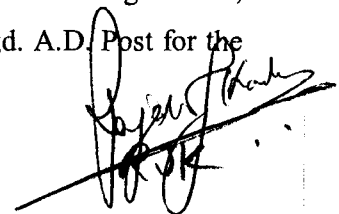
Rajesh J Kadakia
SKP

Whereas the said LESSEE had agreed to take on rental about 500 sq. ft. of office space @ Rs. 10.20 per sq. ft. comprising a portion of the third floor of the building bearing No. 5-4-187/6, in the building known as S.M. Modi Commercial Complex, situated at Karbala Maidan, Necklace Road, Secunderabad, more particularly described in the schedule given under for the period commencing from 15th March 2005 to 31st March 2006 as per the following terms and conditions:

1. That the LESSEE shall pay to the LESSOR a sum of Rs. 5,100/- (Rupees five thousand one hundred only) inclusive of all taxes month by month and every month on or before the 7th day of calendar month, as rent (60% towards rent and 40% towards amenities) in respect of the said premises to be paid to the LESSOR.
2. That the period of lease shall be one year & 15 days commencing from 15th March 2005 and expiring on 31st March 2006. This lease shall not be renewable on expiry. The LESSEE agrees to shall handover vacant possession of the premises at the expiry of the lease period.
3. The LESSEE agrees to pay the LESSOR liquidation damages of Rs. 1,000/- per day, incase the LESSEE fails to deliver vacant possession of the said premises after the expiry of this lease or on termination of this lease.
4. That the LESSEE shall pay the LESSOR the said rent in advance by the 7th of each month against regular receipts.
5. That the LESSEE shall pay an amount of Rs. 30,600/- (Rupees Thirty Thousand Six Hundred only) equivalent to 6 months rent and amenities as interest free Security Deposit, within 15 days of this agreement. The LESSOR agrees to refund the Security Deposit only at the time of handing over the vacant possession of the premises by the LESSEE. The LESSEE shall not adjust the arrears of rent with the security deposit at the time of vacating the premises.
6. That the LESSEE shall also pay water and electricity charges as per bills in respect of the said premises, directly to the concerned authorities on receipt of the bills.


20/07/06

7. That the LESSEE shall with prior consent of the LESSOR in writing make suitable alterations, provide furniture and fixtures and make any other changes in the leased premises at the cost of the LESSEE so as to make the said premises suitable for office and storage purposes. The LESSEE, shall, unless otherwise agreed to remove all the temporary structures raised by him while vacating the premises and shall restore the premises to the LESSORS in the original condition.
8. That the LESSEE shall use the premises as their office, stores/storage and distribution of Pharmaceuticals, Basic Drugs, Chemicals Consumer products and other Products that may be handled by them from time to time.
9. That the LESSEE shall not sublet or part with the possession of the said premises or any portion thereof to anybody else but shall have the right to allow use of the premises to its subsidiary or associated companies, but would continue to be responsible to the LESSOR for the compliance of the terms and conditions of this agreement.
10. That the LESSEE shall keep and maintain the LESSOR's Fixtures and fittings on the said premises in the same state and condition on which they were when the LESSEE took possession of the said premises (fair wear and tear and damage by fire, tempest, earthquake, storms, floods, riots, civil commotion, riots of any violence, acts of God or other irresistible forces being exempted but not due to negligence on part of the employees, customers and visitors of the LESSEE).
11. That all major repairs such as leakage in electricity, cracks in walls, Bursting of electric/waters/sanitary pipes or any other construction defect in the premises, shall be liability and responsibility of the LESSOR and if he fails to carry out the repairs within one month of the receipt to get the same done at the cost of the LESSOR and the cost thereof deducted from the rent payable. Internal maintenance including electricity, sanitary plumbing, painting and minor repairs will be at the cost of the LESSEE.
12. That the LESSEE shall pay to the LESSOR the rent regularly and on the due date and observe all terms and conditions of this Agreement. If the LESSOR shall have any grievance in respect of the observance of the terms and conditions of this agreement, he shall communicate the same to the LESSEE in writing by Regd. A.D. Post for the LESSEE to take necessary action.

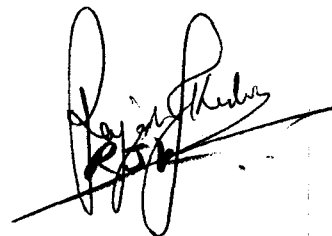
A handwritten signature in black ink, appearing to be 'Rajesh Kumar', is written over a horizontal line. The signature is stylized and somewhat cursive.

13. That the LESSEE shall allow the LESSOR or their authorized agent with prior appointment to inspect the said premises at any reasonable hour during the lease period.
14. The LESSEE shall not make any addition or alternation in the demised premises. However, LESSEE may erect temporary partition(s) for making enclosures or cabins etc., thereby removing the original partition walls at their own cost, install air conditioners, without in any manner altering or damaging the demised premises and on termination of the lease, to restore the same to its original condition unless otherwise agreed to. Any permission required to be obtained from the Authority concerned will be sought by the LESSEE and the LESSOR will render all possible help and co-operation for getting the permission.
15. If for any reason the LESSEE wants to leave the leased premises during the agreed period, it will have to give atleast 3 months notice or rent in lieu thereof.
16. If at any time during the period of this agreement, while the LESSEE is in occupation of the premises, if the LESSOR desires the LESSEE to execute a duly stamped and registered lease deed of the premises, on terms and conditions of this agreement, the LESSEE shall have no objection to the same and shall duly execute such lease deed for the unexpired portion of the lease period stipulated in this agreement on being given one month by the LESSOR at the cost of the LESSEE.

SCHEDULE OF THE PREMISES

All that portion of the premises admeasuring about 500 sft. of built-up area forming a portion of the third floor bearing premises no. 5-4-187/6, in the building known as S M Modi Commercial Complex, situated at Karbala Maidan, Necklace Road, Secunderabad more particularly marked in RED in the plan enclosed hereto and bounded by:

North	: Premises belonging to Lessor
South	: Open to sky
East	: Staircase, Lobby & Lift
West	: Premises belonging to Lessor



Plan showing premises bearing no. 5-4-187/6 forming a portion of the third floor in the building known as S M Modi Commercial Complex, situated at Karbala Maidan, Necklace Road, Secunderabad

LESSOR Sri Rajesh J Kadakia

LESSEE Ranbaxy Laboratories Ltd.

Flat Area: 500 sft.

Boundaries:

North : Premises belonging to Lessor

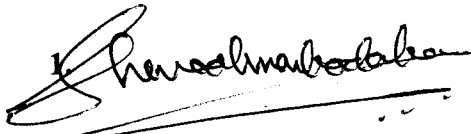

South : Open to sky

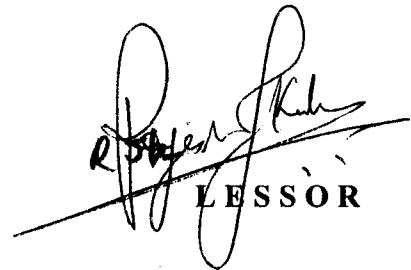
East : Staircase, Lobby & Lift

West : Premises belonging to Lessor

IN WITNESS WHEREOF BOTH PARTIES HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR MENTIONED ABOVE IN THE PRESENCE OF WITNESSESS:

WITNESSESS:


2. 


LESSOR

LESSEE
for RANBAXY LABORATORIES LTD.
Company Secretary.