

15 April 2024

Syngene

To,

GV Research Centers Private Limited

-4-187/3&4, Soham Mansion, 2nd Floor, M.G. Road,
Secunderabad, Hyderabad, Telangana – 500003, India

Syngene International Limited

Biocon Park, SEZ,
Bommasandra Industrial Area - Phase IV
Bommasandra - Jigani Link Road,
Bangalore 560 099, India.

T +91 80 6891 9191

CIN No. L85110KA1993PLC014937

www.syngeneintl.com

Kind Attention: Mr. Soham Modi

Subject: Confirming revised understanding with respect to the Lease Commencement Dates and the Rent Commencement Dates in terms of the Lease Deed (*defined below*)

Reference: Lease Deed dated 22 December 2022 having document number 7811/2022 executed between Syngene Scientific Solutions Limited (“**Syngene**”) and GV Research Centers Private Limited (“**GVRC**”) (“**Lease Deed**”)

Dear Sir,

With reference to the above-mentioned subject and the subsequent discussions, Syngene hereby confirms the following:

1. Clause 2.2.2: Table A under Clause 2.2.2 stands replaced with the following:

Floor	Original LCD	Original RCD	Original Rent-free Period (Months)	Revised Rent-free Period (Months)	Revised LCD	Revised RCD
Suite 01/4545	01/04/2023	01/09/2023	5	5	16/08/2023	16/01/2024
Suite 11/4545	01/09/2023	01/02/2024	5	7	01/09/2023	01/04/2024
Suite 21/4545	01/02/2024	01/07/2024	5	7	01/02/2024	01/09/2024
Suite 31/4545	01/07/2024	01/12/2024	5	7	01/07/2024	01/02/2025

2. The Rent Schedule in Schedule D is replaced with the Schedule enclosed as **Annexure A**.

3. Miscellaneous:

- (i) The amendments made herein shall be deemed to have been incorporated and shall form an integral part of the Lease Deed, and any reference made to (a) Table A and (b) Schedule D/ Rent Schedule shall mean a reference made to the revisions recorded in this letter.



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- (ii) This Letter read with the Lease Deed is the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous oral/ written agreements and discussions.
- (iii) In the event of any conflict between the terms and conditions stated within this Letter and those contained in any other correspondence exchanged between the Parties, the terms of this letter shall prevail and be binding on the Parties.

Please provide a countersigned copy of this letter denoting your acceptance of the contents herein.

Yours faithfully,

Accepted
For Syngene Scientific Solutions Limited

G. Krishnan
G. Krishnan (Apr 16, 2024 10:23 GMT+5.5)

Authorized Signatory

G. Krishnan

VP Finance and Accounts



Accepted:
For GV Research Centers Private Limited

Authorized Signatory



Enclosure:

Annexure A: Rent Schedule – Schedule D



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Total Laboratory Space per floor	24,500 SF
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SYNGENE - WARM SHELL RENT SCHEDULE GROUND FLOOR (Suite 01/4545)												
Precise Period	16-Aug-23 to 15-Jan-24	16-Jan-24 to 15-Jan-25	16-Jan-25 to 15-Jan-26	16-Jan-26 to 15-Jan-27	16-Jan-27 to 15-Jan-28	16-Jan-28 to 15-Jan-29	16-Jan-29 to 15-Jan-30	16-Jan-30 to 15-Jan-31	16-Jan-31 to 15-Jan-32	16-Jan-32 to 15-Jan-33	16-Jan-33 to 15-Aug-33	
Laboratory Space Warm Shell Rent (Per SF per month)	Rent Free	₹ 52.00	₹ 52.00	₹ 52.00	₹ 59.80	₹ 59.80	₹ 59.80	₹ 68.77	₹ 68.77	₹ 68.77	₹ 79.09	
Laboratory Space Warm Shell Rent (Per month)	₹ 0	₹ 12,74,000	₹ 12,74,000	₹ 12,74,000	₹ 14,65,100	₹ 14,65,100	₹ 14,65,100	₹ 16,84,865	₹ 16,84,865	₹ 16,84,865	₹ 19,37,595	

SYNGENE - WARM SHELL RENT SCHEDULE FIRST FLOOR (Suite 11/4545)												
Precise Period	01-Sep-23 to 31-Mar-24	01-Apr-24 to 15-Jan-25	16-Jan-25 to 15-Jan-26	16-Jan-26 to 15-Jan-27	16-Jan-27 to 15-Jan-28	16-Jan-28 to 15-Jan-29	16-Jan-29 to 15-Jan-30	16-Jan-30 to 15-Jan-31	16-Jan-31 to 15-Jan-32	16-Jan-32 to 15-Jan-33	16-Jan-33 to 15-Aug-33	
Laboratory Space Warm Shell Rent (Per SF per month)	Rent Free	₹ 52.00	₹ 52.00	₹ 52.00	₹ 59.80	₹ 59.80	₹ 59.80	₹ 68.77	₹ 68.77	₹ 68.77	₹ 79.09	
Laboratory Space Warm Shell Rent (Per month)	₹ 0	₹ 12,74,000	₹ 12,74,000	₹ 12,74,000	₹ 14,65,100	₹ 14,65,100	₹ 14,65,100	₹ 16,84,865	₹ 16,84,865	₹ 16,84,865	₹ 19,37,595	

SYNGENE - WARM SHELL RENT SCHEDULE SECOND FLOOR (Suite 21/4545)												
Precise Period	01-Feb-24 to 31-Aug-24	01-Sep-24 to 15-Jan-25	16-Jan-25 to 15-Jan-26	16-Jan-26 to 15-Jan-27	16-Jan-27 to 15-Jan-28	16-Jan-28 to 15-Jan-29	16-Jan-29 to 15-Jan-30	16-Jan-30 to 15-Jan-31	16-Jan-31 to 15-Jan-32	16-Jan-32 to 15-Jan-33	16-Jan-33 to 15-Aug-33	
Laboratory Space Warm Shell Rent (Per SF per month)	Rent Free	₹ 52.00	₹ 52.00	₹ 52.00	₹ 59.80	₹ 59.80	₹ 59.80	₹ 68.77	₹ 68.77	₹ 68.77	₹ 79.09	
Laboratory Space Warm Shell Rent (Per month)	₹ 0	₹ 12,74,000	₹ 12,74,000	₹ 12,74,000	₹ 14,65,100	₹ 14,65,100	₹ 14,65,100	₹ 16,84,865	₹ 16,84,865	₹ 16,84,865	₹ 19,37,595	

SYNGENE - WARM SHELL RENT SCHEDULE THIRD FLOOR (Suite 31/4545)												
Precise Period	01-Jul-24 to 31-Jan-25	01-Feb-25 to 15-Jan-26	16-Jan-26 to 15-Jan-27	16-Jan-27 to 15-Jan-28	16-Jan-28 to 15-Jan-29	16-Jan-29 to 15-Jan-30	16-Jan-30 to 15-Jan-31	16-Jan-31 to 15-Jan-32	16-Jan-32 to 15-Jan-33	16-Jan-33 to 15-Aug-33		
Laboratory Space Warm Shell Rent (Per SF per month)	Rent Free	₹ 52.00	₹ 52.00	₹ 59.80	₹ 59.80	₹ 59.80	₹ 68.77	₹ 68.77	₹ 68.77	₹ 79.09		
Laboratory Space Warm Shell Rent (Per month)	₹ 0	₹ 12,74,000	₹ 12,74,000	₹ 14,65,100	₹ 14,65,100	₹ 14,65,100	₹ 16,84,865	₹ 16,84,865	₹ 16,84,865	₹ 19,37,595		



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