

ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

VOL No. 05

నెం. 0508

శ్రీమతి / శ్రీ

Mel meher

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజా స్వభావము	Lease deed.			
దస్తావేజా విలువ	954250	AAK		
స్థాంపు విలువ రూ.	100			
దస్తావేజా నెంబరు	2294/16			
రిజిస్ట్రేషన్ రుసుము		Cook	Eck-2	11AAJ 100.516
లోటు స్థాంపు (D.S.D.)	925	hr	M-4/16	19510/
GHMC (T.D.)	18385	605		
యూజర్ చార్జీలు				
అదనపు షీట్లు				
5 x .....	200			
మొత్తం	19510+650		20/60.	

Document Returned on 17/05/16  
Dt. Sub-Registrar-1 Hyderabad (South)

(అక్షరాల)

రూపాయలు మాత్రమే

తేది

11/5/16

3pm to 5pm

వాపసు తేది

17/05/16

జాయింట్ సబ్-రిజిస్ట్రారు హైదరాబాదు (దక్షిణం)

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



Doc. no: 2294/2016.

SCANNED

CASE 2-36816



తెలంగాణ తెలంగాణ TELANGANA 21/4/16  
Sl. No. 11137 Dt. 21/4/16 Rs. 100  
SOLD To: Syed Mehdi / Syed Mahmood  
For Whom: Self R/o H-2

E 150427  
The Advocates' Co-op. Society  
R. Kiran Kumar, Licensed Stamp Vendor,  
Lic. No. 15-27-007/2015,  
Ranga Reddy Dist Court Complex,  
L.S. Nagar, Ranga Reddy (East) Ph. No. 24037204

LEASE DEED

THIS LEASE DEED is made and executed at Hyderabad on the 25th day of April, 2016, by

- 1. Mr. Syed Mehdi, S/o. Mr. Syed Mohammed, aged about 57 years, R/o. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020 with PAN no. AVWPS4017L.
- 2. Mrs. Razia Bano, W/o. Mr. Syed Mehdi, aged about 47 years, R/o. 1-5-16/2/1, Musheerabad, Hyderabad – 500 020, with PAN no. AGIPR3410M.

hereinafter jointly referred to as the "Lessor" and severally as Lessor no. 1 and Lessor no. 2, which expression shall, unless it be repugnant to the subject or context thereof, include his / her /their respective legal heirs, executors, administrators and permitted assigns of the ONE PART ;

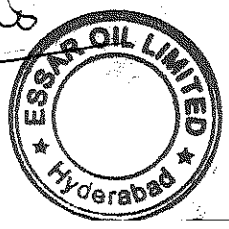
AND

ESSAR OIL LIMITED a company incorporated under the Companies Act, 1956. having its registered office at Khambalia Post, PO Box 24, District Devbhoomi Dwarka, Gujrat 361305 and having its Corporate office at Essar Technopark, Old Swam Mill Compound, LBS Marg, Kurla (W), Mumbai 400070 represented by its Divisional Manager Mr. P.V. Srinivas, S/o. MR. P.V. Sharma (hereinafter referred to as the "Lessee", which expression shall, unless it be repugnant to the subject or context thereof, include its holding, subsidiaries and group companies hereinafter collectively referred to as 'Affiliates' and their respective successors and assigns of the OTHER PART ;

*Syed Mehdi*



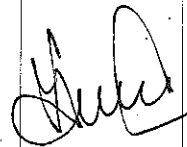

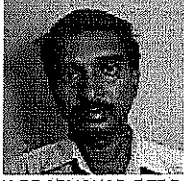
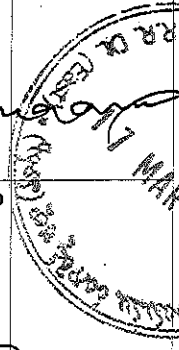

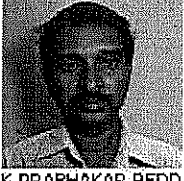
Razia Bano






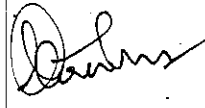
*[Signature]*



**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Banjara Hills along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 970/- paid between the hours of 2 and 2 on the 11th day of MAY, 2016 by Sri Syed Mehdi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	LE		 P.V. SRINIVAS [R] ES [1604-1-2016-2368]	P.V. SRINIVAS [R] JESSAR OIL LIMITED HYD,	
2	LR		 K. PRABHAKAR REDD [1604-1-2016-2368]	K. PRABHAKAR REDDY [R] RAZIA BANO . SYED MEHDI AMBERPET, HYD	
3	LR		 K. PRABHAKAR REDD [1604-1-2016-2368]	K. PRABHAKAR REDDY [R] SYED MEHDI . SYED MOHAMMED 2-3-64/10/24 JAISWAL COLONY, HYD	

Identified by Witness:				
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 CH RAMESH::11/05/2016 [1604-1-2016-2368]	CH RAMESH 5-4-187/3 4 M G ROAD SECUNDERABAD	
2		 KIRAN KUMAR::11/05/2016 [1604-1-2016-2368]	KIRAN KUMAR 1-100/C/17 ADARSH AVENUE NARAYANA REDDY COLONY NIZAMPET	

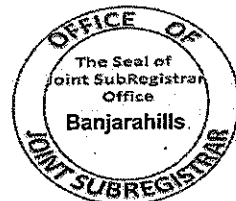
11th day of May, 2016

Signature of Joint SubRegistrar  
Banjarahills

Bk - 1, CS No 2368/2016 & Doct No 2294/16  
 Joint SubRegistrar2 Banjara Hills  
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(The Lessor and the Lessee are hereinafter collectively referred to as the "Parties" and individually as the "Party").

WHEREAS:

- A. The Lessor is absolutely seized and possessed of and also otherwise well and sufficiently entitled to the premises (hereinafter referred to as the "Demised Premises") more particularly described in Schedule I.
- B. The Lessee is desirous of taking the Demised Premises on lease for its business activities to locate the Lessee's Hyderabad Zonal Office / Division office, in plug and play condition.
- C. The Lessor has represented to the Lessee that the Demised Premises has all requisite approvals for commercial usage to operate the Lessee's business and has been constructed as per approved plans by the local authorities and no notice has been received from any local authority for any deviations from the approved plan and all taxes pertaining to the Demised Premises have been paid upto date and no notice or dispute is pending in respect thereof.
- D. Relying on the aforesaid representation & assurances of the Lessor, the Lessee has agreed to take on lease the Demised Premise for housing its Zonal Office / Division office on the terms and conditions as follows :

NOW THEREFORE THESE PRESENTS WITNESSETH THAT:

1. TERM :

The Lessor hereby grants to the Lessee a lease of the Demised Premises for a period of 9 years commencing from 1st June, 2016 and expiring on 31st May, 2025 .

2. CONSIDERATION :

- i) The Lessee shall pay to the Lessor on or before the 10th of the succeeding month an aggregate fixed lease rent of Rs. 60,000/- per month plus service tax, if any, payable as under :

Sl. No	Period	Monthly lease rent payable	Payable to
1.	1st June, 2016 to 31st May, 2019	Rs. 30,000/-	Mr. Syed Mehdi, Lessor no. 1 herein
2.	1st June, 2016 to 31st May, 2019	Rs. 30,000/-	Mrs. Razia Bano, Lessor no. 2 herein
3.	1st June, 2019 to 31st May, 2022	Rs. 34,500/-	Mr. Syed Mehdi, Lessor no. 1 herein
4.	1st June, 2019 to 31st May, 2022	Rs. 34,500/-	Mrs. Razia Bano, Lessor no. 2 herein
5.	1st June, 2022 to 31st May, 2025	Rs. 39,675/-	Mr. Syed Mehdi, Lessor no. 1 herein
6.	1st June, 2022 to 31st May, 2025	Rs. 39,675/-	Mrs. Razia Bano, Lessor no. 2 herein



*S.M.*  
*R. B.*  
Razia Bano

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 Banjarahills


**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	18385	605	0	0	19090
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	925	45	0	0	970
User Charges	NA	0	200	0	0	0	200
<b>Total</b>	<b>100</b>	<b>0</b>	<b>19510</b>	<b>650</b>	<b>0</b>	<b>0</b>	<b>20260</b>

Rs. 18990/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 970/- towards Registration Fees on the chargeable value of Rs. 833500/- was paid by the party through Cash and E-Challan/BC/Pay Order No ,711AAJ100516 dated ,11-MAY-16 of ,SBH/KAVADIGUDA HYDERABAD

**E-Challan Details Received from Bank :**  
 (1). AMOUNT PAID: Rs. 19510/-, DATE: 11-MAY-16, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 001126521, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SYED MEHDI AND RAZIA BANO, CLAIMANT NAME: ESSAR OIL LIMITED).

Date: 11th day of May, 2016

  
 Signature of Registering Officer  
 Banjarahills

REGISTERED AS DOCUMENT No 2294  
 OF 2016 (2294 SE) OF BOOK 2 AND ASSIGNED  
 THE IDENTIFICATION NUMBER 2294  
 2016 FOR SCANNING

DATE: 11/5/2016  
  
 REGISTERING OFFICER  
 (R. SATISH)  
 Joint Sub-Registrar-11



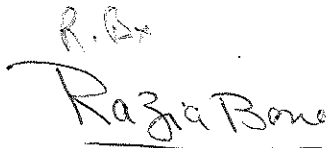
Note : For payment of Service Tax, a separate invoice shall be raised by the Lessor on the Lessee and the payment for the same shall be made within a period of 30 days from the date of receipt of the Invoice from the Lessor.

- ii) The Lessee shall in addition to the monthly lease rent be liable to pay the electricity charges and the water charges for the electricity and water consumed in the Demised Premises as per separate meters installed for the purpose. All other payments in respect of the Demised Premises both present and future such as municipal taxes, cess, charges and any other outgoings including deposits as may be required by any local authority or utility providers, society or owners association outgoings including non occupancy charges for the Demised Premises shall be borne and payable by the Lessor. All payments by the Lessee shall be subject to deduction of tax at source as applicable and the amounts shall be credited to the bank account of the Lessor maintained with the Lessee.
- iii) Provided however the Lessee shall not be liable to pay lease rent for the period during which the Lessor shall carry out agreed modifications to the Demised Premises to make the Demised Premises ready for use and occupation by the Lessee as per the requirements of the Lessee. Provided further upon completion of the necessary modification to the premises as per the requirements of the Lessee, the Lessor shall grant to the Lessee a rent free period of 15 days to enable the Lessee to make the Demised Premises ready for operations. Notwithstanding the above, the payment of lease rent shall commence only after the Lessor has at the Lessor's cost made arrangements for a power load of 5 KVA.

### 3. SECURITY DEPOSIT :

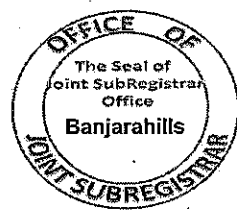
- i) Upon execution of this Deed the Lessee shall deposit an amount of Rs. 6,00,000/- hereinafter referred to as the 'Security Deposit' with the Lessor towards security for the handover of vacant possession of the Demised Premises to the Lessor upon termination or expiry of the lease in the proportion as under :
- Mr. Syed Mehdi, Lessor no. 1 herein - Rs. 3,00,000/-
  - Mrs. Razia Bano, Lessor no. 2 herein - Rs. 3,00,000/-
- ii) On expiry of the lease or earlier termination thereof for any reason whatsoever the Security Deposit shall be refunded by the Lessor to the Lessee simultaneous with the handing over of vacant possession of the Demised Premises by the Lessee to the Lessor or any of their duly authorised representatives. In case the Lessee opts for and specifically instructs the Lessor to adjust the lease rents, if any, payable by the Lessee for the notice period from and out of the Security Deposit, the Lessor shall refund the balance amount of deposit remaining against simultaneous handover of vacant possession of the Demised Premises.

*SM*  


R.B.  




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- iii) The Lessor agrees that upon failure on the part of the Lessor to refund the Security Deposit in the manner as mentioned above, the Lessor shall pay interest @ 15% per annum on the amount of Security Deposit to be refunded to the Lessee from the due date of payment till refund of the Security Deposit. During this period till refund of Security Deposit the Lessor hereby authorizes the Lessee to retain the possession of the Demised Premises along with all facilities and amenities provided by the Lessor to the Lessee without any liability to pay rent, charges whatsoever till the Security Deposit along with accrued interest is paid/ refunded to the Lessee. The Lessee shall be entitled to these rights without prejudice to any of its rights, options and remedies available to them.

#### 4. LESSOR'S RIGHTS & OBLIGATIONS :

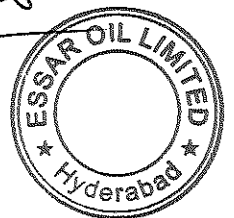
##### 4.1 Lessor's Rights

- i) To receive the monthly lease rent plus service tax if any from the Lessee as applicable on the due dates for each month in addition to the Security Deposit payable on execution of this Lease Deed.
- ii) To retain the Security Deposit till the simultaneous handing over of vacant possession of the Demised Premises on expiry of the lease or earlier termination thereof by the Lessee.
- iii) To enter upon the Demised Premises during the term of the lease for inspecting / repairing the state and condition thereof at all reasonable hours with 48 hours prior written notice to the Lessee.
- iv) The Lessor shall be entitled at any time during the lease period, to sell and / or transfer the Lessor's rights in the Demised Premises to any person or persons only after obtaining prior consent of the Lessee which shall not be unreasonably withheld and in such event the Lessor shall ensure that the prospective new owner of the Demised Premises confirms the lease on the same terms and conditions and shall also ensure that the entire Security Deposit deposited by the Lessee with the Lessor under this Lease Deed is handed over by the Lessor to the prospective new owner at the time of sale of the premises and the said new owner will also acknowledge to the Lessee the receipt of the entire Security Deposit from the Lessor and the new owners liability to refund the same to the Lessee simultaneous with the handing over of vacant possession of the Demised Premises.

*[Handwritten Signature]*

*[Handwritten Signature]*

R.B. Razia Bone



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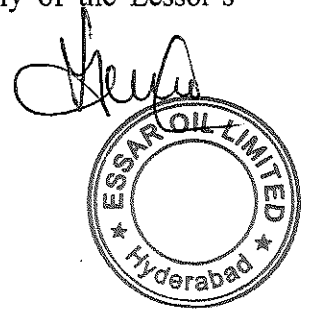
#### 4.2 Lessor's Obligations

The Lessor agrees, undertakes, covenants and declares:

- i) The Lessor has the necessary authority to execute this Lease Deed and further warrants and represents to the Lessee that the Lessor has a clear, free and marketable title to the Demised Premises free from any encumbrances and the said Demised Premises is in the physical and juridical possession of the Lessor. No notice has been received by the Lessor pertaining to acquisition or requisition of or in any matter pertaining to the Demised Premises or any part thereof and there are no proceedings instituted by or against the Lessor or against any of the Lessor's predecessors in title in respect of the Demised Premises and pending in any Court of Law.
- ii) The Lessor has paid all the outgoing and other charges including the rent, maintenance charges, non-occupancy charges etc., municipal rates, cesses, taxes, assessments, dues, duties and all charges whatsoever payable in respect of the Demised Premises to all concerned Government, Semi-Government, local and public bodies and authorities upto the date of execution of these presents and shall hereafter throughout the continuance of these presents and any renewal/s thereof continue to pay all such rents, rates, assessments, dues, duties, cesses, taxes, charges, other outgoing and any further increase/s thereof without demur to the respective authorities in respect of the Demised Premises.
- iii) The Demised Premises has been constructed as per plans duly approved by the Municipal Authorities and/or such other Authorities required under law from time to time without making any alteration and/or deviation there from and all necessary approvals, licenses, sanctions, permissions and No Objection Certificates required to be obtained from all concerned Government bodies/ authorities necessary for the commercial usage of the Demised Premises to operate the Lessee's business have been obtained and are valid and subsisting and have not expired. The Lessor agrees to apply for any further permissions and/or approvals that are required to be obtained for the purpose of carrying on the Lessee's business on the Demised Premises at the cost of the Lessee and will assist the Lessee if the Lessee so desires, in getting the approvals/permissions.
- iv) The Lessor gives to the Lessee the exclusive right to enter upon and be in possession of the Demised Premises and unrestricted right to the Lessee (including its employees, customers, visitors, service providers, contractors, partners, employees of affiliates, dealers and all others connected with the Lessee from time to time) to use and access the Demised Premises 24 hours a day and every day of the year during the term of the lease without any hindrance or obstacles on the part of the Lessor or any of the Lessor's representatives.

*Eyefehdi.*

R. A. Razia Bone



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- v) The Lessor has not and shall not hereafter, incur any debt or liability or enter into any arrangement or contract in respect of the Demised Premises or commit to do or omitted to do any act, matter, deed or thing and shall not do or omit to do any act, matter deed or thing whereby or by reason whereof the Lessor's right, title, interest and benefit in respect of the Demised Premises is prejudiced or adversely affected or extinguished in any manner whatsoever and that the lease granted in respect of the Demised Premises granted hereunder shall become void or voidable or be affected in any manner adverse to the interests of the Lessee or cancelled or revoked or determined.
- vi) The Lessor shall carryout all the major repairs to the Demised Premises such as rectifying the leakage, roof & water proofing, etc. within a reasonable period of being notified by the Lessee and shall bear all the expenses towards any damages caused to civil, electrical, computer system, cabling, office automation, air condition, ATM, etc. on account of the said leakage in the Demised Premises during the lease term.
- vii) The Lessor permits the Lessee to sublet, permit the use and/or otherwise transfer their rights hereunder or any portion or portions of the Demised Premises along with the rights granted unto the Lessee hereunder to their Holding/Group Company/Subsidiary/s (hereinafter referred to as the ("Affiliates")). Use of the Demised Premises by any of the Affiliates will not be termed as change of user. However, on termination or early determination of this Lease Deed, as the case may be, the Affiliates shall, along with the Lessee also be liable to vacate the Demised Premises and shall hand over vacant and peaceful possession of the said Demised Premises to the Lessor without any demur.
- viii) The Lessor hereby authorizes the Lessee to do all such acts, things, deeds and matters which will be required to be done for the purpose of carrying on the Lessee's legitimate business and if required shall execute a separate Power of Attorney necessary for this purpose, in favour of the Lessee and/or its authorized representatives.
- ix) The Lessor may at the Lessor's cost insure the Demised Premises adequately.

5. LESSEE'S RIGHTS AND OBLIGATIONS :

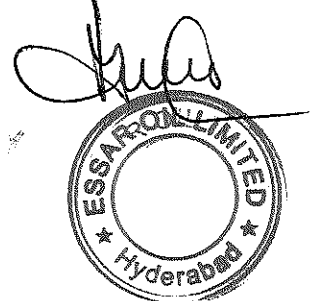
5.1 Lessee's Rights :

- i) The Lessee on paying the monthly lease rent on the due dates in the manner herein provided and on observing and performing the covenants, conditions and stipulations herein contained, shall be permitted unimpeded use and occupation of the Demised Premises for the purpose of its own business and also for the business of its Affiliates only and for no other purposes during the term of the lease, without any let, obstruction, eviction, interruption and/or disturbance, claim and demand whatsoever by the Lessor or any person or persons lawfully or equitably claiming by, from, under or in trust for it.

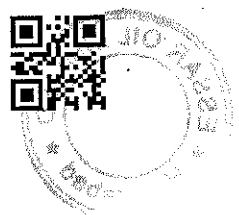
*S.M.*  


R.B. Razia Bone

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2294/16



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- ii) The Lessee shall be entitled to carry out such civil and plumbing work including interior decoration work like civil, electrical, computer system cabling, office automation, air conditioning and to procure required permission and licenses for the same wherever it is required at its own cost. The Lessee also reserves the right to carry out installation, inspection, repairs and maintenance work on all its equipment, including the ATMs, the generators, the air conditioning units and the communication equipment as and when required and the Lessor shall permit access to the Lessee/its employees/agents/workmen/contractors to the sites housing any of the said equipment to carry out the aforesaid activities whenever the Lessee chooses to carry out the same. The Lessor shall extend full support and cooperation to the Lessee in getting all necessary approvals and permissions for carrying out the above mentioned activities. PROVIDED HOWEVER that the Lessee shall not carry out any structural changes or changes in the external elevation of the building in which the Demised Premises is situated without the prior written permission of the Lessor;
- iii) The Lessee shall be entitled to sub lease and/or assign/transfer the lease to any of its Affiliates at its discretion and shall notifying the same to the Lessor.
- iv) The Lessee may at its discretion, make the payment of any the statutory dues and/or penalties, if any, payable by the Lessor during the tenure of the lease in respect of the Demised Premises, if the same is remaining unpaid for more than 15 days from the date of receipt of the demand notice/s from the statutory/Government authorities or within the time specified therein, whichever is less and will inform the Lessor in writing about such payments made by them. The Lessor shall reimburse all such payments to the Lessee immediately on receipt of the information about the payment of any amount by the Lessee on behalf of the Lessor. In the event, the Lessor fails to reimburse the same within 7 days from the date of intimation to the Lessor, the Lessee reserves the right to recover the amount paid by adjusting the same against the monthly rent and other dues to be paid by the Lessee to the Lessor.
- v) Upon termination or expiry of the lease, the Lessee shall be absolutely entitled to dismantle, remove and take away all the items of work, things, articles, equipments, installations put up by the Lessee pursuant to the renovation work done by the Lessee on the Demised Premises and hand over to the Lessor the Demised Premises in good order as far as possible, subject to normal wear and tear upon simultaneous refund of the Security Deposit as mentioned hereinabove. Provided however in the event the Lessor does not refund the Security Deposit (the Lessee being ready and willing to handover the vacant possession of the Demised Premises), the Lessee shall be entitled to retain the possession of the Demised Premises along with all facilities and amenities provided by the Lessor to the Lessee without any liability to pay rent, charges whatsoever till the Security Deposit along with accrued interest is paid/ refunded to the Lessee.

*Razia Bone*

Razia Bone

*R. B.*

*[Signature]*



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Banjarahills



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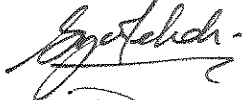
5.2 Lessee's Obligations :

The Lessee agrees, undertakes covenants and declares:

- i) The Lessee shall upon execution of the Lease Deed pay the Security Deposit to the Lessor and during the lease term regularly pay to the Lessor the monthly rent due and payable at the time and in the manner aforesaid; to pay water and electricity charges for units of the same actually consumed by the Lessee in the Demised Premises as recorded in the meters installed by the Lessor for that purpose. Any additional deposit payable to Electricity authority for the increased usage shall be paid by the Lessor.
- ii) The Lessee will ensure that all the requisite rules, regulations and laws applicable to the Demised Premises are duly conformed to and/or complied with at all times.
- iii) The Lessee shall ensure that upon expiry of the lease or on the sooner termination thereof, the vacant possession of the Demised Premises shall be handed over to the Lessor against simultaneous refund of the Security Deposit and adjustments of all dues by the Lessor to the Lessee.
- iv) The Lessee shall permit the Lessor or any authorised person or persons deputed by the Lessor during the term of the lease hereunder at all reasonable hours with prior written notice if the Lessor desires to enter upon the Demised Premises for inspecting/repairing the state and condition thereof.
- v) The Lessee shall during the period of lease at its own costs, charges and expenses carry out all internal repairs and maintenance to the Demised Premises and keep the Demised Premises in good condition. The Lessee agrees not to do or permit to be done on the Demised Premises anything which may be or become a nuisance to the Lessor or other occupiers of the adjoining premises; All the interior decoration, electrical, computer system, cabling, office automation, air conditioning etc. in the Demised Premises shall be adequately insured by the Lessee at its own cost.

6. INDEMNITY :

- i) The Lessor will indemnify and keep indemnified the Lessee against all/ any claims, costs, damages, demands, expenses, losses, fines and penalties and/or liabilities and/or legal proceedings, arbitrations, suits of whatsoever nature arising after the commencement of the lease in relation to the Demised Premises on account of :
  - a) any defect in title or actions, claims, suits and proceedings relating to the title of the Lessor to the Demised Premises or non-availability of any permissions/approvals.
  - b) If for whatsoever reasons the Lessee's right to peaceful occupation of the Demised Premises for carrying on legitimate business is obstructed/denied or the Lessee is put to any loss, financial or otherwise,
  - c) which materially prejudices the Lessee's rights under this Lease Deed and which is not in any manner attributable to any act or omission of the Lessee

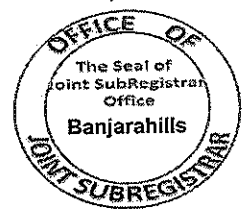
*S. My*  
  
R. B. Y.  
Razia Bone



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Banjarahills



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- ii) The Lessee will indemnify and keep indemnified the Lessor against any claim and/or liabilities and/or any suit and/or legal proceeding for an amount not exceeding the aggregate annual lease rent if it arises after the commencement of the lease directly due to the negligence or default in use and occupation of the Demised Premises by the Lessee.
- iii) If during the term of the lease, any third party claim or liability accrues or arises on the Lessor and/or the Lessee, then the Lessor and/or the Lessee, whosoever is primarily liable to such claim or liability will defend the same at their own cost and expense and bear and pay and discharge the same provided such claim or liability has arisen in the course of the lease term in good faith and in the normal course of business and not due to negligence of either Party. The Lessor agrees not to take up any defence, claim or stand contrary to the defence or stand or claim taken or made or to be taken or made by the Lessee and vice-versa provided further if any such claim or liability has arisen or accrued as a result of willful misconduct or gross negligence of the Lessor or the Lessee as the case may be, then and in that event, the Party made liable to pay such claim will be entitled to recover the same from Party responsible for the act of willful misconduct or gross negligence and the Party responsible for the act hereby agrees to indemnify and keep indemnified the Party suffering a loss as a result of its willful misconduct or gross negligence.

7. RENEWAL OF LEASE :

The lease may be renewed at the option of the Lessee by giving 3 (three) months notice in writing in advance to the Lessor before expiry of the lease term. However, the said renewal, if any shall be on such terms and conditions as may be mutually agreed to by and between the Parties hereto in writing.

8. TERMINATION OF LEASE :

- i) The lease may be terminated at the option of the Lessee by giving a minimum of three (3) months notice in writing in advance to the Lessor. However, the Lessee will not determine the lease for the first 24 months from the date of execution of these presents.
- ii) If the rent payable in respect of the Demised Premises is in arrears for a period of two (2 consecutive) months or more, the Lessor shall give a notice in writing to the Lessee for remedying the said breach within a period of thirty (30) days from the date of receipt of such notice. If the breach is not remedied by the Lessee in terms of such notice then upon the expiry of the thirty (30) days from the date of receipt of such notice, the Lessor shall be entitled to terminate the lease of the Demised Premise and the Lessee shall vacate and handover vacant possession of the Demised Premises on the expiry of 30 days from the termination of the lease.

*[Handwritten signature]*

R. G.

*[Handwritten signature]*  
Rajia Bose

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*[Handwritten signature]*



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9. FORCE MAJEURE :

In case the Demised Premises or any part thereof is destroyed or damaged by force majeure event, such as fire, riot and civil commotion, enemy action and such like, not within the control of the parties hereto, so as to be wholly or partially unfit for the use of the Lessee then the rent hereby reserved or proportionate part thereof, according to the damage sustained shall cease to be payable from the time of such destruction or damage until the said portion of the Demised Premises shall be restored by the Lessor to the same position it was in before the happening of the force majeure event. The Lessor shall after such restoration, be bound to put the Lessee, if opted for by the Lessee, in possession of the Demised Premises and the period of the Lease shall be extended by such time as the said Demised Premises were not available for use by the Lessee due to the damage as above. However if the damages is caused to the Demised Premises or the Demised Premises is destroyed due to negligence on the part of the Lessee or its Affiliates or their employees, visitors/ agents / workmen the cost of such restoration shall be payable by the Lessee and the Lessee shall also be liable to continue to pay the rent of the Demised Premises during the period the restoration is carried out by the Lessor to the Demised Premises.

10. Notices /Letter/ Communication :

Any notice/letter required to be served by one Party to another in pursuance of this Lease Deed shall be served upon the other, in writing, at the respective address as mentioned herein below:

i) In case of the Lessor :

Mr. Syed Mehdi,  
C/o., M/s. Modi Properties & Investments Pvt. Ltd.,  
5-4-187/3&4, Soham Mansion, II Floor, M.G. Road, Secunderabad – 500 003.

ii) In case of Lessee :

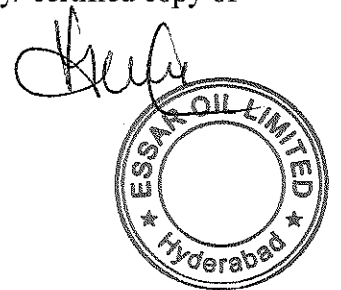
Mr. P.V. Srinivas,  
ESSAR OIL LIMITED  
Khambalia Post,  
PO Box 24, District Devbhumi Dwaraka,  
Gujrat 361305.

11. STAMP DUTY AND REGISTRATION CHARGES :

This Lease Deed shall be executed in duplicate, the Lessor & Lessee shall bear and pay the stamp duty and registration charges in the ratio of 50:50. Each Party shall bear and pay the professional fees of their respective legal advisors and architects. The Lessee shall keep the original copy of the Lease Deed and the Lessor shall keep the duplicate copy/ certified copy of the Lease Deed.

*Syed Mehdi*

R. B. Razia Bano Page 10 of 14



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12. ENTIRE AGREEMENT :

The Parties hereto confirm and declare that this Lease Deed constitutes the entire agreement between them, and supersedes all earlier understandings and writings arrived at by and between them, whether oral or written, concerning the subject matter hereof and no additions, alterations or modifications hereto shall be valid or binding, unless the same are reduced to writing and are signed by the Parties hereto.

13. GOVERNING LAW AND JURISDICTION :

The provisions of the Lease Deed shall be governed by the laws of India. It is agreed by and between the Parties hereto that the competent Courts at Hyderabad/Secunderabad alone shall have jurisdiction to entertain any proceedings or dispute arising out of this Lease Deed.

Schedule I

Description of Demised Premises:

Premises bearing nos. 8-2-684/1/18 & 19 admeasuring 2,500 sq.ft. (carpet area) and 3,000 sq.ft. (built-up area) on the II floor of the building known as R.M. Mansion situated at Road no. 12, Banjara Hills, Hyderabad (City) Telangana (State) 500 034 (Pin Code) together with 3 nos. common car parking spaces and 10 nos. two wheelers for the vehicles of the Lessee and its nominees.

North By	Open to Sky
South By	Open to sky and 40' Road
East By	Open to sky and 40' Road & Plot no. 17
West By	Open to sky and Plot no. 20

SMY

*[Handwritten Signature]*

R. By Rajra Bone

*[Handwritten Signature]*

x



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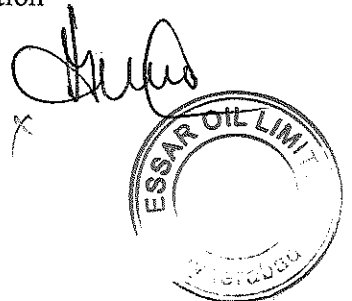


Facilities provided by Lessor to Lessee at the Demised Premises:

- a. The right to use the common toilet blocks in the building in common with the other occupants of the said building
- b. The right to put up a Satellite Dish Antenna of approximately two square meter diameter on the terrace of the said building for the exclusive use of the Lessee and the right of access to the said terrace for the purpose of putting up the said Antenna and for the purpose of maintenance and repair etc. thereof;
- c. The right to install outdoor condenser units of Airconditioner to be operated 24 hours a day without any extra cost/ charges for the same for exclusive use of Lessee and /or its nominees and/or assigns;
- d. The right to install a Diesel Generator sets within the premises in the building or at a place mutually decided by the Lessor and the Lessee in the building.
- e. The right to lay cables, install telecom equipments free of cost for use in the Demised Premises. The Lessor shall, at their own cost obtain all necessary permissions, NOC's as required by the Lessee to lay, install the telecom equipments etc.
- f. The right to free access to the said common car parking spaces and ensure none including the Lessor, the owners of other units in the said building, tenements or occupiers thereof or members of staff, servants, employees, workers and all persons having business with such other occupants are allowed to use the common car parking spaces.
- g. To make arrangements for 24 hour water and 5 KVA electricity supply to Demised premises throughout the lease period and all cost and expenses towards cabling, transformers, security deposit etc., for the same shall be borne by the Lessor.
- h. Actual consumption of which electricity and water will be recorded in the separate water and electricity meters installed by the Lessor for the Demised Premises. The Lessor also undertakes to extend full co-operation and assistance including assistance in acquiring a NOC from the Society/ Builders, to the Lessee as and when any extra load of power supply is required by it for carrying out its operations.
- i. To ensure the entire sanitation system, plumbing, common electrical fittings, water and electricity meters etc., as applicable to the Demised Premises are kept and maintained in good and substantial repair, order and condition;
- j. That the entrance, door ways and passage etc., leading to the Demised Premises are kept sufficiently clean, lighted, safe and in substantial repair and good order and condition

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R. by  
Razia Bone



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IN WITNESS WHEREOF the Lessor hereto has set his/her/its hands to these presents and the Lessee have caused the same to be executed in a manner appearing hereinafter, the day, month and year first hereinabove written.

SIGNED AND DELIVERED  
by the within named LESSOR

*Syed Mehdi*  
Mr. Syed Mehdi  
Lessor no. 1

*Razia Bano*  
Mrs. Razia Bano  
Lessor no. 2

in the presence of :

1. *[Signature]*
2. *[Signature]*

SIGNED AND DELIVERED  
by the within named LESSEE

*[Signature]*  
ESSAR OIL LIMITED  
by the hand of Shri P. V. Srinivas  
Divisional Manager



Authorised Official, in the presence of :

1. *[Signature]*
2. *[Signature]*

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2294/16



**PLAN SHOWING**

3,000 sq ft FORMING A PART

**IN SURVEY NO.**

PREMISES BEARING NOS. 8-2-684/1/18 & 19

**Situated at**

ROAD NO. 12, BANJARA HILLS, HYDERABAD, TELANGANA

**Mandal, R.R. Dist.**

**LESSORS:**

SHRI . SYED MEHDI & SMT. RAZIA BANO

**LESSEE:**

M/S. ESSAR OIL LIMITED,  
REPRESENTED BY MR. P.V. SRINIVAS, S/O. P.V. SHARMA

**REFERENCE:**

AREA: 3,000 SQ FT,

**SCALE:**

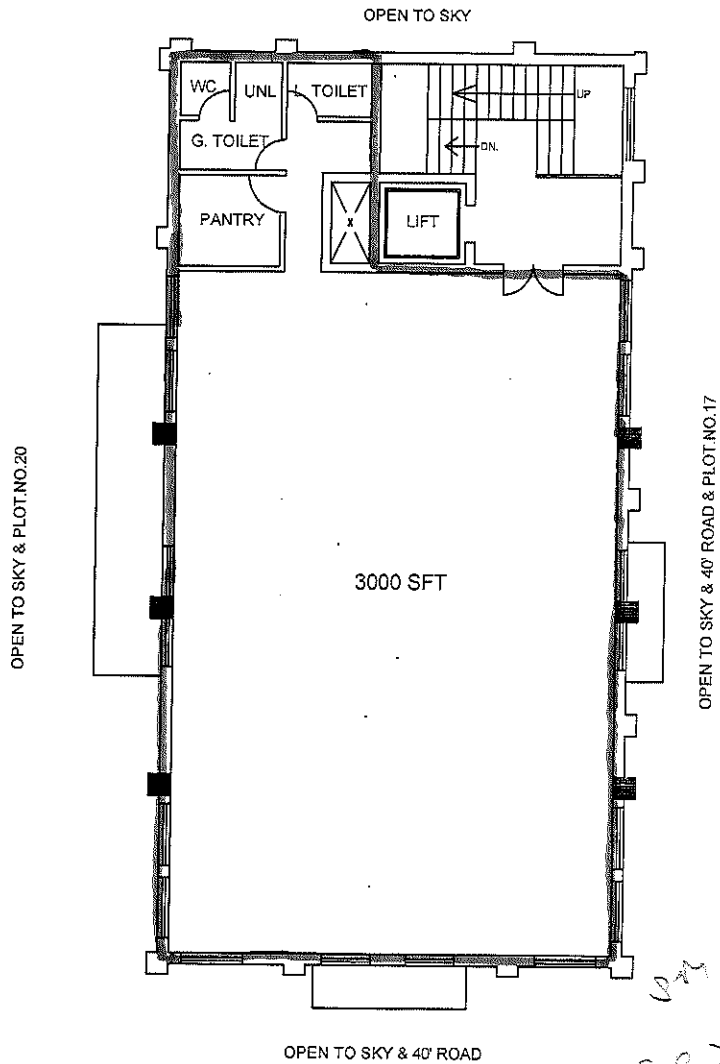
SFT.

**INCL:**

SQ. MTRS.



**EXCL:**

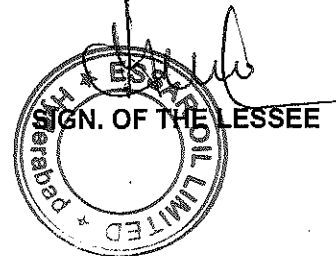


**WITNESSES:**

- 1.
- 2.

*S.M. & R.B.*  
*Syed Mehdi*  
*Razia Bano*

**SIGN. OF THE LESSORS**



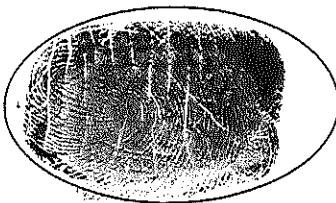

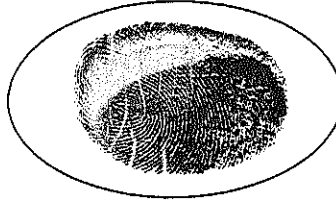

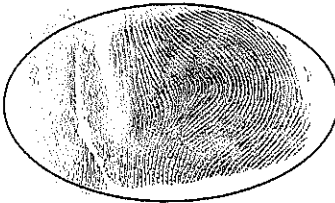
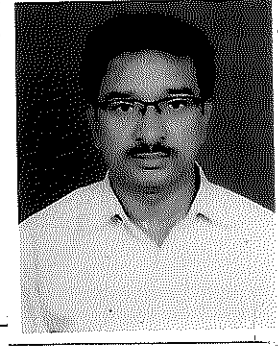


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

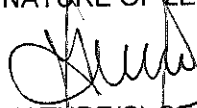
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>LESSOR:</b></p> <p>1. MR. SYED MEHDI S/O. MR. SYED MOHAMMED R/O. 1-5-16/2/1 MUSHEERABAD HYDERABAD – 500 020</p>
			<p>2. MRS. RAZIA BANO W/O. MR. SYED MEHDI R/O. 1-5-16/2/1 MUSHEERABAD HYDERABAD – 500 020,</p>
			<p><b>SPA FOR PRESENTING DOCUMENTS:</b> <b>VIDE VALIDATED FILE NO.</b> <u>G/2262/16</u> <b>DATED:</b> <u>10-05-2016</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY H. NO: 2-3-64/10/24 JAISWAL COLONY AMBERPET HYDERABAD -500 003.</p>
			<p><b>LESSEE:</b></p> <p>M/S. ESSAR OIL LIMITED HAVING ITS REGISTERED OFFICE AT KHAMBALIA POST, PO BOX 24 DISTRICT DEVBHOOMI DWARKA GUJRAT 361305 AND HAVING ITS CORPORATE OFFICE AT ESSAR TECHNOPARK OLD SWAM MILL COMPOUND LBS MARG, KURLA (W), MUMBAI 400070 REP. BY ITS DIVISIONAL MANAGER MR. P.V. SRINIVAS S/O. MR. P.V. SHARMA</p>

**SIGNATURE OF WITNESSES:**

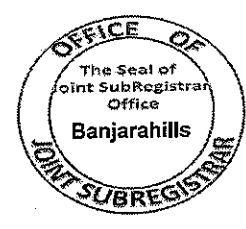
1. 

2. 

  
PBK Razia Bano  
SIGNATURE OF LESSOR

  
SIGNATURE(S) OF LESSEE

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22/9/16





**SPECIAL POWER OF ATTORNEY:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSPP8104E

*Signature*  
Signature

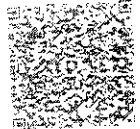


*Signature*



भारत सरकार  
GOVERNMENT OF INDIA

పర్నాంధి వెంకట శ్రీనివాస్  
Parnandi Venkata Srinivas  
DOB: 20-12-1960  
Gender: Male



4038 3035 0226

- आम आदमी का अधिकार

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT  
C RAMESH

भारत सरकार  
GOVT. OF INDIA

NARSING RAO CHANDRAGIRI

21/07/1979

Permanent Account Number  
AKRPR1896C

*Signature*  
Signature



भारत सरकार  
GOVERNMENT OF INDIA

కిరణ్ కుమార్ ఆరెకంటి  
Kiran Kumar Arekanti  
DOB: 25-07-1977  
Gender: Male



9743 3986 3876

- आम आदमी का अधिकार

*Signature*

*Signature*

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