

**Memorandum of Agreement made and executed on this**  
**the 25th day of May 1951 by and between M/s. Datta Chandra,**  
**a registered partnership firm carrying on business at 15/1**  
**Road, Bhopal, Madhya Pradesh and represented by one of**  
**its partners M/s. D. R. Datt Chandra called the party**  
**of the First Part and Datt Chandra, M/s. D. R. Datt Chandra,**  
**residing at 7-10/1, Datt Chandra Road, Bhopal, Madhya Pradesh, hereinafter**  
**called the party of the Second Part collectively as follows**

1. The party of the 1st part hereby agrees to give as  
 lease all the plots of land including the building existing  
 thereon bearing No. 15/1 situated at Bhopal, Madhya Pradesh,  
 Madhya Pradesh and belonging to the party of the 1st part and  
 described in detail in the following schedule and the party  
 of the 2nd part for a period of 10 years certain & renewable  
 for a further period of 7 years at the option of the lessee  
 on payment of Rs. 1/- per sq. ft. of the area occupied  
 by the existing building and structure every month on or before  
 the 5th date of the following month.

2. The party of the 2nd part agrees to deposit a sum of  
 Rs. 1,00,000/- and also another sum of Rs. 1,00,000/- on 1.5.51  
 which amounts are to be adjusted against the lessee fee at the  
 time of expiry of the lease period.

*D. R. Sanghani.*

*Satish Kumar*

3. The party of the 1st part agrees to pay rates and charges according to the respective authorities.
4. The party of the 1st part is authorized to sell, lease, mortgage and otherwise dispose of the property of the 1st part in any manner and for any purpose and to execute all necessary documents and to do all things which may be required for the purpose of the above and to do all things which may be required for the purpose of the above and to do all things which may be required for the purpose of the above.
5. The party of the 1st part agrees to pay all taxes, duties, charges, rates, levies, tolls, etc. of the respective authorities on the property of the 1st part and to do all things which may be required for the purpose of the above.
6. The party of the 1st part agrees to pay all taxes, duties, charges, rates, levies, tolls, etc. of the respective authorities on the property of the 1st part and to do all things which may be required for the purpose of the above.

Jla R. Sanghani.

Satish Mehra

7. All constructions, additions or alterations either to the existing structure of the building or the open land of the schedule property shall be carried out by the party of the 2nd part in the name of and on behalf of the party of the 1st part.

8. The party of the 2nd part is entitled to permit any other party/parties to carry on the works on his behalf with the written permission of the party of the 1st part.

9. Both the parties agree to execute deed of license hereafter with all necessary terms and conditions as contemplated under this agreement, the expenses of which shall be borne by the Party of the second part.

10. The party of the 1st part shall have the right to revoke the license at any time within a period of 17 years if the party of the 2nd part commits breach of any one or more of the terms and conditions of this agreement.

**DESCRIPTION**

**Description of the property**

Open land measuring 1,000 Sq. Meters together with the building constructed thereon of an area of 10,000 sq. ft. (approx) in survey No. 11/2 situated at Bhandupam village, Bhandup, Bombay, with the following boundaries:

- On the North by: M/s. Tolson Industries
- On the South by: 2nd Lane
- On the East by: neighbour's land
- On the West by: neighbour's land

IN WITNESS WHEREOF both the parties above mentioned set their hands and seals as above on this 15th day of May 1981 at Bhandupam.

Jla R. Sanghani,  
Party of the 1st part

Satish Mohan  
Party of the 2nd part

**WITNESSES**  
1. *(Signature)*  
(Ram Swarup)

**FINANCIAL AGREEMENT**

This Agreement of Finance executed at Secunderabad this the 6th day of OCTOBER, 1987 by and between:

M/s. NILIMA TRUST represented by its trustee smt. Ila R. Sanghani and Shri Ramesh Sanghani hereinafter referred to as the party of the FIRST PART which expression unless excluded by or repugnant to the context shall deem to include his successors, assignees legal heirs and other representatives;

A N D

Shri Satish Modi s/o Manilal Modi, s/o 701 Sagita Apts, Banjara Hills, Road No. 4, Hyderabad; hereinafter referred to as the party of the SECOND PART, which expression unless excluded by or repugnant to the context shall deem to include his successors, assignees, successors, legal heirs and other representatives;

WHEREAS the financiers are due to receive a sum of Rs. 9,00,000/- (RUPEES NINE LAKHS ONLY) as per Dissolution Deed dated 1st April 1985 from the said Satish Modi.

..... (2)

*Satish modi*  
FOR NILIMA TRUST  
① Ila R. Sanghani!  
TRUSTEE.

FOR NILIMA TRUST  
② *R*  
TRUSTEE.

WHEREAS the said Satish Modi has also developed property belonging to the Sheth group in portion of premises bearing No.1-20-272/E.

WHEREAS the said Satish Modi has also finalised the arrangement to acquire ownership interest in the land belonging to the Sheth group and the same is awaiting documentation.

WHEREAS the said Satish Modi after developing the property of the Sheth group have given a substantial portion of the premises on Lease to M/s.ATLAS COPCO and a portion in the First Floor is still vacant.

WHEREAS the said Satish Modi has requested the financier to extend him a loan of Rs.10,00,000/- (RUPEES TEN LAKHS ONLY) and receive the rent of the property developed by him. The said Trust have accepted the proposals, treating the amount due under the Dissolution Deed as received and also have owned the responsibility of the amount of Rs.90,000/- (RUPEES NINETY THOUSAND ONLY) deposit paid by M/s.ATLAS COPCO as deposit and have agreed to pay a further sum of Rs.10,000/- (RUPEES TEN THOUSAND ONLY) on completion of the documentation. Thus in all Rs.10,00,000/- (RUPEES TEN LAKHS ONLY) being treated as finances provided by financier. This arrangement has come inforce with effect from July 1986.

In lieu of the finances provided by the financier, the financier is entitled to the rent receivable from the property subject to the obligation of paying the property tax, non agricultural tax, maintenance etc. For all practical purposes, the financiers are considered as owners of the building.

The financiers also reserve the option to register the premises in favour of his nominee or nominees. All expenses relating to the registration cost shall be borne and paid by the financier alone.

.....(3)

*Satish Modi*

*② R*

FOR SRI NILIMA TRUST

① Jla R. Sanghani,  
TRUSTEE.

The financiers also reserve the right to lease out the vacant and the premises premises now leased out to M/s. Atlas Copco to the party of its choice on any term the financier deem fit and proper, in event of the present tenant i.e. M/s. Atlas Copco vacating the premises, and receive and adjust the return/less as financial/interest consideration.

Signed and delivered

by within named

Financier M/s. NEELIMA

TRUST represented by its

Trustees: (1) Smt. Ila A. Sanghani

(2) Shri Ramesh Sanghani

in the presence of

(1) Rajeev Sanghani

(2) Ramendra

FOR SRI NILIMA TRUST,  
① Ila R. Sanghani.

TRUSTEE,

FOR SRI NILIMA TRUST,

② R

TRUSTEE

Signed and delivered

by within named

Shri Satish Modi

in the presence of

(1) Rajeev Sanghani

(2) Ramendra

Satish modi