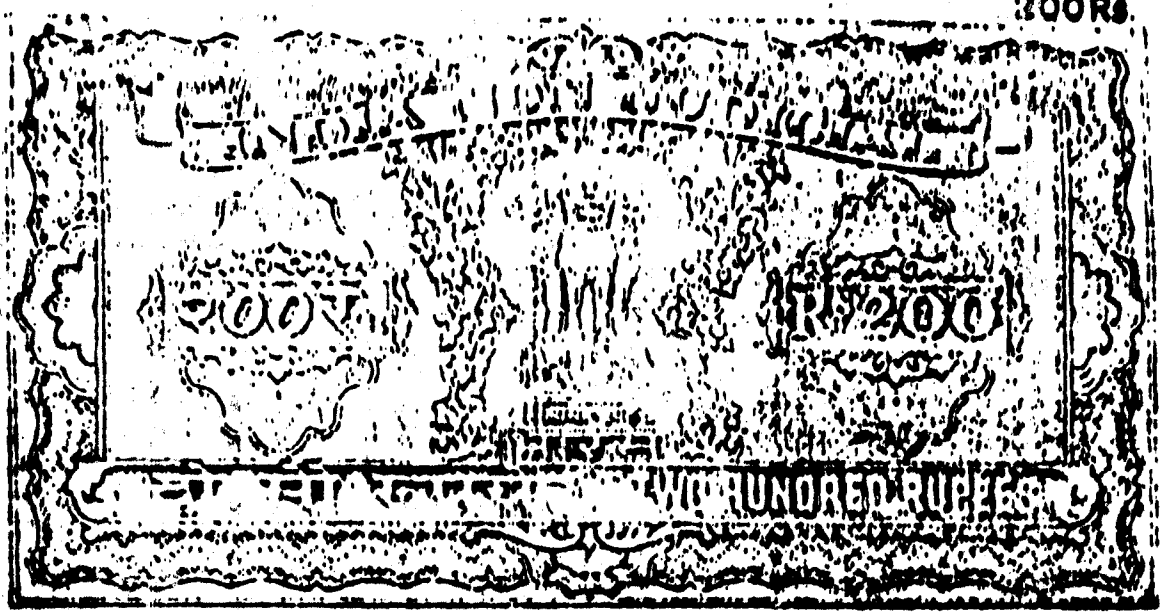


141

200RS.



A No. 13512
Child of Chakra...
No. 13512...
to whom...

D. Prakash Rao
31 AND 33
CITY CIVIL COURT
HYDRABAD

LEASE DEED

This indenture made this 10th day of September
One Thousand Nine Hundred and Sixty one...
Governor of Andhra Pradesh represented by the Additional
Director, Industries Department (hereinafter called the
"Lessor" which expression shall, unless excluded by or
repugnant to the context, be deemed to include his success-
ors in office or representatives) of the one part AND
M/s. Viswajit Casting and Engineering Works, Plot No. 26/2,
Industrial Area, Asanabad, Hyderabad (hereinafter called
the "Lessee" which expression shall unless excluded by or

Bh...
Additional Director

repugnant to the context be deemed to include their success-
ors in office or representatives) of the other part.

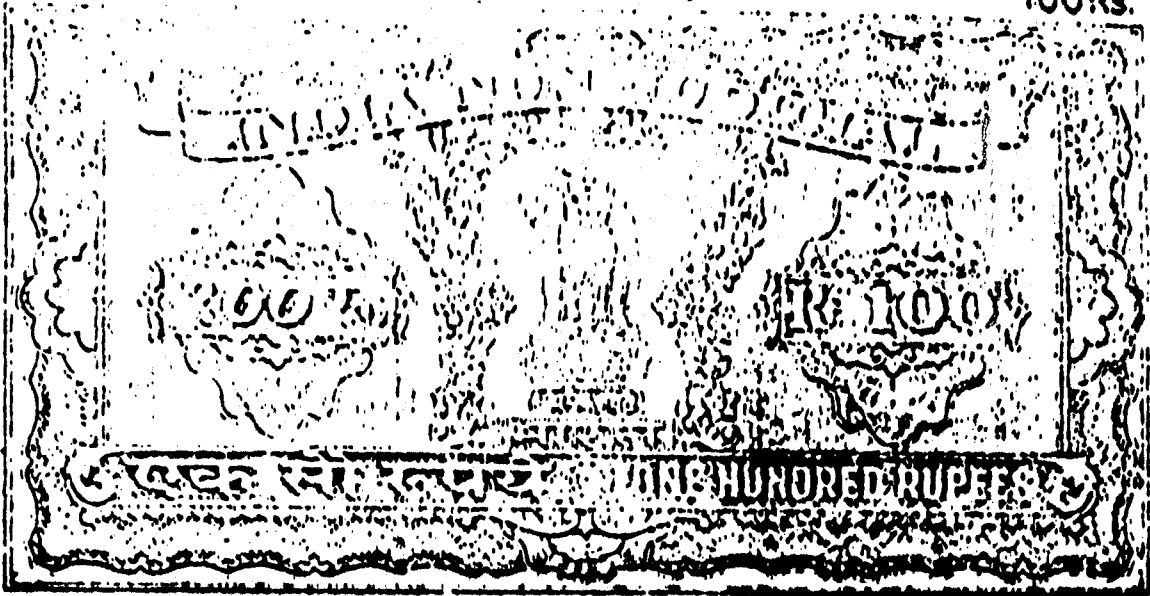
WHEREAS THE Government of Andhra Pradesh is the sole
owner of the piece of land bearing Plot No. 26/2 of the
Industrial Area at Asanabad, Hyderabad and hereafter more
fully described.

AND WHEREAS the said piece of land is free from
all incumbrances and the Lessor is entitled to grant a lease

Sahab...

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100Rs.



1. No. 12...
2. No. 13...
3. No. 14...
4. No. 15...
5. No. 16...

100 Rs.
100 Rs.
100 Rs.

thereof for the term hereinafter mentioned;

AND WHEREAS THE lessor has agreed with the lessee to grant a lease to the lessee for the period of **NINETY NINE YEARS** of the said piece of land for the purpose of erecting thereon Casting and Engineering Industry. The Government have accorded permission vide their Memo No. 1024/I.F. Cell/78-5 dated. 13/6/1979 ^{and vide Govt. Order No. 371/JA/71 dt. 12.12.71} for the transfer of the lease hold rights in favour of M/s. Viewajit Casting and Engineering works, a partnership firm in plot no. 26/2 I.A.A. Hyderabad.

Reddy
Additional Director
Industries Dept.
Government of Andhra Pradesh

AND WHEREAS Possession of the said piece of land is given by the lessor to the lessee and on 1.6.1941 and the lessee has been in possession and occupation thereof since that date and WHEREAS the lessee has erected the aforesaid factory buildings and other erections on the said piece of land in accordance with the plans as approved by the Government in the Industries Department since the handing over of the possession of the site, no formal lease deed was executed. NOW THE INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum

Shri M. S. Reddy

Contd... 30

will during the said term pay the office of the Lessor yearly rent here-before reserved upon the days and in manner aforesaid AND WILL ALSO pay all rates, taxes, charges, assessments and outgoings now payable or hereafter to become payable in respect of the said plot No.26/2 Industrial Area, and any buildings for the time being standing on the said piece of land or any part thereof And the Lessee hereby agrees that he will not add to or alter the said buildings and conveniences either externally or internally without the consent in writing of the lessor which consent may either be withheld or may be given by the Lessor on such terms (including the payment of enhancement or of a fine or premium by the Lessees) as the Lessor shall in his discretion think fit PROVIDED THAT Plans, sections, elevations and specifications, of steel or reinforced concrete construction calculations) for the construction of any additional buildings and conveniences or for any intended alterations thereto which shall indicate in figures the lengths, breadths and thickness of walls floors and scantlings of timber and state the description of the materials to be used shall have been submitted to and be approved by the Lessor before any such plan and specification shall, if required, be signed by the lessee and delivered to the lessor and that every such plan and specification shall be strictly adhered to except so far as sanction in writing to any deviation therefrom shall be given by the Lessor and PROVIDED THAT in making any such additions or alterations as aforesaid, all such directions as may be given by the Lessor or his Engineer (hereinafter referred to as " the said Engineer" which expression shall, where the context so admits, be deemed to include the Superintending Engineer and his deputy or Deputy Assistant or Assistants or any person authorized from time to time by the Lessor in this behalf) shall be promptly complied with AND PROVIDED FURTHER THAT upon receiving notice that any additions or alterations to the said buildings and conveniences or any portion thereof are not being constructed to the satisfaction of the Lessor or the said Engineer, the Lessee will thereupon rectify the works or such portion thereof as may be necessary in accordance with such notice PROVIDED ALSO that All notices, consents

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B. S. Srinivasan
Additional M...

Industries Ltd.
Industrial Area

S. S. Srinivasan
Industries Ltd.

and approvals to be given for this lease shall be in writing and (save as to such notices as are herein otherwise provided for) shall be signed by the Additional Director of Industries, Industries Department for the time being or his assistant as the case may be and such notices shall either be delivered to the lessee or any one of them or be sent at their usual or last known place of residence or business in Hyderabad Deccan or shall be left on the premises hereby demised and the lessee DOETHIEREBY FURTHER COVENANT with said lessor that the Lessee will both :in the completion of the said buildings and conveniences and at all times during the continuance of this demise observe and conform to all such rules and regulations of the Lessor or of the Municipal Corporation of Hyderabad (hereinafter referred to as " the said Municipality") as may be in force for the time being relating to buildings and WILL MAKE all drains on the said premises to the satisfaction of the Lessor and the said Municipality, and the Chief Inspector of Factories of the Government of Andhra Pradesh and lead all such drains into any drains or sewer which may be hereafter constructed and any street adjoining the said premises according to as they may be directed by the Lessor or the said Municipality and the said Chief Inspector of Factories arrange at his own cost to dispose of such of the factory refuse as may not be allowed to be drained into the public drains and the Lessee DOETH HEREBY FURTHER COVENANT with the Lessor that the lessee will at his own expense maintain and keep in repair the drains sewers and gutters leading from the said buildings and premises in accordance with the law relating to factories in force in the State of Andhra Pradesh and the law in force relating to the Municipal Corporation, Hyderabad city for the time being in force without requiring any notice in that behalf from the Lessor or any other person or persons whomsoever AND ALSO will THROUGHOUT THE SAID TERM HEREBY GRANTED at his own see expense when need shall require and whether called upon by the lessor so to do or not well and substantially repair support pave clean e and kept in good and

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substantially repair (including all usual and necessary internal and external paintings colour and white washing) to the satisfaction of the Lessor or the said Engineer the said premises and buildings and the walls, pavements, drains and fences thereunto PROVIDED ALWAYS THAT if the Lessee shall not within 15 days after called upon so to do by the Lessor commence and proceed diligently with the execution of the repairs and works mentioned in such notice it shall be lawful for the Lessor to enter upon the demised premises and execute such repairs and works and the costs thereof shall be a debt due from the Lessee to the Lessor and forth-with recoverable as arrears of land Revenue and the Lessee DOTH HEREBY FURTHER COVENANT WITH THE LESSOR that the Lessee will leave and at all times during the continuance of this demise keep open and unbuild upon the land and ground in a clean and tidy condition AND also will permit the Lessor or his officers and all workmen or others employed by him or them at any time when occasion shall require during the term hereby granted in the day after twenty four hours previous notice to enter into and upon the said demised premises and the buildings thereon to view the conditions thereof and of all defects and of all defects and wants of repair there found to give or leave notice in writing on or at the said premises for the said Lessee to repair the same within three calendar months next after such notice within which such said time the said Lessee will repair and make good all such defects and wants of repair as aforesaid to the satisfaction in all respects of the Lessor or the said Engineer AND ALSO will not cut or drain any of the principal walls of the buildings for the time being on any part of the piece of ground hereby devised or make or permit to be made any alterations in or additions to the said buildings either externally or internally or in the architectural designs or decoration thereof without the previous consent in writing of the

Resubmitted
 Additional Director
 Industries
 Suburban

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Lessor for that prior purchase first had and previously contained in writing and ALSO will not without the previous consent in writing of the Lessor use or permit the said premises or any part thereof to be used for any purpose whatsoever other than

AND ALSO the lessee will not do or cause, suffer to be done upon the said premises, any act which shall in the judgement of the Lessor be or grow to be a nuisance or a disparagement annoyance or inconvenience to the Lessor or to the Lessee or tenants of any neighbouring premises AND the said lessee WITH HEREBY FURTHER COVENANT WITH the lessor that the Lessee will not at any time during the continuance of this lease affix or display of permit to be affixed or displayed on the said demised premises or on any part thereof or on the roof of external walls of any building or erection for the time being thereon any sign boards, etc. sky signs or advertisements painted or otherwise or any permanent or temporary attachment to any such roof or external wall of the like character unless the consent in writing of the lessor shall have previously been obtained and unless any such signboard, sky signs or advertisement or permanent or temporary attachment shall have been previously approved by the Lessor or the said Engineer AND THE said lessee, WITH HEREBY FURTHER COVENANT WITH THE Lessor that

Revised
Additional Provision
Industrial Buildings
where Premises involved

the lessee will throughout the said term keep all the every buildings or buildings already erected or which may be erected on the said land excluding foundations and plinth insured in the Joint names of the lessor and of the lessee to the full insurable value thereof against loss of or damage by fire in some insurance office to be approved of by the Lessor for the time being and when thereunto required will produce the current year's receipt for the premium of such insurance to them or him and also will as often as the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire layout under the direction of the

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Contract No. 1000
10/10/1911

such Engineer shall the money which shall be received by
virtue of any such insurance in rebuilding or repairing
the premises destroyed or damaged AND if such money shall
not be sufficient for rebuilding and reinstating the same,
the Lessee will at his own costs rebuild or reinstate the said
buildings under the direction and to the satisfaction of the
of the Lessor or AND whenever during the said term the said
buildings or any part thereof, respectively shall be destroyed
or damaged whether by fire or hurricanes or otherwise the lessee
will re-instate the same under the direction and with the approval
of the lessor and will continue to pay the rent hereby reserved
as if no such destruction or damage by fire, hurricane or other-
wise has happened AND also will be the expiration or sooner
determination of the said term (subject to the proviso herein-
after contained entitling the Lessee to remove the buildings
standing on the demised land in the event hereinafter mentioned)
quietly deliver unto the Lessor the said demised premises toge-
ther with all buildings and erections which shall have been built
thereon during the said term in such good and substantial repair
and conditions and so maintained, paved and cleaned as afore-
said and in all respects in such state and conditions shall be
consistent with the due performance of the several covenants

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Additional Provisions
Industries Development
Future Provisions

hereinbefore contained and that it is hereby agreed that the
sub-lease or sub-letting or assignment of the demised premises
or any portion thereof by the lessee are totally prohibited
during the demise. It being clearly understood that any default
on the part of the lessee in these respects will entitle the
lessor to determine the lease and reenter open the land and take
possession of the buildings constructed by the lessee and that
the lessee or the unauthorized sub-lessees shall not be entit-
led to any compensation towards amounts spent by them either
on improving the plot or on structures etc., in case of such

Determination of the Lessor

And it is hereby provided that the lessee during the term of any mortgage the demand provisions together with the lease hold right of the plot to the bank for financial assistance with the prior approval of the Director of Industries in writing.

PROVIDED ALWAYS AND IT IS HEREBY AGREED THAT whenever any part of the rent hereby received shall be in arrear for the space of 90 days whether the same shall have been legally or forcibly demanded or not and also if and whenever there shall be a breach of any of the covenants by lessee within contained the lessor may re-enter upon the said premises or any part thereof and immediately thereon this lease demise and all rights of the said lessee hereunder shall absolutely determine AND THE LESSOR DOETH HEREBY COVENANT with the Lessee that the Lessee performing and observing all the covenants hereinbefore contained any pay hold and enjoy the said premises during the said term without any interruption by the Lessor or any person said to be claiming under him provided always and it is hereby agreed that the lessee will start the Industry for which the said premises have been leased namely within six months from the execution of this lease deed it being clearly understood that any default on the part of the lessee in this respect will entitle the lessor to determine the lease and re-enter upon the land on take possession of the buildings constructed

Handwritten signature
Additional to...
Industry in...
State of...
Hyderabad

by the Lessee and it is hereby agreed and declared that the Lessee will pay the enhanced premium and annual rents of the plots in the industrial Area, Azamabad, Hyderabad. IT IS HEREBY AGREED AND DECLARED BY and between the said parties to these presents that the said lessee shall be at liberty during the last three months of the term hereby granted provided he shall have observed and performed all the covenants and conditions herein contained and on the part of the lessee to be observed and performed to remove at his own expenses in all respects the buildings erected by him on the demised premises on the express conditions which is hereby agreed to on the part of the said lessee that such removal is completed and the ground cleared, levelled and restored to a good

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