

AGREEMENT OF LEASE & LICENSE

AGREEMENT OF LEASE & LICENSE executed at Secunderabad, on this the 5th day of May, 1986 by the between:-

- APR*
- (1) **M/s MM Associates, owners of the Business "M/s Vishvajet Casting & Engineering Works" represented by its Trustee, Satish Modi, Son of Late Manilal G. Modi, aged about 42 years residing at Banjara Hills, Hyderabad;**

hereinafter referred to as the "LICENSORS"

AND

- (2) (a) **A. Purandar Reddy S/o Balakrishna Reddy.**
(b) **B. Ramchandra Reddy S/o B. Shanker Reddy.**
(c) **Smt. A. Uma W/o A. Anil Reddy.**
(d) **Smt. B. Rama W/o B. Prakash Reddy.**

hereinafter referred to as the "LICENSEES"; Witnesseth as follows:-

The Licensors are the Lessors of Land, bearing Plot Nos 26/2, measuring 1600 Sq. yards, situated at Industrial Area, Azamabad, Hyderabad, by virtue of a Lease Deed, dated 10-9-1984. The Licensors have also erected Sheds, dug Well, laid Water and Electricity Supply connections and have been carrying on the business of manufacturing and sale of Iron Castings and Pump Sets on the said Plot. The Licensors have not been able to fully utilize the capacity of the Unit and facilities due to various reasons.

The Licensees have requested the Licensors to grant a License to utilize the facilities available in the Contd..2.

Satish Modi

A Purandar Reddy

Ramchandra Reddy

B Rama

APR
business of M/s Viskwajest Casting & Engineering Works,
Industrial Area, Asanabad, Hyderabad.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

- 1) The Licensees are hereby granted a License to utilise the facilities available on Plot No:26/2, Industrial Area, Asanabad, Hyderabad including the Sheds, Water and Electricity connection etc.
- 2) The Licensees shall be entitled to use the Trade name M/s Viskwajest Casting & Engineering Works.
- 3) In consideration of the License granted the Licensees shall pay a license Fee of Rs: 10,000/- (Rupees Ten Thousand Only) per month to the Licensors.
- 4) The License Fee shall be paid regularly for each month on or before the 5th day of the same month.
- 5) The License shall commence with effect from 1-5-1986.
- 6) The Licensees shall also be entitled to use the Andhra Pradesh Small Scale Industries Registration No. obtained by the Licensors by having it extended to include Coach Building or any other manufacturing activity.
- 7) The Licensees is empowered to use the Sheds and other facilities for manufacture and sale of Coaches, Bodies or any other Product.
- 8) The Licensees shall apply for and obtain all necessary permissions etc., necessary for carrying on manufacturing activity at their cost.
- 9) The Licensees shall be exclusively liable to pay Water and Electricity consumption charges.
- 10) The Licensors shall not be liable for any loss that may be caused to the Licensees.
- 11) The Licensees shall not have any right or interest in the tenancy in respect of the said plot and the tenancy rights shall exclusively belongs to the Licensors.
- 12) The Licensee has paid Rs: 40,000/- (Rupees Forty Thousand only) as earnest money deposit towards Licence Fee which shall not carry any interest and shall be refunded on the expiry of Licensee for which a separate receipt is been given acknowledging the said amount.
- 13) The Licensee shall be entitled to raise any structure on the said Licensed premises at his own cost expenses, which shall be the property of Licensee. The said additional status shall be removed by the Licensee on the expiry of License.
- 14) The Licensees shall reimburse the Licensors for all payments in respect of the tenancy of the said plot by way of rent property tax etc., to the Municipal Corporation or any other State, Central or Local Authority.

Srihari madh

A Purandu Reddy

Ramchandra Reddy

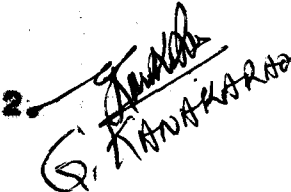
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15) This license shall be valid for a period of 3 years with effect from 1-5-1986. If, the Licensees wish to extend the period of license, they should be liable to pay an enhanced License Fee of Rs: 11,500/- (Rupees Eleven Thousand Five Hundred Only) per month for the extended period of Three years and 20% on completion of every Three years subsequently.

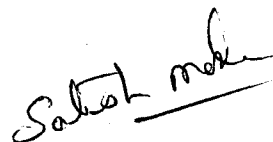
IN WITNESS WHEREOF, the Licensors and the Licensees have signed these presents on the date and at the place mentioned hereinabove the presence of the following Witnesses:

WITNESSES:-

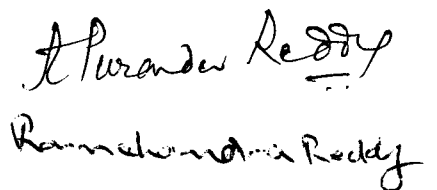
1. 

2. 
S. KAVAKARAO

L I C E N S O R S


Sahish Mohan

L I C E N S E E S


A Purandhar Reddy
Rameshwar Reddy

B. Rama

AGREEMENT OF LEAVE & LICENSE

AGREEMENT OF LEAVE & LICENSE executed at Secunderabad, on this the 5th day of May, 1988 by and between:-

M (1) M/s. NEM Associates, owners of the Business "M/s Vishvajet Casting & Engineering Works", represented by its Trustee, Satish Modi, son of Late Manilal C. Modi, aged about 42 years residing at Banjara Hills, Hyderabad;

hereinafter referred to as the "LICENSORS"

A.P.R

(2) M/s Auto Coach Builders, represented by its Managing Partner B. Prakash Reddy S/o Rama-Krishna Reddy R/o Ballakunta, Hyderabad;

hereinafter referred to as the "LICENSEES" witnesseth as follows:-

The Licensors are the Lessees of Land bearing Plot No:26/2, measuring 800 Sq. yards, situated at Industrial Area, Azamabad, Hyderabad, by virtue of a Lease Deed, dated 10-9-1981. The Licensors have also erected Sheds, dug Well, laid Water and Electricity Supply connections and have been carrying on the business of manufacture and sale of Iron Castings and Pump Sets on the said Plot. The Licensors have not been able to fully utilise the capacity of the Unit and facilities due to various reasons.

M The Licensees have requested the Licensors to grant a License to utilise the facilities available in the business of M/s Vishvajet Casting & Engineering Works, Industrial Area, Azamabad, Hyderabad.

Prakash Reddy

Contd...2..

NOW THIS AGREEMENT BE WITNESSETH AS UNDER:-

- 1) The Licensees are hereby granted a License to utilise the facilities available on Plot No.26/2, Industrial Area, Asanabad, Hyderabad including the Sheds, Water and Electricity connections etc.
- 2) The Licensees shall be entitled to use the Trade Name M/s Viskwajest Casting & Engineering Works.
- 3) In consideration of the License granted the Licensees shall pay a License Fee of Rs: 8000/- (Rupees Eight Thousand Only) per month to the Licensors.
- 4) The License Fee shall be paid regularly for each month on or before the 5th day of the same month.
- 5) The License shall commence with effect from 1-5-1986.
- 6) The Licensees shall also be entitled to use the Andhra Pradesh Small Scale Industries Registration No. obtained by the Licensors by having it extended to include Coach Building or any other manufacturing activity.
- 7) The Licensees is empowered to use the Sheds and other facilities for manufacture and sale of Coaches, bodies or any other product.
- 8) The Licensees shall apply for and obtain all necessary permissions etc., necessary for carrying on manufacturing activity at their cost.
- 9) The Licensees shall be exclusively liable to pay Water and Electricity consumption charges.
- 10) The Licensors shall not be liable for any loss that may be caused to the Licensees.
- 11) The Licensees shall not have any right or interest in the tenancy in respect of the said Plot and the tenancy rights shall exclusively belongs to the Licensors.
- 12) The Licensee has paid Rs: 60,000/- (Rupees Sixty Thousand only) as earnest money deposit towards Licence Fee which shall not carry any interest and shall be refunded on the expiry of Licensee for which a separate receipt is been given acknowledging the said amount.
- 13) The Licensee shall be entitled to raise any structure on the said Licenced premises at his own cost expenses, which shall be the property of Licensee. The said additional status, shall be removed by the Licensee on the expiry of Licensee.
- 14) The Licensees shall reimburse the Licensors for all payments in respect of the tenancy of the said plot by way of rent property tax etc., to the Municipal Corporation or any other State, Central or Local Authority.

Pramod K...

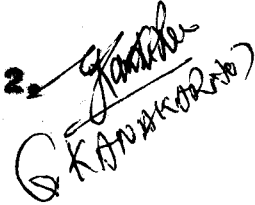
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15) This License shall be valid for a period of 3 years with effect from 1-5-1986. If, the Licensees wish to extend the period of License, they should be liable to pay an enhanced License Fee of Rs: 9,200/- (Rupees Nine Thousand Two Hundred Only) per month for the extended period of Three Years and 20% on completion of every Three years subsequently.

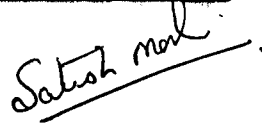
IN WITNESS WHEREOF, the Licensors and the Licensees have signed these presents on the date and the place mentioned hereinabove in the presence of the following Witnesses.

WITNESSES:-

1. 

2. 
(K. Anand Rao)

L I C E N S O R S


Satisb mal

L I C E N S E E S


Pranav Rao