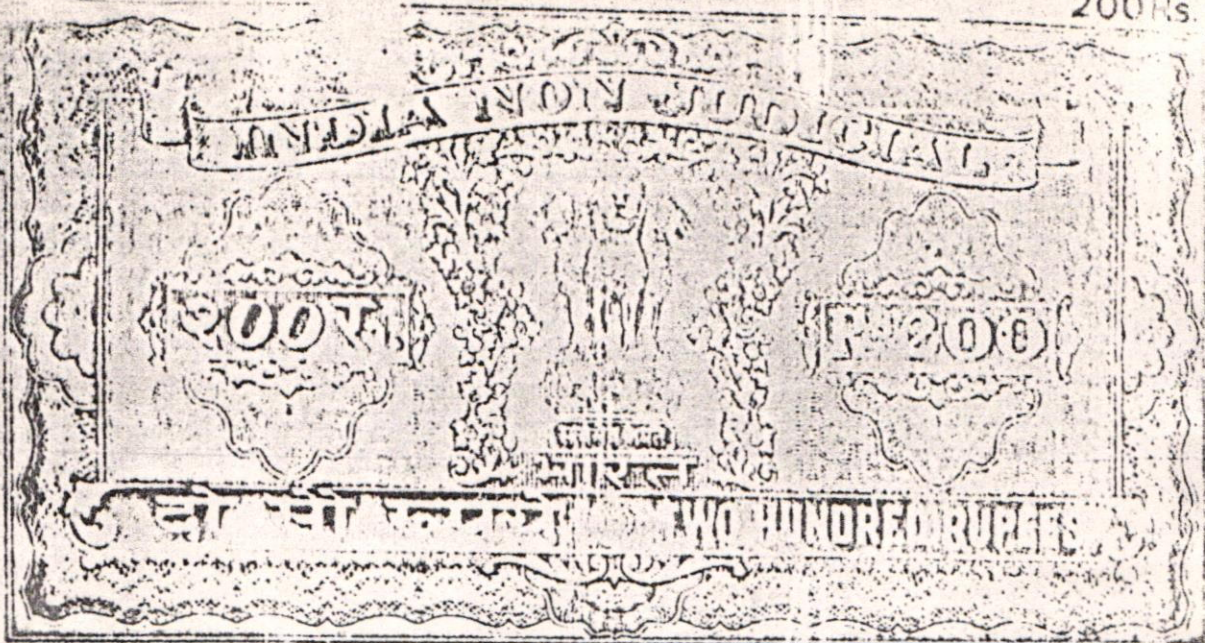




A. Noida, S.S. Date: 10/10/1961
 Sold to Chakravarty
 S/o. W/o K.V.H. Reddy. Residence: 5/6 d
 No. 100, S. V. Road, S. V. Road, Co. Hyd.

J. Ramchander
 S. V. ROAD, VENDOR,
 CITY CIVIL COURT
 SECUNDERABAD-A.

LEASE DEED - 4

This indenture made this ^{10/10} day of Sept.
 one thousand Nine Hundred and Sixty ^{eight one} (1961) BETWEEN THE
 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. Gurudeve Engg. Co., Plot No. 27/3, Industrial Area,
 Azamabad, Hyderabad (herein after called the "Lessee"
 which expression shall unless excluded by or repugnant to
 the context be deemed to include their successor, assigns
 and other representatives) of the other part.

WHEREAS THE Government of Andhra Pradesh is the sole
 owner of the piece of land bearing Plot No. 27/3 of the
 Industrial area At Azamabad, Hyderabad and hereafter more fully

[Signature]
 Additional Director
 Industries Department
 Secunderabad

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

[Signature] A.V. Dasu

Contd.. 2nd

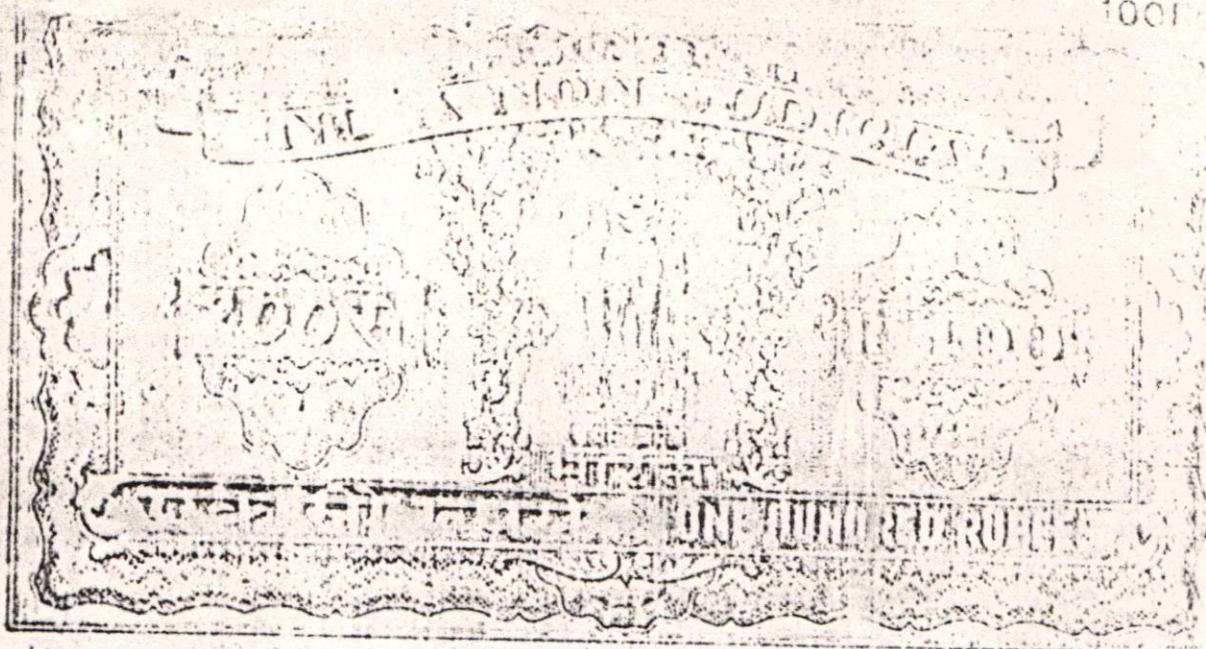
ST. LOUIS, MISSOURI
CITY COURT
FEBRUARY 2, 1968

thereof for the term hereinafter mentioned:-

AND WHEREAS possession of the said piece of land is given by the lessor to the lessee 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 THIS INDENTURE WITNESSETH THAT in

Contd., 3*



No. 5140/1931
Sold to *Chandrabhawan*
W/o W/o P. V. *Chandrabhawan*
Where *Chandrabhawan*

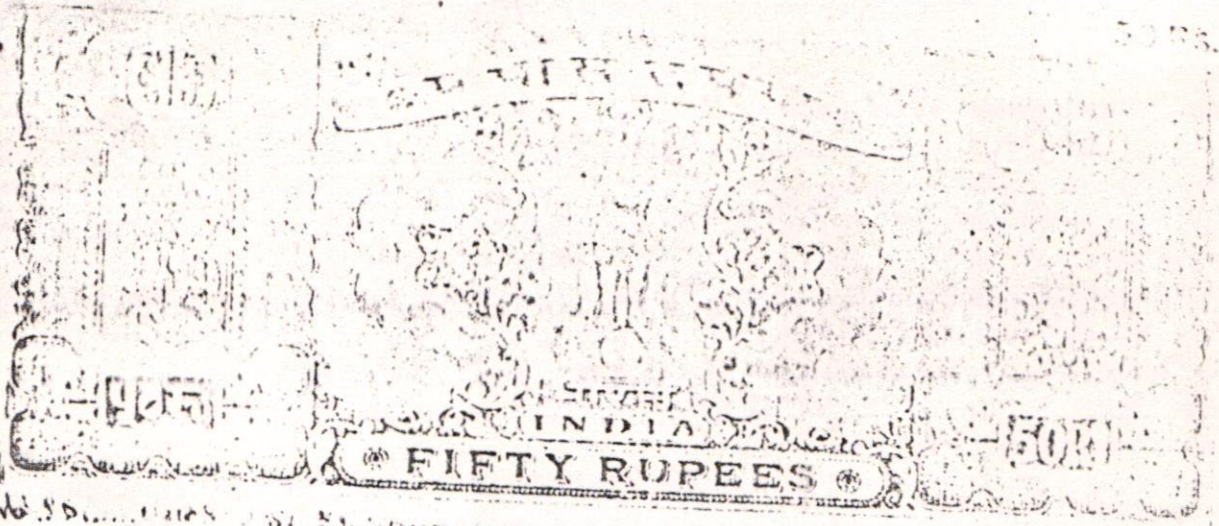
D. Ramchandra
STAMP VENDOR
CITY CIVIL COURT
SECUNDERABAD-A

- 3 -

persuance of the said agreement and in consideration of
a sum of Rs. 5140/- (Rupees five thousand one hundred and
forty only) paid by the Lessee to the lessor on 28.5.1931
as a premium (the receipt of whereof is hereby acknowle-
ged) and in consideration of the rents and covenants here-
inafter reserved and of the covenants and agreements on the
part of the Lessee hereinafter contained the Lessor doth here-
by demise unto the Lessee- all the piece or parcel of Land
situated at Azamabad, bearing Plot No. 25/2 of the Industrial
Area, at Azamabad, Hyderabad more particularly described in
the schedule hereunder written TOGETHER with the buildings
and erections here now erected and built thereon. And all
rights easements and appurtenances belonging to the said
said premises to HOLD THE said premises unto the Lessee for
a term of 99 years commencing from 1.6.1941 corresponding
to the lessee hereafter paying for the said plot No. 25/2
during the said term the yearly rental of Rs. 1335/- clear of
all deductions on the first day of every year AND ALSO paying
unto the Lessor in the event of and immediately upon the

Signature
Additional Director
Mining Department
Pradesh Division

Contd... 4*



10/10/1954
10/10/1954

10/10/1954
10/10/1954

W. K. Kancherla
MEMBER VENDOR,
CITY CIVIL COURT
HYDERABAD-A.

- 4 -

the said term being determined by re-entry under the proviso hereinafter contained a proportionate part of the said rent for the fraction of the current year upto the day of such re-entry AND THE Lessee Doth HEREBY COVENANT with the Lessor that the Lessee will during the said term pay the office of the Lessor the 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. 27/3, Industrial Area, Azamabad and many 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 improvement or of a fine or premium by the Lessee) 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

[Signature]

Additional Director

Industrial Development

Hyderabad

[Signature] A. V. Datta

Contd... 5*

5

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 addition or alterations be commenced, that a copy of every such plan and specification shall, if required, be signed by the Lessee and delivered to the lessor and that every such Plan and specifications 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

iterations 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 authorised 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 and approvals to be given under 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 shall 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 DOETH HEREBY 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

General
Additional Director
Industries Department
Hyderabad

Sd/- M. V. Desai

Contd. C*

and regulations of the Lessor, a 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 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 in any street adjoining the said premises according 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 DOTH 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 expense when need shall require and whether called upon by the Lessor so to do or not well and substantially repair support pave cleanse and kept in good and substantial 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 forthwith recoverable as arrears of Land Revenue and the Lessee will leave and

John J. J. J.
Additional Director
Industries Department
Andhra Pradesh Hyderabad

25/1/21

Contd... 7

and at all times during the continuance of this demise keep open
and unbuild upon the land and ground indicated by the colour
(RED) - on the Plan hereto annexed and also will at all times keep
such open 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 demise premises
and the buildings thereon to view the conditions thereof and of all
defects and ~~or~~ wants of repair there found to give or have 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 with-
in which said time the said lessee will repair and make good all
such defects and ~~e~~ wants of repair as aforesaid to the satisfac-
tion 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
demised or make or permit to be made any alterations in or addi-
tions to the said buildings either externally in or addition to the
said buildings either externally or internally or in the architeo-
tural designs or decoration thereof without the previous consent
in writing of the lessor for that purpose 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 be in the judge-
ment of the Lessor be or grow to be a nuisance or a disparagement
or annoyance or inconvenience to the Lessor or to the Lessees or
tenants of any-neighbouring premises AND the said Lessee DOETH
HEREBY FURTHER COVENANT with the Lessor that the Lessee will
not at any time during the continuance of this demise affix or
display or permit to be affixed or displayed on the said demised
premises or on any part thereof or on the roof of external walls

Contd... &

A.V. Desai

of any building or erection for the time being thereon any sign-
boards, skysigns 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, skysign or advertisement or permanent or temporary
attachment shall have been previously approved by the Lessor or the
said Engineer AND the said lessee, BOTH HEREBY FURTHER COVENANT
WITH the Lessor that the Lessee will throughout the said term keep
all the every building 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 or damage by fire in
some insurance office to be approved 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 said Engineer shall the
moneys which shall be received by virtue of any such insurance in
re-building or repairing the premises destroyed or damaged AND
if such moneys shall not be sufficient for re-building and re-
tating the same, the Lessee will at his own costs rebuild or
reinstate the said buildings under the direction and to the satis-
faction of the Lessor or AND whenever during the said term the sa-
id buildings or any part thereof, respectively shall be destroyed
or damaged whether by fire or hurricane 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 otherwise
has happened AND also will at the expiration or sooner termina-
tion of the said term (subject to the proviso hereinafter con-
tained entitling the lessee remove the building standing upon the

Signature
Additional Director
Justice Department
a Peace Officer

Attest:

A.V. Desai

Contd.... 9*

demised land in the said demised premises together 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 aforesaid and in all respects in such state and conditions shall be consistent with the due performance of the several covenants shall 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 re-enter upon the land and take possession of the buildings constructed by the Lessee and that the Lessee or the unauthorized sub-lessees shall not be entitled to any compensation towards amounts spent by them either on improving the plot or on structures, etc., in case of such determination of the lease.

And it is hereby agreed that the lease during this demise may mortgage the demised premises together with the lessee hold right of the plot to the banks 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 reserved shall be in arrear for the space of ~~and~~ 90 days whether the same shall have been legally or formally 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 thereupon this 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 pay hold and enjoy the said premises during the said term and 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

Additional Director
Industries Department
Pradesh Hyderabad

Sd/- A. V. Desai

Contd..11"

Lessor to determine the Lease and re-entry upon the Lessor's possession of the buildings constructed by the Lessee AND it is hereby agreed and declared that the Lessee will pay the substantial premium and annual rents of the plots in the Industrial Area, Amma-
mabad, H.derabad. 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 expense in all respects the buildings erected by him upon the demised premises on the express condition 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 state and condition to the satisfaction of the Lessor before the expiration of the term hereby granted PROVIDED LASTLY AND IT IS HEREBY AGREED AND DECLARED THAT THE Lessor and other Lessees tenants and employees if duly authorized by him to/so shall be at liberty at all times from time to time hereafter to make construction and use Railways sidings and Tramways and to construct any building of every description whether warehouses, factories, foundaries or otherwise on the surrounding lands and either in such buildings or otherwise to manufacture store handle in garble and deal with goods and produce of every description whether mineral, vegetable or otherwise and to carry on any business connected with or incidental to the City of Hyderabad or manufactures or commerce thereof and also be at the liberty to alter or raise the height of any building Additional Directions on the said surrounding lands notwithstanding that by reason of any of the matters above referred to or any nuisance or annoyance arising therefrom the light and air of the view or prospect or the convenience or comfort now or hereafter erected thereon

Sd/- *P. V. Desai*

Contd... 11*

may be affected AND NO claim whatever by way of compensation shall be made in respect, of any such matters IN WITNESS WHEREOF the Lessor and the Lessee have hereunto set their hands and seals, the day and year first above written.

The Scheduled above referred to

All that piece of land containing by admeasurement 3317 sq.yds acres or thereabouts bearing Plot No. 27/3 in the Industrial Area, Azamabad, Hyderabad and bounded on the North

Public Road
by RTC Quater West by Plot No. 27/2 leased to S. Han. E. 6/4. South by Public Road
East by Public Road and unit belonging to Yagiri Sultan Khano.

Signed and delivered by the Lessor represented by the Additional Director of Industries, Industries Department in the presence of

1. *[Signature]*
By Director Industries
T. W. C. Hyderabad.
2. *[Signature]*
By Director Industries
T. W. C. Hyderabad.

[Signature]
Additional Director
Industries Department.
Andhra Pradesh - Hyderabad.

Signed and delivered by the Lessee in presence of :

1. *[Signature]*
S. Han. E. 6/4.
2. *[Signature]*
A. V. Desai

WITNESS

1. *[Signature]*
F. A. Chakravarti I.R. 48, Chikabagh,
2. *[Signature]*
H. 1
3. *[Signature]*
A. V. Desai (TAA)
- 4.
- 5.