

250

MEERA INDUSTRIES
SECUNDERABAD

20.10.1982.

To *Regional Development Officer*
The Director of Industries,
Chinagali Lane, (Twin cities),
Hyderabad.

Dear Sir,

Sub: Plot No. 25, Industrial Area, Azamabad - Reg.

!!!!

We had been given half the plot on lease after getting the consent from the previous leasees. They have expressed that they need the place back. We have no objection in surrendering the present lease rights back to them and request your good self to effect the transfer at your earliest and oblige.

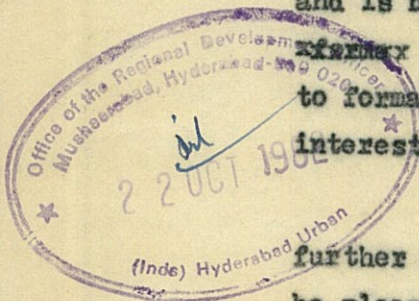
As we are morally obliged to M/s. Central India Engineering Co. Previous lessee. We are prepared to surrender our lease in their favour in the hope that industries department will favourably consider our request for the foot ball grounds which are required for our ~~expansion~~ expansion programme. The same is not in use and is under controle of the labour commissioner. Our case was ~~favorably~~ favourably considered by your good self. We request you to formally arrange a meeting with the labour commissioner in the interest of the Industry and oblige.

We have all ready given a brief project report. If any further information in respect of the project is required, we will be pleased to furnish the same against a specific query. We are also agreeable to answer all questions regarding the project during the personal meeting.

The proposed construction proposals which we along with our sister concern have submittted is also enclosed here with. We trust you will find our request in order.

Thanking You,

Yours faithfully,



20.10.1982.

To
The Director of Industries,
Chiragali lane,
Hyderabad.

Dear Sir,

Sub: Plot No. 25, Industrial Area, Azamabad - Reg.

We had been given half the plot on lease after getting the consent from the previous lessees. They have expressed that they need the place back. We have no objection in surrendering the present lease rights back to them and request your good self to effect the transfer at your earliest and oblige.

As we are morally obliged to M/s. Central India Engineering Co. Previous lessee. We are prepared to surrender our lease in their favour in the hope that industries department will favourably consider our request for the foot ball grounds which are required for our ~~expansion~~ expansion programme. The same is not in use and is under controle of the labour commissioner. Our case was ~~favorably~~ favourably considered by your good self. We request you to formally arrange a meeting with the labour commissioner in the interest of the Industry and oblige.

We have all ready given a brief project report. If any further information in respect of the project is required, we will be pleased to furnish the same against a specific query. We are also agreeably to answer all questions regarding the project during the personal meeting.

The proposed construction proposals which we along with our sister concern have submittted is also enclosed here with. We trust you will find our request in order.

Thanking You,

Yours faithfully,

MI/E1/82-83/450

27.11.1982

The Director of Industries,
Govt. of Andhra Pradesh,
Chirag Ali Lane,
HYDERABAD. (A.P)

Dear Sir,

Sub:- Export Promotion - No objection for treating
the lease hold lands as Co-lateral security
for issue of Bank guarantees.

Ref:- Personal discussions our Shri Satish Modi had
with Shri Kalyaniah, Joint Director.

We are very glad to inform you that after five years of rigorous
pursuit, we have established ourselves as a leading manufacturer
of deepwell hand pump in the world market. We have earned the
distinction of pre-qualification for tendering in the world market
(ie.) schedules are sent to us for tendering without asking for the
same.

Normally for all tenders within the country, Small scale Industries
are exempted from payment of Earnest Money Deposits and Security
Deposits. But in the international market, we are required to give
Bank guarantees against such deposits.

Our credentials with our Bankers are extremely high, but Reserve
Bank of India Rules require co-lateral security and margin money for
issue of such guarantees.

As a first step, we request you to give us a no objection letter for
treating our lease hold lands as Co-lateral Security for an immediate
requirements.

We also request you to help us in getting the waiver from payment
of margin money to our Bankers, from appropriate authority and oblige.

The World demand for hand pumps as per U.N. Declared water decade is
around 20 million numbers. We along with our sister industries as
on to-day are manufacturing over 15,000 pumps per annum valued at
over Rs. 2 Crores. The pumps when exported with pipes and other
accessories, the value of the same in the Export market would amount
to approximately Rs. 10 Crores.

We are certain to bag a large portion of the World market provided
we receive adequate support from the Government.

Thank you,
Yours faithfully,
For Meera Industries

W. Mod. H. Desai
7 Partner.

MEERA & CEIKO PUMPS PVT. LTD.1-7-1054, 1054/1, Industrial Area, Azamabad,
HYDERABAD - 500 020Date 22-5-1984.

Ref. No.

To
The Commissioner of Industries,HYDERABAD.

Sir,

Sub: Industrial Area, Azamabad, Hyderabad
Plot No. 27/1 & 2 leased to M/s. Meera
Industries and Viswajit Castings -
grant by ~~transfer~~ of Leasehold rights in favour
of M/s. Meera & CEIKO Pumps (p) Ltd-
requested.

* * *

We are to state that M/s. Meera Industries and Viswajit Castings have been leased out Plot Nos. 27/1 and 27/2 respectively in the Industrial Area, Azamabad, Hyderabad, on long lease, the particulars of which are given below:

<u>Name of Lessee Firm</u>	<u>Plot No.</u>	<u>Extent of Area</u>	<u>Remarks</u>
1. Meera Industries	27/1	3314.46 Sq.yards	Lease Deed executed
2. Viswajit Castings	27/2	2405 Sq.yards	Lease Deed executed

The above two Lessee firms have agreed to merge and form a new entity under the name and style M/s. Meera & CEIKO Pumps (p) Ltd in order to have better administrative control and economy of scale. The two separate consent letters from M/s. Meera Industries and Viswajit Castings giving their consent for the grant of lease in favour of M/s. Meera & CEIKO Pumps (p) Ltd are enclosed herewith. The total area of the plot is 5718.46 S.q.Yards. The sketch plan showing area and boundaries is enclosed herewith. We request you sir, kindly to take necessary action and grant us the lease of the total area admeasuring 5718.46 Sq.yards in our favour comprising of plot Nos. 27/1 & 27/2, Industrial Area, Azamabad. We are ready to abide all

Contd...w..

MEERA & CEIKO PUMPS PVT. LTD.

1-7-1054, 1054/1, Industrial Area, Azamabad,
HYDERABAD - 500 020

Ref. No.

Date _____

- 2 -

the conditions imposed in this regard. As soon as we hear from you, we are ready to execute fresh lease deed.

Thanking you,

Yours faithfully,
for MEERA & CEIKO PUMPS (P) LTD.?

Satish Moh Director.

G.C. to The Regional Development Officer,
(Industries) Musheerabad, Hyderabad.

MEERA INDUSTRIES

7846, HILL STREET, RANIGUNJ,
SECUNDERABAD-500 003 A.P.

Ref. No.

Date 22-5-1984.....

To
The Commissioner of Industries,

HYDERABAD.

Sir,

Sub: Industrial Area, Azamabad, Hyderabad
Plot No.27/1, lease to Meera Industries
consent no objection for transfer of grant of
lease hold right in favour of M/s.Meera &
CEIKO Pumps (p) Ltd.

*

*

*

We are hereby giving our consent and also have no objection
to grant of lease rights of our plot No.27/1, measuring 3314.46 Sq.
yards in the Industrial Area, Azamabad, Hyderabad in favour of
M/s.Meera & CEIKO Pumps (p) Ltd, a newly formed Private Limited
Company.

Thanking you,

Yours faithfully,
for MEERA INDUSTRIES.

Satish mehta
(PARTNER)

VISWAJIT CASTINGS AND ENGINEERING WORKS.

Workshop: Plot No. 26/2 Azamabad Industrial Area, Hyderabad 500 020.
Office: 1-10-72/2/3 Begumpet, Hyderabad, 500 016. Phone: 845180, 847510.

31 October, 1994

To
The Competent Authority
Under Act 15 of 1992 &
Commissioner of Industries,
Chirag Ali Lane,
Hyderabad.

Sub:- Fresh lease in regard to the Plot No. 26/2, Industrial Area, Azamabad, Hyderabad.

Sir,

The above plot is under the occupation of our firm, carrying on business of fabrication & repair automobile bodies and repair & maintenance of generator and automobile engines.. When the plot was given to us on lease, we had started the business of foundry work for parts required in hand pumps. Due to various reasons the business did not flourish and the work had to be stopped. Then, from 1986 to 1990 we were running a workshop for fabrication of bus bodies. Later, I became sick and my sons were away in the USA for their higher studies. Once again the work had to be stopped. After their return from USA, and with their dynamic initiative steps, we were able to modernize the work and accordingly, in March 1994, we started the work of fabrication & repair automobile bodies and repair & maintenance of generator and automobile engines.

We had filed W.P.No. 7074 of 1994 in the High Court of Andhra Pradesh questioning the validity of Act 15 of 1992 and had obtained stay of all further proceedings. My writ petition along with other batch of writ petitions was dismissed quite recently and the judgment copy is not yet ready.

Without prejudice to our rights to appeal in the Supreme Court of India and obtain interim orders I am requesting you to be kind enough to accept the application for grant of fresh lease in regard to the said plot. We are interested in continuing our business and be in occupation of the said plot.

Thank You.

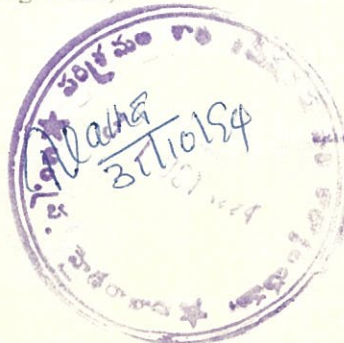
Yours faithfully,

 (GPA. HOLDER OF SATISH MODI)

(SATISH MODI)

Trustee M&M Associates

(Owner, M/s Viswajit Castings and Engineering Works).



VISJIT.DOC

VISWAJIT CASTINGS AND ENGINEERING WORKS.

Workshop: Plot No. 26/2 Azamabad Industrial Area, Hyderabad 500 020.
Office: 1-10-72/2/3 Begumpet, Hyderabad, 500 016. Phone: 845180, 847510.

FORM - A (RULE 4 (1))

APPLICATION FOR GRANT OF FRESH LEASE UNDER SUB-SECTION (1) OF SECTION 4 OF THE AZAMABAD INDUSTRIAL AREA (TERMINATION AND REGULATION OF LEASES) ACT, 1992.

To,
The Competent Authority,
Under Act 15 of 1992 &
Commissioner of Industries,
Chirag Ali lane,
Hyderabad.

Sir,

Sub: The Azamabad Industrial Area (Termination and Regulation of Lease) Act, 1992 - Calling for applications for fresh lease - Regarding.

I furnish the following information and details and agree to enter into a fresh lease on the terms and conditions as may be specified :-

- | | | |
|-----|--|--|
| 01. | Full Name of the Applicant | Satish Modi, Trustee, M&M Associates, Owner,
Viswajit Castings and Engineering Works. |
| 02. | Father's /Husband's name | Manilal C. Modi |
| 03. | Address | Plot No. 26/2, Industrial Area, Azamabad,
Hyderabad. |
| | (a) Office address | 1-10-72/2/3 Begumpet, Hyderabad 500 016. |
| | Phone | 845180, 847510. |
| | (b) Residential address | 1-8-179/3 S. D. Road, Secunderabad 500 003. |
| 04. | Plot No. and bounded on | 26/2. |
| | North by | Road |
| | South by | Road |
| | West by | Neighbors Plot |
| | East by | Neighbors Plot |
| 05. | Extent under occupation | Entire plot. |
| | (a) Land area. | 2400 sq. yds. (approx.) |
| | (b) Constructed structures. | 10,000 sft. (approx.) |
| | (c) Description of constructed structures with
measurements and with approved plans | 25 high, industrial shed, made of steel trusses and
asbestos sheets. Plan enclosed. |

VISWAJIT CASTINGS AND ENGINEERING WORKS.

Workshop: Plot No. 26/2 Azamabad Industrial Area, Hyderabad 500 020.
Office: 1-10-72/2/3 Begumpet, Hyderabad, 500 016. Phone: 845180, 847510.

- | | |
|--|--|
| 06. Date of occupation and the nature of agreement | A lease was signed between M/s Viswajit Castings and Engineering Works and the Government on 10th September 1981, for a period of 99 years, commencing from 1st June 1941. |
| 07. Type of industry and the line of manufacturing activity being carried on and its brief description with constitution | Fabrication and repair of automobile bodies.
Repair and maintenance of generator and automobile engines. |
| 08. Type of industry and the line of manufacturing unit now proposed to be set up | N. A. |
| 09. Brief description of industry and manufacturing unit and its constitution | Fabrication and repair of automobile bodies.
Repair and maintenance of generator and automobile engines. |
| 10. Any other particulars which the Applicant intended to furnish | For any further information you can contact us at the above mentioned address. |

I hereby declare that to the best of my knowledge and belief that the information and details furnished above and its enclosures are full and complete and correct. I Shall also undertake to produce conclusive proof regarding the above information and details furnished in respect of the plot of land or portion thereof on an order or in any proceedings and that the burden of proving the facts in support thereof is cast on me.

SIGNATURE OF THE APPLICANT.



(G.P.A. HOLDER OF SATISN MODI)

Place : Hyderabad.

Date : 31 October, 1994

VISWAJIT CASTINGS AND ENGINEERING WORKS.

Workshop: Plot No., 26/2 Azamabad Industrial Area, Hyderabad 500 020.
Office: 1-10-72/2/3 Begumpet, Hyderabad, 500 016. Phone: 845180, 847510.

31 October, 1994

To
The Competent Authority
Under Act 15 of 1992 &
Commissioner of Industries,
Chang Ali Lane,
Hyderabad.

Subj: Fresh lease in regard to the Plot No. 26/2, Industrial Area, Azamabad, Hyderabad.

Sir,

The above plot is under the occupation of our firm, carrying on business of fabrication & repair automobile bodies and repair & maintenance of generator and automobile engines.. When the plot was given to us on lease, we had started the business of foundry work for parts required in hand pumps. Due to various reasons the business did not flourish and the work had to be stopped. Then, from 1986 to 1990 we were running a workshop for fabrication of bus bodies. Later, I became sick and my sons were away in the USA for their higher studies. Once again the work had to be stopped. After their return from USA, and with their dynamic initiative steps, we were able to modernize the work and accordingly, in March 1994, we started the work of fabrication & repair automobile bodies and repair & maintenance of generator and automobile engines.

We had filed W.P.No. 7074 of 1994 in the High Court of Andhra Pradesh questioning the validity of Act 15 of 1992 and had obtained stay of all further proceedings. My writ petition along with other batch of writ petitions was dismissed quite recently and the judgment copy is not yet ready.

Without prejudice to our rights to appeal in the Supreme Court of India and obtain interim orders I am requesting you to be kind enough to accept the application for grant of fresh lease in regard to the said plot. We are interested in continuing our business and be in occupation of the said plot.

Thank You.

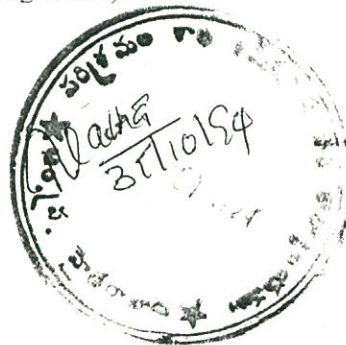
Yours faithfully,

 (GPA. HOLDER OF SATISH MODI)

(SATISH MODI)

Trustee M&M Associates

(Owner, M/s Viswajit Castings and Engineering Works).



VISJIT.DOC

VISWAJIT CASTINGS AND ENGINEERING WORKS.

Workshop: Plot No. 26/2 Azamabad Industrial Area, Hyderabad 500 020.
Office: 1-10-72/2/3 Begumpet, Hyderabad, 500 016. Phone: 845180, 847510.

FORM - A (RULE 4 (1))

APPLICATION FOR GRANT OF FRESH LEASE UNDER SUB-SECTION (1) OF SECTION 4 OF THE AZAMABAD INDUSTRIAL AREA (TERMINATION AND REGULATION OF LEASES) ACT, 1992.

To,
The Competent Authority,
Under Act 15 of 1992 &
Commissioner of Industries,
Ching Ali lane,
Hyderabad.

Sir,

Subj: The Azamabad Industrial Area (Termination and Regulation of Lease) Act, 1992 - Calling for applications for fresh lease - Regarding.

I furnish the following information and details and agree to enter into a fresh lease on the terms and conditions as may be specified :-

- | | | |
|-----|--|--|
| 01. | Full Name of the Applicant | Satish Modi, Trustee, M&M Associates, Owner,
Viswajit Castings and Engineering Works. |
| 02. | Father's /Husband's name | Manilal C. Modi |
| 03. | Address | Plot No. 26/2, Industrial Area, Azamabad,
Hyderabad. |
| (a) | Office address | 1-10-72/2/3 Begumpet, Hyderabad 500 016. |
| | Phone | 845180, 847510. |
| (b) | Residential address | 1-8-179/3 S. D. Road, Secunderabad 500 003. |
| 04. | Plot No. and bounded on | 26/2. |
| | North by | Road |
| | South by | Road |
| | West by | Neighbors Plot |
| | East by | Neighbors Plot |
| 05. | Extent under occupation | Entire plot. |
| (a) | Land area. | 2400 sq. yds. (approx.) |
| (b) | Constructed structures. | 10,000 sq. ft. (approx.) |
| (c) | Description of constructed structures with
measurements and with approved plans | 25 high, industrial shed, made of steel trusses and
asbestos sheets. Plan enclosed. |

VISJIT.DOC

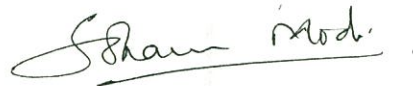
VISWAJIT CASTINGS AND ENGINEERING WORKS.

Workshop: Plot No. 26/2 Azamabad Industrial Area, Hyderabad 500 020
Office: 1-18-72/2/3 Begumpet, Hyderabad, 500 016. Phone: 845180, 847510.

- | | | |
|-----|--|--|
| 06. | Date of occupation and the nature of agreement | A lease was signed between M/s Viswajit Castings and Engineering Works and the Government on 10th September 1981, for a period of 99 years, commencing from 1st June 1941. |
| 07. | Type of industry and the line of manufacturing activity being carried on and its brief description with constitution | Fabrication and repair of automobile bodies.
Repair and maintenance of generator and automobile engines. |
| 08. | Type of industry and the line of manufacturing unit now proposed to be set up | N. A. |
| 09. | Brief description of industry and manufacturing unit and its constitution | Fabrication and repair of automobile bodies.
Repair and maintenance of generator and automobile engines. |
| 10. | Any other particulars which the Applicant intended to furnish | For any further information you can contact us at the above mentioned address. |

I hereby declare that to the best of my knowledge and belief that the information and details furnished above and its enclosures are full and complete and correct. I Shall also undertake to produce conclusive proof regarding the above information and details furnished in respect of the plot of land or portion thereof on an order or in any proceedings and that the burden of proving the facts in support thereof is cast on me.

SIGNATURE OF THE APPLICANT.



(G.P.A. HOLDER OF SHANI MODI)

Place: Hyderabad.

Date: 31 October, 1994

FORM-A
(Under Rule 4 (1) & (2))

APPLICATION FOR GRANT OF FRESH LEASE UNDER SUB-SECTION (1) & (2) OF
SECTION 4 OF THE AZAMABAD INDUSTRIAL AREA TERMINATION AND REGULATION OF
LEASES (AMENDMENT) ACT, 2000.

To The Competent Authority,
.....
.....
.....

Sub: THE AZAMABAD INDUSTRIAL AREA (TERMINATION AND
REGULATION OF LEASES) (AMENDMENT) ACT, 2000 - Calling for
applications for fresh lease/ Freehold rights - Regarding.

I furnish the following information and details and agree to enter into a fresh lease /
plot for freehold rights on the terms and conditions as may be specified:-

Full Name of the Applicant

Father's / Husband's Name

Address with Telephone Nos.

a) For correspondence

b) Permanent address

Plot No. and bounded on North by

South by

West by

East by

FORM-B
(RULE 4 (1) & (2))

GOVERNMENT OF ANDHRA PRADESH
INDUSTRIES AND COMMERCE (IF,CELL) DEPARTMENT

Letter No _____ Dt. _____

From
The Competent Authority,

.....
.....
.....

To

Sub: The Azamabad Industrial Area (Termination and Regulation of Leases Act, 1992 – Grant of lease of Plot No. _____ under sub-section (1) & (2) of section 4 of the Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act, 2000 – Regarding.

Ref: From
Application, dated: _____

Please refer to your application cited.

I am directed to state that the Competent Authority has agreed to enter into a fresh lease deed/ give freehold rights, with you under sub-section (1) & (2) of section 4 of the Azamabad Industrial Area (Termination and Regulation of Leases) Act 1992 as amended by the Azamabad Industrial Area (termination and Regulation of Leases) (Amendment) Act, 2000 on such terms and conditions agreed upon in furtherance of the objects of said act and as specified in the lease deed / sale deed, enclosed to this letter.

(2) The fresh lease deed /sale deed covering the plot of land or portion thereof and its details are briefly set out below:-

(a) Full Name of the Applicant

(b) Father's/ Husband's name

(c) Address:

(i) For correspondence:

(ii) Permanent address:

(d) Plot No. and Bounded on North by:

South by: _____

West by: _____

FORM - C
RULE - 5 (II)

BY REGISTERED POST ACK DUE

NOTICE NO. _____ DATED: _____

NOTICE UNDER SUB-SECTION (I) OF SECTION 5 OF THE AZAMABAD INDUSTRIAL
AREA (TERMINATION AND REGULATION OF LEASES)
(AMENDMENT) ACT, 2000
(ACT NO 1 OF 2000)

The lease of the Schedule demised plot of land or portion thereof or other arrangements made or entered into thereof stood terminated under Clause-b of sub-section (1) and Sub-section (3) of Section 3 of the Azamabad Industrial Area (Termination and Regulation of Leases) Act 1992 as amended by (Act No.1 of 2000).

WHEREAS the request made for grant of fresh lease / freehold rights of the demised plot of land or portion thereof described in the schedule hereunder through the reference cited was examined carefully and the same is hereby rejected for the following reasons:-

NOW, therefore in exercise of the powers conferred by sub-section (1) of Section 5 of the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992 as amended by Act No.1 of 2000, I hereby direct that the above Scheduled Plot No. or portion thereof shall be vacated by Sri/Smt/M/s

..... and all persons who may be in occupation of the said schedule demised plot or any part thereof within thirty/sixty days from the date of receipt of this order/duly getting the structure(s) existing thereon demolished. Failure to demolish the structure(s) within the above period, it shall vest in Government alongwith the structures and no compensation is payable thereof. If any person fails or refuses to comply with this order within the period specified above, the said Sri/Smt/M/s

and all other persons concerned are liable to be evicted from the Scheduled demised plot or any part thereof, if need be, by use of such force as may be necessary; and further they shall any part thereof, if need be, by use of such force as may be necessary; and further they shall be liable for penalty under the original Act and also

FORM - D
(RULE 6)

BY REGISTERED POST ACK.DUE.

ORDER FOR EVICTION FROM THE DEMISED PLOT OR PORTION THEREOF UNDER
SUB SECTION (1) OF SECTION 6 OF THE AZAMABAD INDUSTRIAL AREA
TERMINATION AND REGULATION OF LEASES) ACT, 1992.

ORDER NO. _____

DATED: _____

Sub:

Ref:

The lease of the demised Schedule plot of land or portion thereof or other arrangements made or entered into thereof stood terminated with effect from 11th July, 1992 under sub-section (1) of Section 3 of the Azamabad Industrial Area (Termination & Regulation of Leases) Act, 1992 (Act No.15 of 1992) and also under Sub-section (1) & (2) of Section-3 of said Act as amended by Act No.1 of 2000. Pursuant to the above, you were called upon through the Notice cited to vacate and hand over the schedule plot, but you have failed to vacate the plot within the period specified in the notice.

NOW, therefore in exercise of the powers conferred by sub section (1) of section 6 of the Azamabad Industrial Area (Termination & Regulation of Leases)Act, 1992, I hereby direct your eviction from the schedule premises within.....days from the date of receipt of this notice and direct you to hand over the premises to.....

And report on or before.....failing which, action will be initiated against you under sub-section (2) of Section-6 of the Act and you shall be liable for all costs and consequences thereof.

FORM - E
(RULE - 7)

BY REGISTERED POST ACK.DUE.

NOTICE UNDER SECTION 6(3) FOR DISPOSAL OF ARTICLES BY PUBLIC AUCTION.

Sub:

Ref: (1)

(2)

Since you have failed to vacate the schedule demises plot of land or portion thereof by..... As ordered in the notice second cited and the premises was found locked, action under sub-section (3) of section 6 of the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992 was taken and the lock of the door was broken open and all the articles found in the premises are listed as under the kept under lock and key.

As the provisions relating to the payment of solatium to the licensee under Section-11 of the 1992 has been omitted, no compensation shall be paid to the lessee or the occupant in violation of these provisions. As such, you are liable to pay to Government the following amounts in respect of the schedule demised plot of land or portion thereof.

THE SCHEDULE

I hereby give notice to you to arrange for payment of an amount of Rs..... (only) within thirty days from the date of this Notice towards dues as on..... As shown below, failing which the articles will be disposed of by public auction for realisation of the dues:-

FORM - F
(RULE - 3)

BY REGISTERED POST - ACK, DUE

NOTICE UNDER SUB-SECTION (1) OF SECTION 15 OF THE AZAMABAD
INDUSTRIAL AREA (TERMINATION AND REGULATION OF LEASES) ACT, 1992, TO
STAY ERECTION OF STRUCTURE(S)

Sub:-

The lease of the demised schedule plot of land or portion thereof or other arrangements made or entered into thereof stood terminated with effect from 11th July, 1992 under sub-section (1) of Section 3 of the Azamabad Industrial Area (Termination & Regulation of Leases) Act, 1992 (Act No.15 of 1992) and also under Sub-section (1) & (2) of Section-3 of Act No.1 of 2000.

2) It has been noticed that you have commenced erection of structure and carrying on alterations/additions to the existing structures on the demised schedule plot of land or portion thereof without obtaining prior written application of the Competent Authority under section 13 of the original Act. You are therefore liable for prosecution and penalty under section 14 of the original Act for construction and use of the premises contrary to the terms of lease originally stipulated.

3) Now, therefore in exercise of the powers conferred by Section 15 (1) of the original Act, I hereby direct you to discontinue the on-going operations in relation to such illegal erection of structures(s) with immediate effect from the date of service of the order.

FORM - G
(RULE 4 (1) & (2).

FORMAT OF SALE / LEASE DEED FOR EXECUTION UNDER SUB-SECTION (1) & (2)
OF SECTION 4 OF THE AZAMABAD INDUSTRIAL AREA (TERMINATION AND
REGULATION OF LEASES) (AMENDMENT) ACT, 2000.

This indenture made this day of Two Thousand and One
BETWEEN the Governor of Andhra Pradesh represented by the Competent Authority, viz.,
the Commissioner of Industries, Andhra Pradesh, Hyderabad (hereinafter called the "Séllor" /
'Lessor' which expression shall, unless excluded by or repugnant to the context, be deemed
to include his, successors in office or representatives) of the one part.

AND

.....
.....
(hereinafter called the "Purchaser" / 'Lessee' which expression shall unless excluded by or
repugnant to the context be deemed to include the successors, heirs, executors,
administrators, permitted assignees and other representatives) of the other part;

WHEREAS the Government of Andhra Pradesh is the sole owner of the piece of
land, measuring bearing Plot No. situated in the Azamabad
Industrial Area at Mushirabad, Hyderabad, hereinafter more fully described in the Schedule
to this Sale / Lease Deed;

AND WHEREAS the said plot of land is free from all encumbrances and the Lessor
is entitled to grant a lease thereof for the term hereinafter mentioned;

Requiring prior written approval of the SELLOR / LESSOR as well as the Municipal Corporation of Hyderabad and such structure or portion thereof shall be constructed in all respects with such plans and specifications in accordance with prior written approval by the SELLOR / LESSOR as well as the Municipal Corporation of Hyderabad and the other concerned Authorities. The purchaser / Lessee shall produce a certificate which must be dated and signed by the SELLOR / LESSOR as well as the Municipal Corporation of Hyderabad and the concerned Authorities. The Purchaser/ Lessee shall produce a Certificate which must be dated and signed by the SELLOR / LESSOR as well as the Municipal Corporation of Hyderabad and the concerned authorities that the structure or portion thereof has been built conforming to and complying with the stipulations herein contained have been fulfilled as regards the erection of structure or portion thereof provided the Purchaser / Lessee shall have been duly observing the other terms and conditions and covenants in this Sale / Lease Deed.

The plans, sections, elevations and specifications for the construction of the structure or portion thereof to be erected upon the said piece of land and any additions or alterations to existing structure or portion thereof shall indicate in figures, lengths, breadths and thicknesses of walls, floors and state the description of material to be used and such plans, sections, elevations and specifications shall be submitted to the Lessor as well as the Municipal corporation of Hyderabad and the concerned Authorities, in triplicate, and shall be approved by the Lessor and the said Municipal Corporation before the work of construction of the structure or portion thereof or existing structure is commenced. The said Lessee shall not make any alterations in or additions or conveniences to the structure or portion thereof or to existing structure so approved aforesaid either external or internal so as to affect any structural features thereof appearing in the approved plans unless such alterations, and additions shall have been previously in like manner approved. The Lessee shall obtain the consent in writing of the Lessor for every construction, addition, alteration and convenience which consent may either be with held or may be given by the Lessor on such terms including the payment of enhanced rent 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 for the erection of any additional structure and conveniences or for any intended alterations thereto which shall indicate in figures the lengths, breadths and thickness of walls, floors and scantlings of

The Lessee shall pay all charges for the consumption of filtered and unfiltered water according such rates as may from time to time to be fixed by the Andhra Pradesh Government and shall also pay all charges for taking the supply of water from the mains and shall also abide by all the Rules and Regulations and Bye-laws of the Hyderabad Metropolitan Water Supply and Sewerage Board which may be in force from time to time PROVIDED ALWAYS and it is hereby expressly agreed that the Lessor or the Hyderabad Metropolitan Water Supply and Sewerage Board shall not be bound to supply any particular quantity of water or at all; it being understood that in case of scarcity, the ordinary supply of water might be reduced or even completely stopped, the Lessor or the Hyderabad Metropolitan Water Supply and Sewerage Board giving such notice or reduction or stoppage of water as under the circumstances may be reasonable;

The Lessee shall at his own cost arrange for taking the necessary connection for the supply of electrical energy from the electricity mains. The Lessee shall pay all charges for the consumption of electrical energy regularly and shall abide by all Rules and Regulations and Bye-laws of the Andhra Pradesh State Electricity Board, Hyderabad, in force from time to time.

The Lessee shall not directly or indirectly assign, transfer or otherwise part with any interest in the demised plot of land or portion thereof, the subject hereof or in the structures or materials for the time being thereon or create any sub-interest therein nor sub-let the whole or any part of such demised plot of land or portion thereof;

The Lessee shall not directly or indirectly utilise the whole or any part of such demised plot for non-industrial use or unauthorised use or residential purpose and collect rentals or profits or goodwill or charges from any other person;

During the period of demise, the said Lessee shall utilise the demised plot for the purpose expressly stated in this Lease Deed, subject to the terms and conditions including covenants and also shall not permit the said demised plot or portion thereof to be used by any other person nor any act be done or caused or suffered to be done on the said plot of land or any portion thereof or in the said structure or portion thereof which in the judgment of the

entitled the Lessor to determine the lease and re-enter upon the land and take possession of the structures standing thereon.

THE LESSEE DOETH FURTHER COVENANT with the Lessor that he agrees to pay the enhanced premium and enhanced monthly rents as and when such enhancement of premium and monthly rent in respect of his plot of land or plots of land in the Azamabad Industrial Area, Azamabad, Hyderabad, is ordered by the Government.

IT IS HEREBY AGREED AND DECLARED by and between the said parties 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 structure erected by him upon the demised piece of land or portion thereof 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, leveled and restored to a good state and condition to the satisfaction of the Lessor or his authorised officer before the expiration of the term hereby granted.

The Lessee may make an application for the renewal of lease to the Competent Authority within sixty days before the expiry of the lease period and the competent Authority shall consider the application of the lessee for renewal and accordingly renew the lease for a period not exceeding the original lease period or refuse to renew the same for reasons to be recorded in writing.

The lease Deed shall be registered with the

and all other costs and expenses incidental to this Lease Deed and also to the registration of this Lease Deed shall be paid by the Lessee;

All notices and approvals to be given under this Lease Deed shall be in writing and shall be signed by the Lessor or by the officer authorised by him, as the case may be, and all such notices shall be deemed as duly served upon the said Lessee and on all the persons in occupation if the same shall have been affixed on some conspicuous part of the last known

Lessee shall also be paying unto the Lessor in the event of and immediately upon the said term being determined by re-entry under the proviso herein contained a proportionate part of the said rent for the fraction of the current month upto the day of such re-entry.

The Lessee will permit the Lessor or his authorised officers and all workmen and others employed by him or them or the Chief Inspector of Factories at any time during the term hereby granted on the day twenty four hours of previous notice to enter into and upon the said demised plot of land or portion thereof and the structure(s) or portion thereon to make inspection, survey, measurements, valuation or enquiry or taking levels of such land or structure(s) or portion and also to examine and determine whether the demised plot or portion thereof is used for the purpose expressly stated in this Lease Deed and whether there is any unutilised portion of any plot or portion thereof without any industrial activity so as to accommodate any other industry on such unutilised plot of land or portion thereof. During such inspection of the Lessor or his authorised officers and all workmen and others employed by him or them or the Chief Inspector of Factories at any time, the demised plot of land or portion thereof or structure(s) or portion shall be open at all times.

THE LESSEE DOETH HEREBY FURTHER COVENANT with the Lessor that the Lessee will not any time during the continuance of this demise, affix or display or permit to be fixed or displayed on the said demised plot or any part thereof or on the roof or external walls of any structure or erection for the time being thereon any sign-boards, sky-signs or advertisements painted or otherwise or any permanent or temporary attachment to any such roof or external wall of the like character without obtaining the prior consent in writing of the Lessor. The Lessee doeth hereby further covenant with the Lessor that the Lessee will throughout the said terms keep all and every structure erected or which may be erected on the said plot of land 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 the insurance office to be approved by the Lessor and will produce the premium of such insurance to the Lessor as and when required by the Lessor or his authorised officer. In case of destruction of structure(s) or portion by fire and if the amount received by virtue of any such insurance in rebuilding or repairing the said plot of land or portion thereof is insufficient for this purpose, the Lessee will at his own cost rebuild or reinstate the said structure or portion thereof and whenever during the said term the said structure or any part thereof is destroyed or damaged whether by

ed in this Lease Deed, the Lessee shall quietly deliver unto the Lessor the said piece or portion thereof together with all structures or portions thereof and erections which have been built thereon during the said term in such good and substantial repair and condition 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 SCHEDULE above referred toAll that piece of land containing by admeasurement.....acres or thereabouts bearing Plot No..... in the Industrial Area, Azamabad and bounded on the

North by

South by

West by

East by

Signed and delivered by the Lessor represented by the Competent Authority, viz., the Commissioner of Industries, Chirag Ali Lane, Hyderabad in the presence of:

1.

2.

Signed and delivered by the Lessee in the presence of:-

1.

2.

1.

2.

PRINCIPAL SECRETARY TO GOVT.