

AGREEMENT OF LEASE

This Agreement of Lease made on the 5th day of May 1986, by and between:

- (1) M/s M&M Associates owners of the Business
"M/s Viswajeet 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 "LESSOR "

A N D

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

hereinafter referred to as the "LESSEE"

WHEREAS the Lessor is in possession of the premises bearing Municipal Registration No: 1-7-1054, Industrial Area, Azamabad, Hyderabad.

AND WHEREAS the Lessee herein is desirous of taking on lease part of the land measuring 800 Sq. ~~Yards~~ Yards and sheds for the agreed monthly rent of Rs: 8,000/- (Rupees Eight Thousand Only) on the terms and conditions mentioned below:

NOW THIS AGREEMENT OF LEASE WITNESSETH:

- 1) That the Lessee shall deposit Rs: 60,000/- (Rupees Sixty Thousand Only) with the Lessor by way of deposit and this amount will be free of interest and refundable to the Lessee only after termination of the Lease and after giving vacant possession of the premises to be leased out to the Lessor.

Contd....2....

Prakash Reddy

Satish Modi

2) That the rent shall be Rs:8,000/- (Rupees ~~Eight~~ Eight Thousand only) per month and payable by the Lessee to the Lessor on or before 5th day of each succeeding month. The Lease rent shall be increased at 15% on completion of First Three years and 20% on completion of every Three years subsequently.

3) That the tenure of the Lease is agreed to be of ~~thirteen~~ 15 years from 5-5-1986 and further renewable with mutual consent.

4) That the Lessee shall use the said premises for the purpose of running his workshop either by himself or in partnership with others as Automobile Coach Builders or for any other purpose.

5) That the Lessee shall not erect permanent ~~structure~~ structure in the premises to be leased out without the consent of the Lessor. However, the Lessee shall be entitled to erect temporary structure and fixtures so as to suit his purpose of industry that is the workshop for automobile Coach Building at his own cost, which shall be removed by the Lessee at his cost at the time of giving possession of the premises hereby agreed to be leased out.

6) That the Lessor shall not be responsible for any business liability of the Lessee be it a Contractual or statutory. The Lessee alone shall be responsible for complying with all the rules and regulations of Factories Act or any other law for the time being in force.

7) That the Lessee shall not cause any damage to the premises agreed to be leased out and use the same with due care and caution and shall not cause any nuisance to the neighbouring occupants.

8) That the lease shall be terminable by the Lessee by giving 3 months notice in advance. The Lessor will not have any right to terminate the Lease.

9) That the Lessee shall not be responsible for liabilities of Income Tax, Property Tax and other liabilities of the Lessor.

In Witness whereof the parties hereto have set and subscribed their respective hand on the day, month and the years first above mentioned in the presence of the following Witnesses:

WITNESSES:

1.

2.

LESSOR

Satish Moh

LESSEE

Pramod K. Rao

1 Copy

MAM Associates
A497-88

AGREEMENT OF LEASE

This Agreement of Lease made on the 5th day of May 1986, by and between:

- (1) M/s MAM Associates owners of the Business "M/s Viswajeet 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 "LESSOR"

A N D

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

hereinafter referred to as the "LESSEE"

WHEREAS the Lessor is in possession of the premises bearing Municipal Registration No: 1-7-1054, Industrial Area, Azamabad, Hyderabad.

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- 1) That the Lessee shall deposit Rs: 60,000/- (Rupees Sixty Thousand Only) with the Lessor by way of deposit and this amount will be free of interest and refundable to the Lessee only after termination of the Lease and after giving vacant possession of the premises to be leased out to the Lessor.

Contd....2...

Prakash Reddy

Satish Modi

2) That the rent shall be Rs:8,000/- (Rupees ~~Eight~~ Eight Thousand only) per month and payable by the Lessee to the Lessor on or before 5th day of each succeeding month. The Lease rent shall be increased at 15% on completion of First Three years and 20% on completion of every Three years subsequently.

3) That the tenure of the Lease is agreed to be of ~~mutual consent~~ 15 years from 5-5-1986 and further renewable with mutual consent.

4) That the Lessee shall use the said premises for the purpose of running his workshop either by himself or in partnership with others as Automobile Coach Builders or for any other purpose.

5) That the Lessee shall not erect permanent ~~structure~~ structure in the premises to be leased out without the consent of the Lessor. However, the Lessee shall be entitled to erect temporary structure and fixtures so as to suit his purpose of industry that is the workshop for automobile Coach Building at his own cost, which shall be removed by the Lessee at his cost at the time of giving possession of the premises hereby agreed to be leased out.

6) That the Lessor shall not be responsible for any business liability of the Lessee be it a Contractual or statutory. The Lessee alone shall be responsible for complying with all the rules and regulations of Factories Act or any other Law for the time being in force.

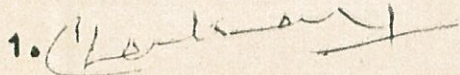
7) That the Lessee shall not cause any damage to the premises agreed to be leased out and use the same with due care and caution and shall not cause any nuisance to the neighbouring occupants.

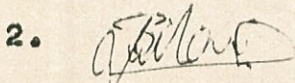
8) That the lease shall be terminable by the Lessee by giving 3 months notice in advance. The Lessor will not have any right to terminate the Lease.

9) That the Lessee shall not be responsible for liabilities of Income Tax, Property Tax and other liabilities of the Lessor.

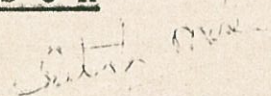
In Witness whereof the parties hereto have set and subscribed their respective hand on the day, month and the years first above mentioned in the presence of the following Witnesses:

WITNESSES:

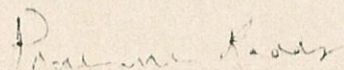
1. 

2. 

LESSOR



LESSEE



AGREEMENT OF LEASE

This Agreement of Lease made on the 5th day of May 1986, by and between:

- (1) M/s M&M Associates owners of the Business
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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 "LESSOR "

A N D

- (2) (a) A. Purender Reddy S/o Balakrishna Reddy.
(b) B. Ramchendra Reddy S/o B. Shanker Reddy.
(c) Smt. A. Usha W/o A. Anil Reddy.
(d) Smt. B. Rama W/o B. Prakash Reddy.

hereinafter referred to as the "LESSEE";

WHEREAS the Lessor is in possession of the premises bearing Municipal Registration No: 1-7-1054, Industrial Area, Azamabad, Hyderabad.

AND WHEREAS the Lessee herein is desirous of taking on lease part of the land measuring 1600 Sq. Yards and sheds for the agreed monthly rent of Rs: 10,000/- (Rupees Ten Thousand only) on the terms and conditions mentioned below:

NOW THIS AGREEMENT OF LEASE WITNESSETH:

1. That the Lessee shall deposit Rs: 40,000/- (Rupees Forty Thousand Only) with the Lessor by way of deposit and this amount will be free of interest and refundable to the Lessee only after termination of the Lease and after giving vacant possession of the premises to be leased out to the Lessor.
- 2) That the Rent shall be Rs: 10,000/- (Rupees Ten

Contd. 2.

A. Purender Reddy

Ramchandra Reddy

B. Rama

Satish Modi

...2...

Thousand only) per month and payable by the Lessee to the Lessor on or before 5th day of each succeeding month. The Lease rent shall be increased at 15% on completion of First Three years and 20% on completion of every Three years subsequently.

3) That the tenure of the Lease is agreed to be of 15 years from ~~1-1-1986~~ 5-5-1986 and further renewable with mutual consent.

4) That the Lessee shall use the said premises for the purpose of running his workshop either by himself or in partnership with others as Automobile Coach Builders or for any other purpose.

5) That the Lessee shall ^{not} erect permanent structure in the premises to be leased out without the consent of the Lessor. However, the Lessee shall be entitled to erect temporary structure and fixtures so as to suit his purpose of industry that is ~~the~~ workshop for automobile coach building at his own cost, which shall be removed by the Lessee at his cost at the time of giving possession of the Premises hereby agreed to be leased out.

6) That the Lessor shall not be responsible for any business liability of the Lessee be it a Contractual or statutory. The Lessee alone shall be responsible for complying with all the rules and regulations of Factories Act or any other Law for the time being in force.

7) That the Lessee shall not cause any damage to the premises agreed to be leased out and use the same with due care and caution and shall not cause any nuisance to the neighbouring occupants.

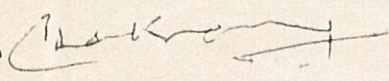
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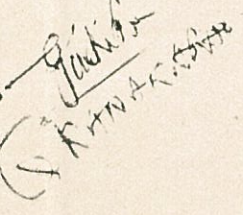
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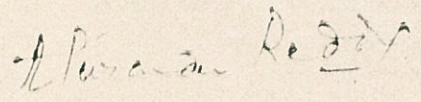
WITNESSES:

LESSOR:

1. 

2. 

LESSEE:


P. Ramesh Babu

B. Ramesh

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(b) B. Ramchendra Reddy S/o B. Shanker Reddy.
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- 2) That the Rent shall be Rs: 10,000/- (Rupees Ten

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A. Purender Reddy

Ramchandra Reddy

B. Rama

Satish Modi

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In Witness whereof the parties hereto have set and subscribed their respective hand on the day, month and the years first above mentioned in the presence of the following Witnesses.

WITNESSES:

1.

2.

LESSOR:

S. S. S. S.

LESSEE:

A. Purandara Reddy
R. Anchanappa Reddy

B. Rama

...3...

13. No partner shall raise a loan for the purpose of the partnership without the consent of the other partners nor any partner can pledge the credit of the partnership firm or the credit of the other partner without the consent in writing definitely.

14. During the existence of this partnership business, no partner shall undertake the same kind of business personally or enter into a partnership with any other party to carry on the same or allied line of business as is carried under the present partnership.

15. That in case of dissolution of the partnership either voluntarily by any partner as stated above or by the operation of law, after all the outgoing and payments and liabilities etc., are settled and made, whatever remains as assets of the partnership concern shall be divided and shared by the partners in the same proportion, as their profit sharing. In case of loss, the partners shall pay the same in the same proportion as their share of profits as mentioned hereinabove.

16. In the event of dissolution the name and style of the partnership business and its Goodwill shall be sold or transferred either to any one of the partner or to any third party for whatever it may fetch and the proceeds so realised will be shared in the same proportion as fixed for profit and loss sharing.

17. No new partner shall be admitted into the partnership during its continuance without the consent of all the partners.

18. The terms and conditions of the partnership may be amended or modified at any time with the mutual consent of all the partners.

19. Any private personal debt or claim of any partner to or from any third party or parties shall not be binding on the partnership business. He and his estate shall be individually responsible to those debts. In other words, neither the partnership assets nor the partnership would be responsible for private debts of other partner.

20. The partnership shall not be dissolved by death or retirement of any one or more partners and shall be continued by the remaining partners.

IN WITNESS WHEREOF THE ABOVE SAID PARTNERS HAVE SET THEIR HAND TO THIS DEED OF PARTNERSHIP ON THE DAY MONTH AND YEAR MENTIONED HEREIN ABOVE AT HYDERABAD.

WITNESSES:

1.

2.

SIGNATURE OF THE PARTNERS

1. First Partner.

2. Second Partner.

3. Third Partner.

4. Fourth Partner.

5. Fifth Partner.

A. Purandara Reddy

Ramchandra Reddy

S. J. S. S. S.

B. Rama

S. J. S. S. S.

F O R M - 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, /Commissioner of Industries,
Industries Department,.....
Musheerabad,.....
HYDERABAD.

Sir,

Sub: The Azamabad Industrial Area (Termination
and Regulation of Leases) 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 :-

1. Full Name of the Applicant: Mrs. Geeta Mahesh Desai
2. ~~Father's~~ / Husband's name : Mahesh Desai
3. Address with Telephone Nos: Meera Industries
Plot No.27/1, Industrial Area,
Azamabad, Hyderabad - 500 020.
[a] For correspondence : -do-
[b] Permanent address: H.No.1-11-222/3/1, Gurumurthy Lane,
Begumpet, Hyderabad - 500 016.
4. Plot No. and bounded on North by: Public Road & RTC Quarters
South by: Public Road & RTC Workshop
West by: Plot No.26/2
East by: Plot No.27/2

(2)

5. Extent under occupation :

- | | |
|--|-------------------------|
| [a] Land in Sq.yds or Sq.mts. | 3317 sq.yards. |
| [b] Constructed structures
in Sq.Yds. or Sq.mts. | 1348.12 sq.yards |
| [c] Description of constructed
structures with measurements
and with approved plans: | Will be submitted later |

6. Date of occupation and
the nature of agreement:Lease for 99 years
10-9-19817. Type of industry and
the line of manufacturing
activity being carried on
and its brief description
with constitution :Deepwell hand pumps &
Galvanised spares8. Type of industry and the
line of manufacturing
unit now proposed to be
set up :

Will be submitted later

9. Brief description of industry
and manufacturing unit and
its constitution :10. Any other particulars which the
Applicant intended to furnish:

(3)

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.


X SIGNATURE OF THE APPLICANT.

Place: Hyderabad

Date: 16.9.94.

F O R M - 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, / Commissioner of Industries,
 Industries Department,.....
 Musheerabad,.....
 HYDERABAD.....

Sir,

Sub: The Azamabad Industrial Area (Termination
 and Regulation of Leases) 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 :-

1. Full Name of the Applicant: Mrs. Geeta Mahesh Desai

2. ~~Geeta Desai~~ / Husband's name : Mahesh Desai

3. Address with Telephone Nos: Meera Industries
 Plot No.27/1, Industrial Area,
 Azamabad, Hyderabad - 500 020.

[a] For correspondence :

-do-

[b] Permanent address:

H.No.1, 11-222/3/1, Gurumurthy Lane,
 Begumpet, Hyderabad - 500 016.

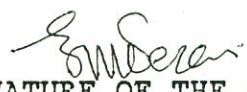
4. Plot No. and bounded on North by: Public Road & RTC Quarters
 South by: Public Road & RTC Workshop
 West by: Plot No.26/2
 East by: Plot No.27/2

(2)

5. Extent under occupation :
- [a] Land in Sq.yds or Sq.mts. 3317 sq.yards.
- [b] Constructed structures in Sq.Yds. or Sq.mts. 1348.12 sq.yards
- [c] Description of constructed structures with measurements and with approved plans: Will be submitted later
6. Date of occupation and the nature of agreement: Lease for 99 years 10-9-1981
7. Type of industry and the line of manufacturing activity being carried on and its brief description with constitution : Deepwell hand pumps & Galvanised spares
8. Type of industry and the line of manufacturing unit now proposed to be set up : Will be submitted later
9. Brief description of industry and manufacturing unit and its constitution :
10. Any other particulars which the Applicant intended to furnish:

(3)

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.


X SIGNATURE OF THE APPLICANT.

Place: Hyderabad

Date: 16.9.94.