

VISWAJIT CASTINGS AND ENGINEERING WORKS.

Workshop: Plot No. 36/2 Azamabad Industrial Area, Hyderabad 500 020
Office: 1-19-72/2/1 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.

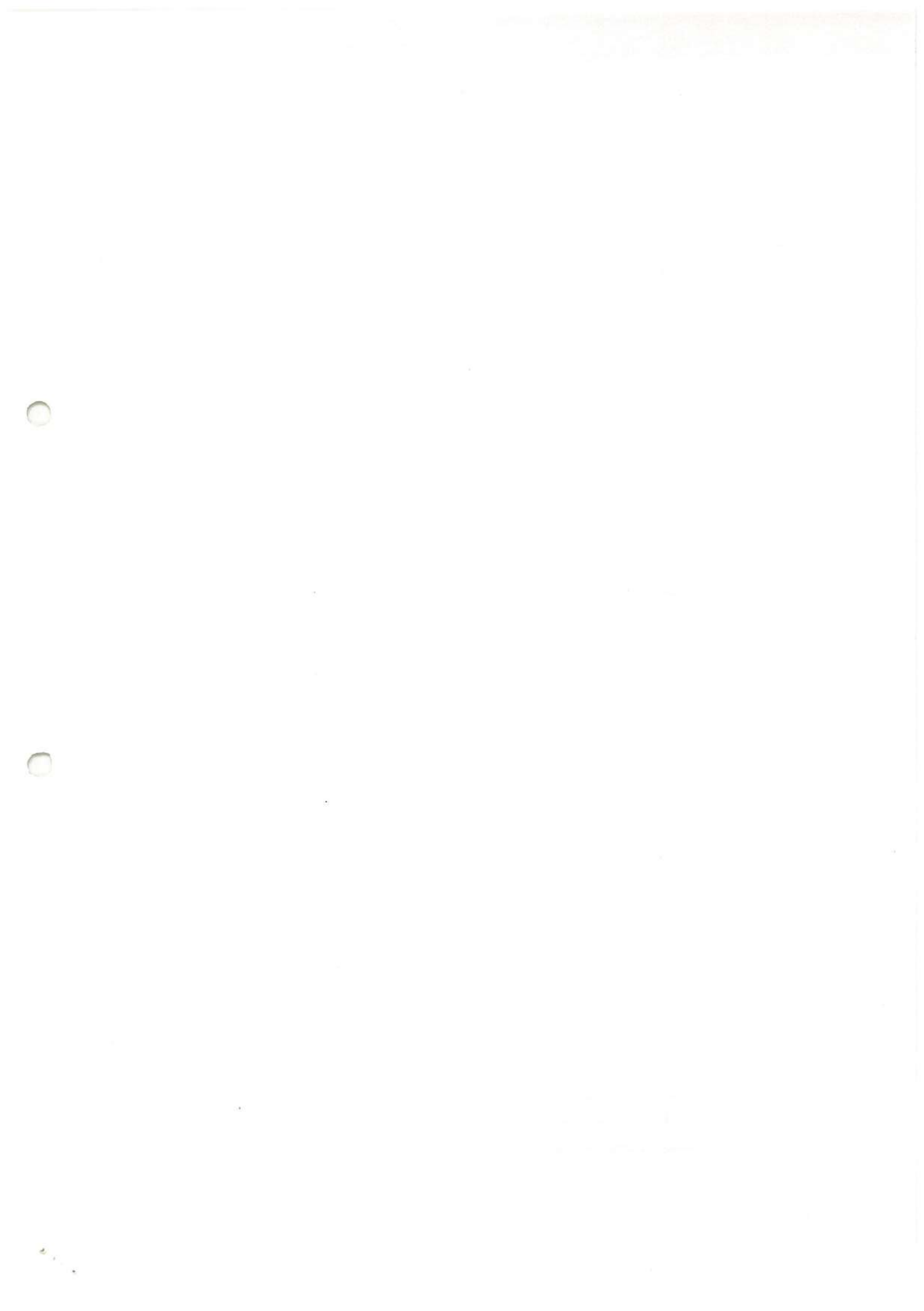
SIGNATURE OF THE APPLICANT.



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

Place: Hyderabad.
Date: 31 October, 1994

VISJIT.DOC



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: 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 /
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

Date:

Page:

SIGNATURE OF THE APPLICANT:

I hereby declare that to the best of my knowledge and belief 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 or 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.

I hereby solemnly affirm and state that I shall utilise the premises for the industrial purpose only and I am bound by the terms and conditions of the Act.

1. Any other particulars which the applicant intended to furnish.
2. Brief description of industry and manufacturing unit and its construction.
3. Type of industry and the line of manufacturing unit now proposed to be set up.
4. Type of industry and the line of manufacturing activity being carried on and its brief description with construction.
5. Date of occupation and the nature of agreement.
6. Lessee or the Occupant.
7. Description of constructed structures with measurements and with approved plans.
8. a) Land in Sq. Yds or Sq. Mts.
b) Constructed structures in Sq. Yds. or Sq. Mts.
c) Extent under occupation

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: _____

East by: _____

- (e) Extent of land with constructed
- (i) Land in Sq.yds or Sq.mts.
 - (ii) Constructed structures with measurements And with approved plans:

(f) Date of Sale / Allotment on lease:

(g) Type of industry and the line of Manufacturing activity and its brief Description with constitution:

(3) I am to state that the above lease deed shall be registered at your cost and deliver the same to be kept in the custody of the government.

Yours faithfully,

(COMPETENT AUTHORITY)

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

liable for payment of damages / mesne profits at Rs. per Sq.mtr. per day / from the date of expiry of the period specified above till the date of delivery / resumption of possession of the demised plot.

SCHEDULE

Name of the person and Industry	Plot No or portion of Plot No.	Boundaries, Plot No or portion of Plot No.	Total extent under occupation with structures
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SIGNATURE AND SALE OF THE COMPETENT AUTHORITY

Date: To:

Copy to

to affix copies of Notice on conspicuous part of the Plot No. or portion thereof or structure to which it relates within the said locality or by publishing the same by advertisement in a local newspaper.

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.

THE SCHEDULE

2

Name of the Person and Industry	Plot No. or portion of Plot No.	Boundaries Plot No. or portion of Plot No.	Total extent under occupation with structure.
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SIGNATURE AND SEAL OF
THE COMPETENT AUTHORITY

Date:

To:

Copy to.....

to affix copies of Notice on conspicuous part of the Plot No. Or portion thereof or structure to which it relates within the said locality or by publishing the same by advertisement in a local newspaper.

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 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 dues in respect of the schedule demised plot of land or portion thereof.

THE SCHEDULE

Whereby 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:-

LIST OF ARTICLES:

(i)

DETAILS OF DUES:

(ii)

SIGNATURE & SEAL OF
THE COMPETENT AUTHORITY

Date:

To:

(1)

(2) The Editor, Hyderabad with a request to publish the notice in the
columns of your News Paper on And send four copies of publication to this Office
along with the Bill of charges for arranging payment.

cc:

to affix copies of Notice on conspicuous part of the Plot No.
to which it relates within the said locality in the presence of mediators.
or portion thereof or structure

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.

4) In case of failure to comply with the order of this notice, further action for demolition of such illegal structure(s) will be initiated apart from launching proceedings for your prosecution.

THE SCHEDULE

SIGNATURE & SEAL OF
THE COMPETENT AUTHORITY

Date: _____
To: _____

Copy communicated to _____

to affix copies of Notice on conspicuous part of the plot No. _____ or portion thereof or structure to which it relates within the said locality in the presence of mediators.

FORM - Q
(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 "Seller" /
'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;

AND WHEREAS

has applied to the SELLOR / LESSOR to grant him/himself freehold rights / lease (hereinafter mentioned of the plot of land, measuring bearing Plot No. situated in the Azamabad Industrial Area at Mushirabad, Hyderabad, and the SELLOR / LESSOR has agreed with the Purchaser / Lessee to enter into Lease Deed under sub-section (2) of section 4 of the Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act, 2000 upon the terms and conditions hereinafter set forth for the period of years of the said piece of land for the purpose of establishing an industry for manufacturing

AND WHEREAS the Purchaser / Lessee has paid to the SELLOR / LESSOR a sum of Rs. as a premium for the freehold rights / lease of the said piece of land and has paid a further sum of Rs. being the monthly rent for the said plot of land for a period from to (as the case may be)

AND WHEREAS the Purchaser / Lessee do hereby covenant and agree with the Lessor in the following manner:-

The said plot of land shall within thirty days from day of execution of this Sale / Lease Deed or within such extended period as may be granted in writing to the Purchaser / Lessee by the SELLOR / LESSOR, be fenced in by the Purchaser / Lessee at his own cost with such description of wall or other fence as shall be approved by the SELLOR / LESSOR and hereafter the said piece of land shall be kept enclosed and provided with all requisite hoarding, lighting and watching to the satisfaction of the SELLOR / LESSOR;

Within thirty days from day of execution of this Sale / Lease Deed or within such extended period as may be granted in writing to the Purchaser / Lessee by the SELLOR / LESSOR, the Lessee at his own expense provide all requisite and proper walls, fences, sewers, drains and other convenience in respect of such description and designs respectively by

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

number and state the description of the materials to be used shall be submitted to the Lessee as the Municipal Corporation of Hyderabad and the other concerned Authorities. In making any such additions or alterations as aforesaid, all directions as may be given by the Lessor or his authorised officer shall be promptly complied with. In case any additions or alterations or conveniences to the said structure or portion thereof are not being constructed complying with the approval or directions of the Lessor or his authorised officer, the Lessee, upon receiving notice, shall thereupon rectify the works or such portion thereof as may be necessary in accordance with such notice. All notices, consents and approvals to be given under this lease shall be in writing and shall be signed by the Lessor or his authorised officer.

All materials used in the said structure or portion thereof shall be deemed to be the property of the Lessor after they have been once brought on the said land and all drains and sewers for the said plot of land shall be constructed, made and laid and connected by the Lessee at his own cost to the satisfaction of the Lessor and the Municipal Corporation and Lessee shall also comply with all the provisions of the Factories Act, 1948, Air, Water and Environmental Pollution (Control and Prevention) Acts to the satisfaction of the concerned Authorities. The Lessee, to the satisfaction of the Lessor, the Municipal Corporation of Hyderabad, the Chief Inspector of Factories and other Authorities under the Air, Water and Environmental Pollution (Control and Prevention) Acts shall dispose of, at his own cost, such of the industry/factory refuse as may not be allowed to be drained into the public drains. The Lessee shall also at his own expense maintain and keep in repair the drains, sewers and gutters leading from the said plot of land or structure or portion thereof 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, without requiring any notice in that behalf from the Lessor or his authorised officer.

All Rules, Regulations and Bye-Laws of the Lessor and of the Municipal Corporation of Hyderabad and the Factories Act relating to the structures and health and sanitation which may be in force from time to time shall be conforming to by the Lessee and the Lessee shall not permit any labourers or workmen employed by him or other persons to lie upon the said piece of land;

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

Lessor is likely to be or become a nuisance or a disparagement, annoyance or inconvenience to the Lessor or to the Lessees or Tenants of any other property in the said neighbourhood;

The Lessee shall not directly or indirectly induce outside persons into the demised plot of land or any portion thereof for any purpose whatsoever. The Lessee agrees with the Lessor that he will not sub-lease or sub-let or assign the demised plot of land or any portion thereof during the demise.

The Lessee agrees with the Lessor that he shall not enter into partnership agreement or deed or any other arrangement and induce any person into the demised plot of land or portion thereof under such partnership agreement or deed or arrangement for carrying on any actively whatsoever. Every partnership agreement or deed or arrangement together with complete details shall be submitted invariably to the Lessor for scrutiny and approval. The approval or consent to such agreement or deed or arrangement may either be withheld or may be given by the Lessor to the Lessee on such terms and conditions as the Lessor in his discretion thinks fit.

IT IS HEREBY AGREED, (1) that the Lessee during this demise shall not mortgage the said plot of land or portion thereof and the lease-hold right of the said land to the banks or any other financial institutions without the prior approval in writing of the Lessor,

(2) that whenever any part of the rent hereby reserved shall be in arrear for the period of 30 (thirty) 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 and conditions by the Lessee within contained the Lessor shall re-enter upon the said plot of land or portion thereof and immediately thereupon this demise and all rights of the said Lessee hereunder shall absolutely determine,

(3) that the Lessee will start the industry for which the said plot of land or portion thereof has been leased, viz.,
.....
..... within thirty days for the execution of this lease deed and any default on the part of the Lessee in this respect will

enable 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

place or residence or business of the Lessee or is given or tendered to some adult member of his family or is affixed on some conspicuous part of the demised plot of land or portion thereof or structure to which it relates;

NOW THIS INDENTURE WITNESSETH THAT in pursuance of this Lease Deed,

a sum of Rs. (Rupees) paid by the Lessee to the Lessor on

as a premium and has also paid a further sum of Rs. being the

monthly rent for the said plot of land for a period from to and in

consideration of the rents and covenants hereinafter reserved and of the covenants and terms and conditions on the part of the Lessee hereinafter contained the Lessor doth hereby demise

unto the Lessee all that piece of land or portion thereof, bearing Plot No. situated

in the Azamabad Industrial Area, Azamabad, Hyderabad, more particularly described in the Schedule hereunder written TOGETHER with structures erected and built thereon, for a term

of years, commencing from The Lessee hereafter shall be paying

monthly rental of Rs. of Rs. (Rupees)

clear of all deductions on or before the day of each succeeding

month for the said plot of land or portion thereof, bearing Plot No. during the

THE LESSEE DOETH HEREBY COVENANT with the Lessor that he shall during the said term pay at the office of the Lessor the monthly rent here before reserved upon the days and in manner aforesaid and shall also pay all rates, taxes, charges, assessments and outgoings now payable or hereafter to become payable in respect of the said plot of land or portion thereof, bearing Plot No. and any structures for the time being standing on the said piece of land or any part thereof.

IT IS FURTHER AGREED that in case of any default of the aforesaid payments, it shall be deemed as breach of covenants and conditions on the part of the Lessee entitling the Lessor to determine the lease and make re-entry upon the said demised plot or portion thereof forthwith and thereupon it shall be lawful for the Lessor to recover such amounts as due and payable by the Lessee as an arrear of land revenue under the Revenue Recovery Act. The

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

fire or storm or hurricane or otherwise, the Lessee will reimburse the same under the direction and approval of the Lessor and will continue to pay the rent hereby reserved as if no such destruction or damage by fire or storm or hurricane or otherwise has happened.

THE LESSEE DOTH FURTHER COVENANT with the Lessor 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 structure(s) or portion thereof standing thereon and the Lessee or the unauthorised persons in occupation of the said plot of land or portion thereof shall not be entitled to any compensation towards amounts spent by them either on improving the said plot of land or portion thereof or on structures or portion thereof etc., in case of determination of the Lease.

THE LESSEE ALSO DOTH FURTHER COVENANT with the Lessor that in case he commits any breach or makes default in the performance of all or any one or more of the terms and conditions and covenants on his part herein contained it shall be lawful for the Lessor or his authorised officer deputed by him in that behalf to enter into and resume possession of the said plot of land or any portion thereof and all such structures, erections and materials as may then be found upon the said plot of land or portion thereof for the absolute use of the Lessor and thereupon this Lease shall be void and all sums paid to or deposited with the Lessor as aforesaid shall be forfeited to the Lessor and shall belong to him absolutely but without prejudice to all other legal rights and remedies of the Lessor against the said Lessee;

THE LESSEE DOTH FURTHER COVENANT with the Lessor that he will adhere to the provisions contained in the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992 (Act No. 15 of 1992) and the Rules made thereunder and any default on the part of the Lessee in these respects will entitle the Lessor to determine the lease and re-enter upon the said land and take possession of the structure(s) standing thereon and thereupon the Lessee or any other person shall not be entitled to any compensation.

THE LESSEE DOTH FURTHER COVENANT with the Lessor that in case of determination of the term of the lease period by the Lessor for breach or making default in the performance of all or any one or more of the covenants and terms and conditions

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 :-

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2.

1.

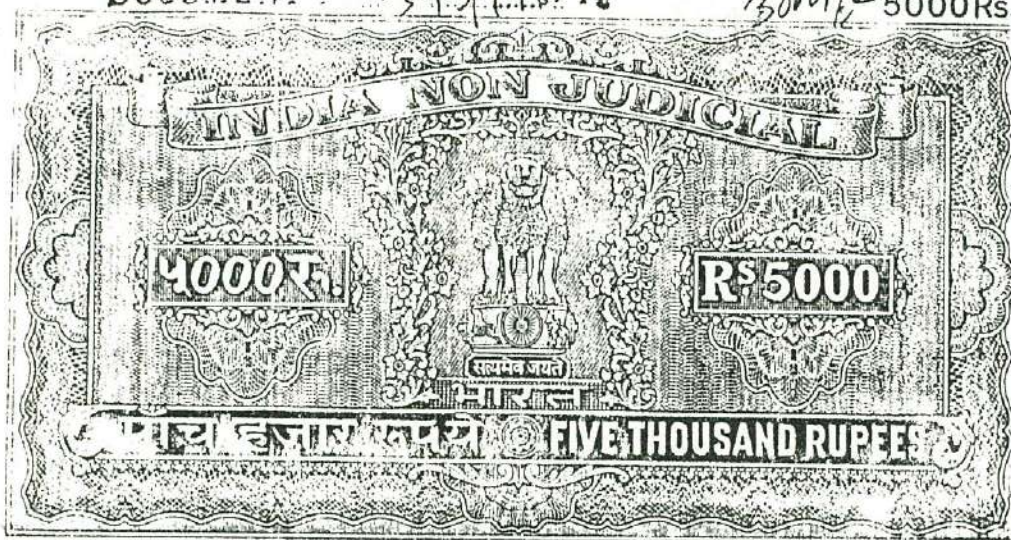
2.

PRINCIPAL SECRETARY TO GOVT.



393/1985/11

3000/- 5000Rs



3418 Date 13.2.85 5000/-

Sold to U.B. Rao & Co. U. Ramanadham

For whom Allied Sales Corporation

R/o Sec. Bad Mohd. Shahabuddin

LEASE DEED

SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARREDPALLY.

THIS DEED OF LEASE made on this 13 day of February,

1985, between M/s MODI BUILDERS, a Partnership Firm registered under the Partnership Act, represented by its Partner Shri SATISH MODI, S/o Late MANILAL C. MODI having their office at 5-4-187/5, M.G. Road, Secunderabad (hereinafter referred to as LESSOR which expression shall wherever the context or the meaning so requires or permissible deemed to mean and include his legal heirs, successors, legal representatives and assigns) of the one part and M/s ALLIED SALES CORPORATION, 183/184, Rashtrapathi Road, Secunderabad (Proprietorship Usha International Limited, a company registered under the Companies Act, 1913 and existing within the meaning of the Companies Act, 1936, having its registered office at 19, Kasturba Gandhi Marg, New Delhi) being the Company's Divisional Office, (hereinafter called the LESSEE, which expression shall wherever the context or meaning so requires or permissible be deemed to mean and include the permitted assigns and successors) of the other part.

For MODI BUILDERS

For Allied Sales Corporation

Satish Modi

Shankar

Divisional Manager

24 JUN 1967
 13 JUN 1967
 24 JUN 1967
 24 JUN 1967

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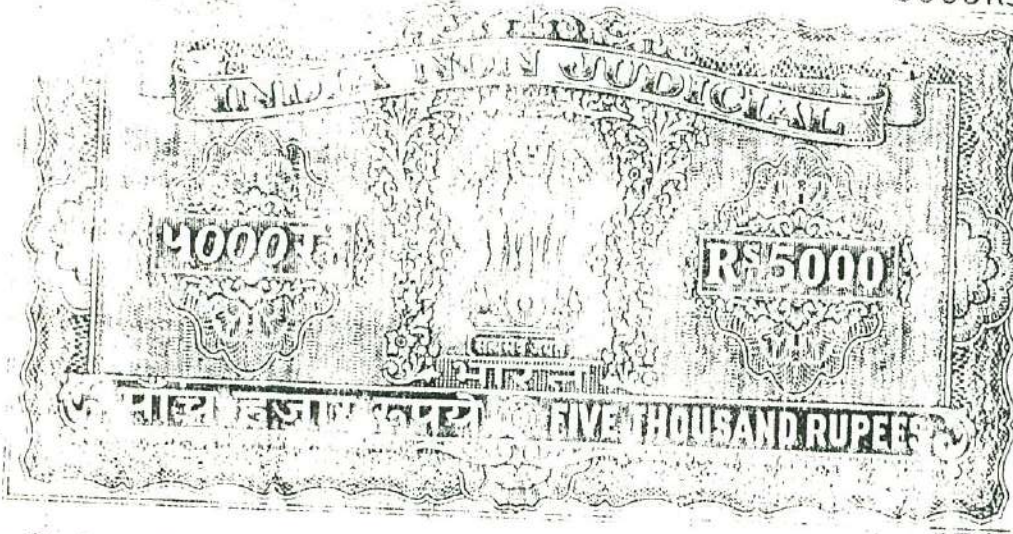
13 JUN 1967
 24 JUN 1967
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13 JUN 1967
 24 JUN 1967
 24 JUN 1967



5000Rs.



S. No. 3419, Dated 12.2.55, Rs. 5000/-

Sold to - U. B. Rao B.N. U. Ramachandran

For whom - Allied Sales Corporation

Mohd. Shahabuddin

- 2 -

SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARKED PALLY.

WHEREAS the Lessor is seized and possessed or is even otherwise well and sufficiently entitled to the premises known as M/s INVESTA CHEMICALS, measuring about 49500 sq. ft. with an existing shed and building now offered measuring about 24,650 sq. ft. together with all the rights easements and appurtenances.

WHEREAS the owner of the said premises M/s Investa Chemicals, 13/2, Rasoolpura, Secunderabad has in writing permitted the Lessor to lease out the premises and accordingly it is lawful for the Lessor to let out portion of the premises.

WHEREAS the owner of the said premises M/s Investa Chemicals has knowledge that the portion of the premises is, by virtue of this lease agreement, being leased out to the Lessee and the owner is also signing the agreement as a witness.

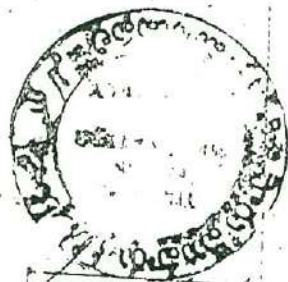
For MODI BUILDING

Sahib Mohd

For Allied Co.

U. B. Rao
Physician

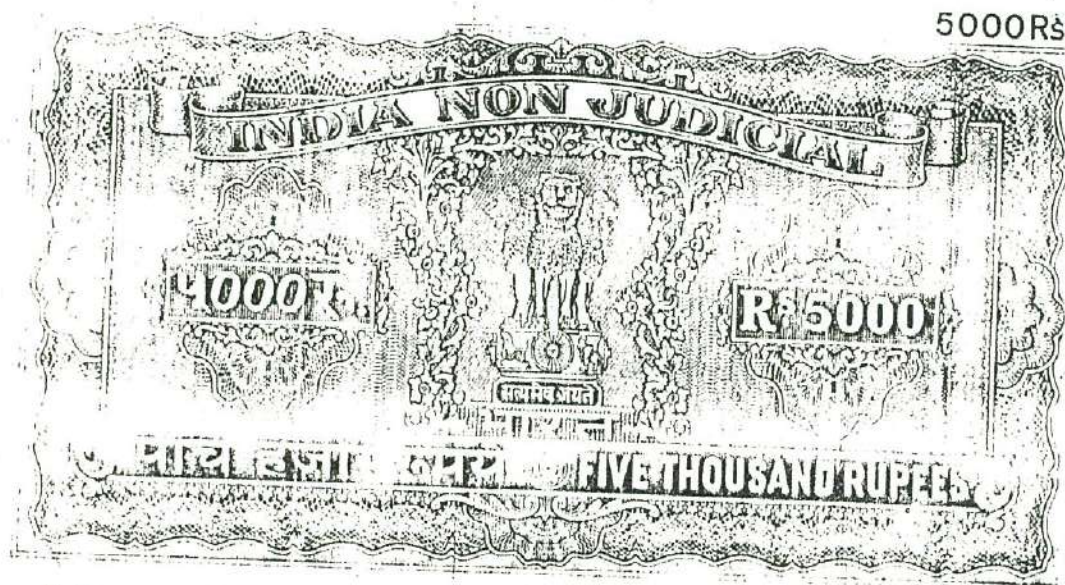
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... 1985 ...



393/85
... 13 ...
... 1985 ...



8.1.11 420/12.2.85 5000/-

Bank to U.B. Rao & U. Ramani

Attested by Allied Sales Corporation

Y. S. S. Mohd. Shahabuddin,

SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARKEDPALLY.

- 3 -

AND WHEREAS the Lessor has agreed to grant and the Lessee has agreed to take on lease the demised premises for a period of 10 years commencing from 1st April, 1985 at the first instance on the terms and conditions stated hereinafter and option for a further period of Four years on the same terms and conditions.

AND WHEREAS the Lessor has obtained the requisite approval from the concerned owner of the premises for leasing out the demised premises as required under the law for the time being in force vide letter NO. Nil dated 9-9-83.

Attested by
Subal...



5000Rs.



No. 3421/13.2.85 Rs 5000/-

Bek to. U. B. Rao 3/04. Ramachandham

or witness. Allied Sales Corporation

R/o Sec. 6, Old. Shahabuddin,

SUB REGISTRAR &

EX-OFFICIO STAMP VENDOR
MARREDPALLY.

- 4 -

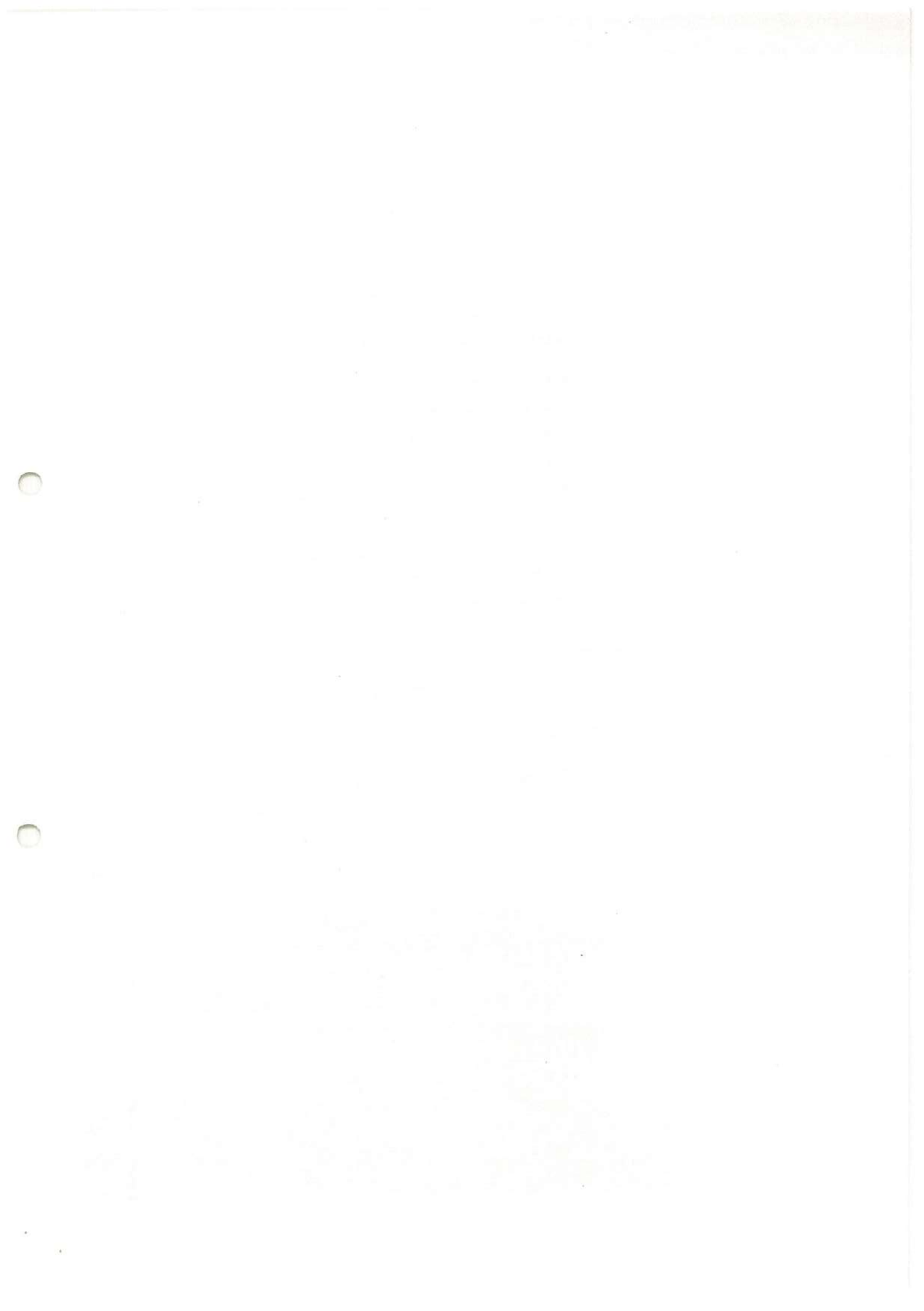
NOW THEN THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the rent hereby reserved and the covenant and conditions hereinafter contained and on the part of the Lessee to be observed and performed, the Lessor hereby agreed to grant and demise unto the Lessee with effect from First day of April, 1985, the premises bearing No.13/2, Rasoolpura, Secunderabad, measuring about 24,650 sq.ft. together with passages, rights, privileges and paying therefor unto the lessor a total monthly rent amounting to Rs. 50,000/- for a period of 10 years and further extension thereof for a period of 4 years, if any, on the same terms and conditions from the date of Lessee taking over possession of the premises. Subject to Registration of the lease deed

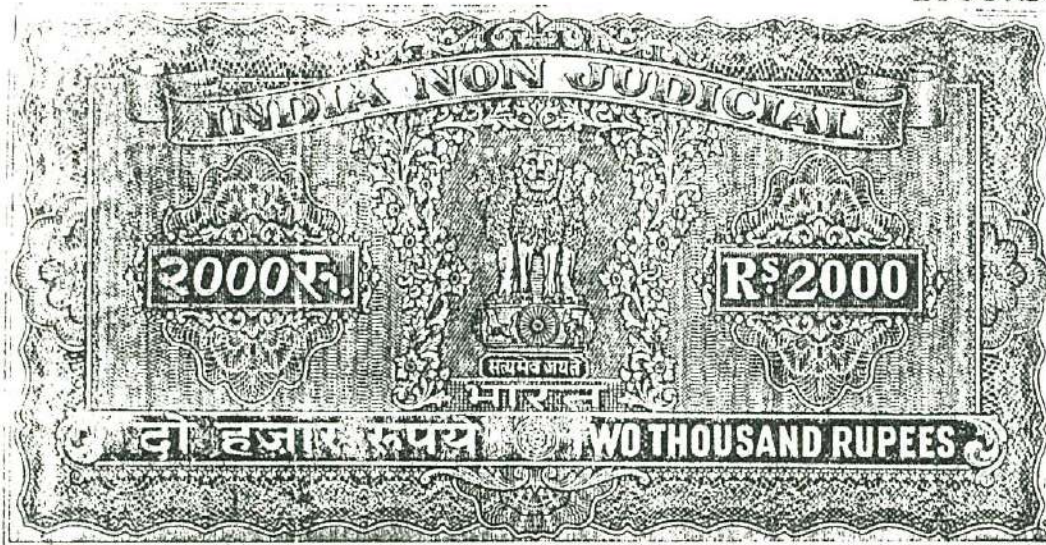
2. The Lessee covenant with the Lessor as follows :-

...3

7



2000Rs.



Q.No. 3432, Dated 13.2.85, 2000/-

Pay to V. C. Rao Sp. U. Raghunadham

For Allied Bank Corporation

R/o Sec. bad,

Mohd. Shahabuddin,
SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARRDPALLY,

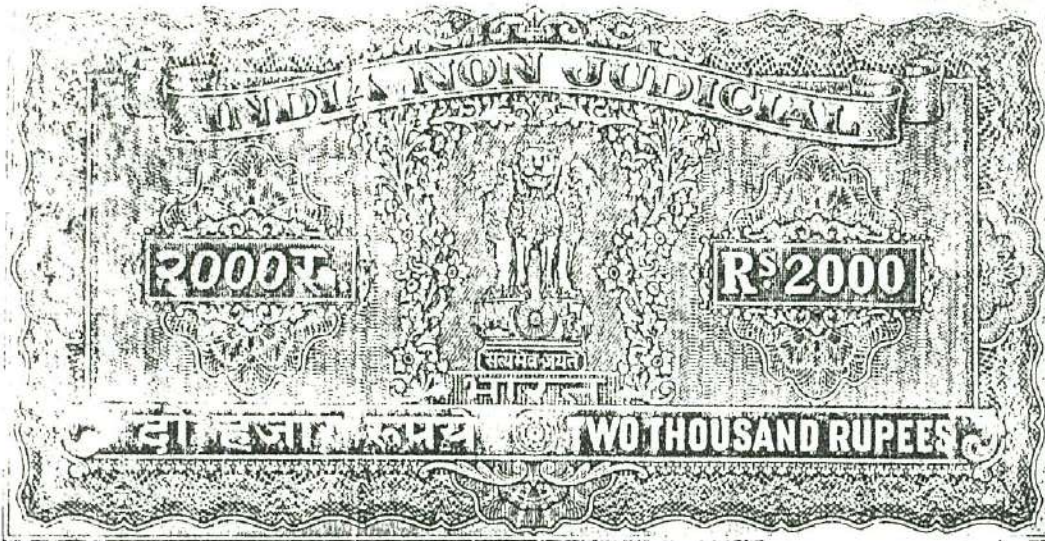
- 5 -

- I. To pay the said total monthly rent amounting to Rs.50,000/- being Rs. 34,000/- towards rent and Rs.16,000/- towards amenities, in advance on or before the 15th day of each calendar month.
- II. To use the demised premises for commercial purposes including offices and/or any manufacturing or trading activity as well as a warehouse/godown or showroom/service centre for its own use or of its sister concerns in the Shriram Group of Industries.
- III. Pay all charges of electricity and water consumed in the demised premises during the tenancy, as recorded by the meters, directly to the concerned authorities.

For and on behalf of
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.



2000Rs.



S.No. 3472 dated 22.5.52 Rs. 2000/-

Sold to L. B. Rao & U. Ramaswami

in whom Allied Bank Corporation

R/o Sec. (M. & C.)

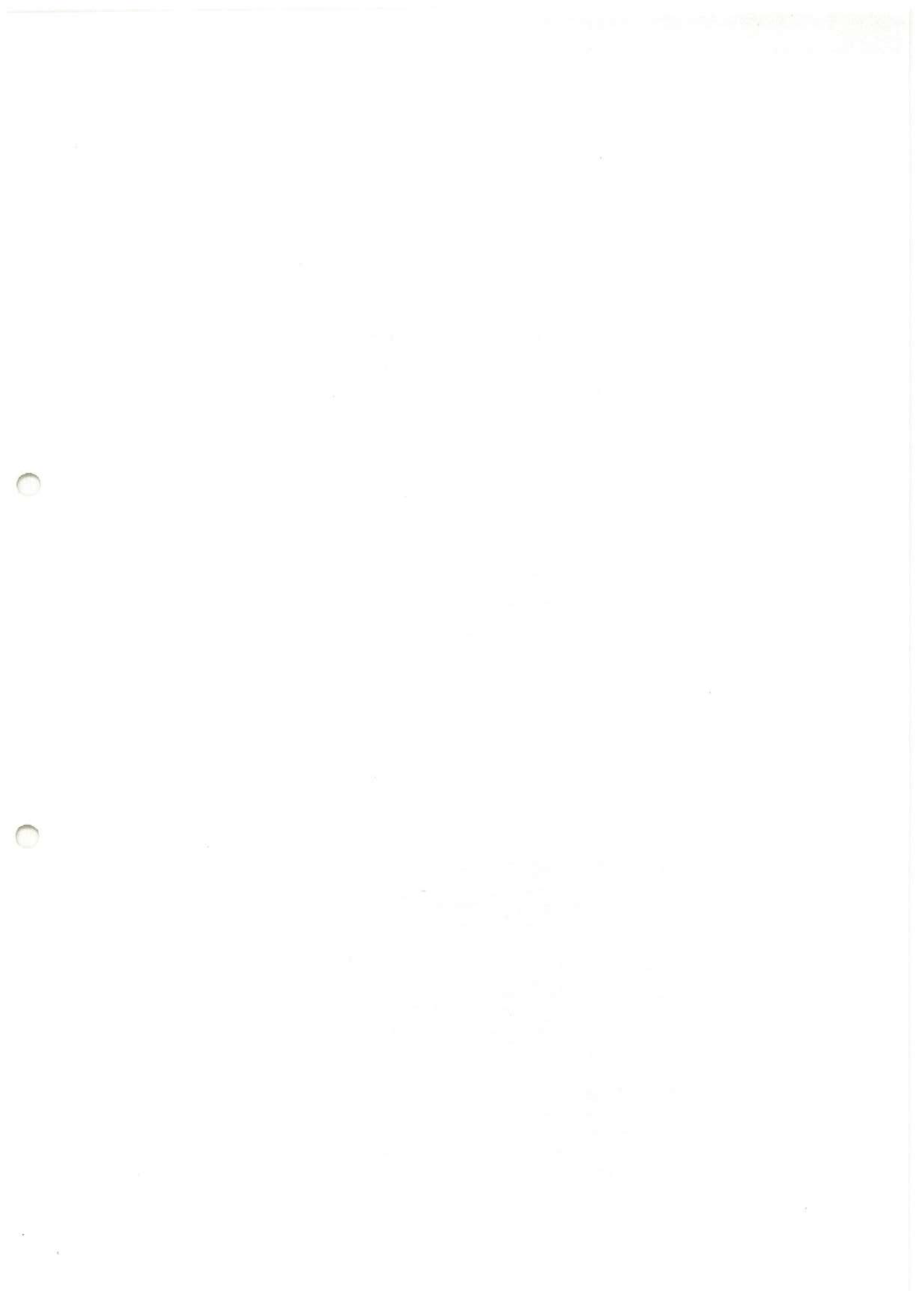
Secy. to the Govt. of Madras,
S. P. Office, Secy. to the Govt. of Madras,
Madras.

- 6 -

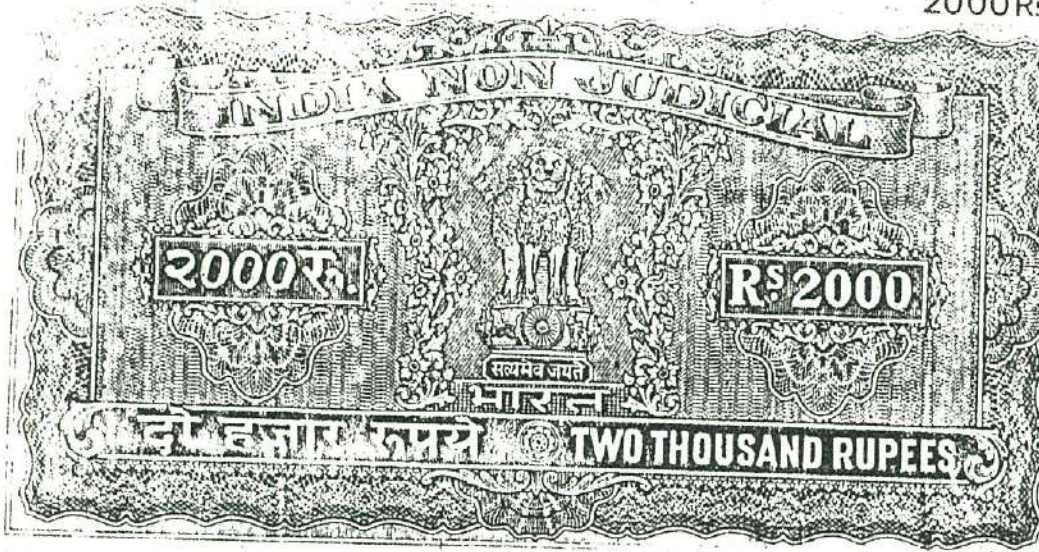
IV. The Lessee shall not carry out any structural additions or deletions to the demised premises without the prior written consent of the Lessor. It is, however, agreed between the Lessor and the Lessee that the Lessee may carry out minor repairs on their own upto Rs. 1,000/- at a time and major repairs pertaining to roof, walls, drainage, plaster, electricity etc. shall be to the account of the Lessor in terms of clause 3 (VI) specified hereinafter.

V. To permit the Lessor or his duly authorized agents to enter upon the premises during the business hours and with prior notice for the purpose of viewing and inspecting the state and condition of the demised premises and for effecting repairs.

Sd/-
Sd/-



2000Rs



8/24/13.2.85.2000/2

600 to V. B. Rao & 3/2 V. Ramachandran

to Allied Trade Corporation

1/1/13/13

1/1/13/13

EX-OFFICIO CHIEF VENDOR
MADRAS.

- 7 -

3. The Lessor hereby covenants with the Lessee as follows:-

I. The Lessor has good right, title, authority and power to grant the Lease of the demised premises to the Lessee.

II. That as long as Lessee continues to pay the rent and observes and performs the terms and conditions of the lease agreement, the Lessee will have the right to peaceful possession and enjoy the demised premises during the term of the Lease without any interruption or disturbance from the Lessor or any person/persons claiming through or under him.

III. The Lessor shall allow the Lessee or its sister concerns including the Shriram Group of Industries to possess and enjoy the demised premises.

Satish

1/1/13/13

...8



INDIA

2000

भारत

TWO THOUSAND RUPEES

Murray
Sgt. H. J. H.,
EX-1000 STATIONER
WYOMING.

VI. The Lessor shall maintain the demised premises in wind and water-tight condition and shall take immediate steps towards having major repairs pertaining to roof, walls, drainage, plaster, electricity etc. of the demised premises done as and when required. Alternatively, the Lessor agrees that the Lessee will have the right and option to effect all such repairs at its own cost and deduct the expenses incurred from the rent of the premises, after prior intimation to the Lessor.



2000R



3426 13.2.85 2000/-

11.13.2008/24. Ramachandran

Allied Sales Corporation

R/o Sec. (M.S.)

EX-OFFICIO STATION VENDOR
MARRUPALLY.

- 9 -

VII. The Lessor agrees to keep the premises duly painted and in good condition and further agrees to have the demised premises painted after an interval of three years. Alternatively, the Lessor agrees that the Lessee will have the right and option to carry out the white-washing/painting of the demised premises after prior intimation on its own behalf and adjust the costs in future rents payable. It is, however, agreed between the Lessor and the Lessee that in such cases, the Lessor's liability shall be limited to an amount equivalent to three months' rent.

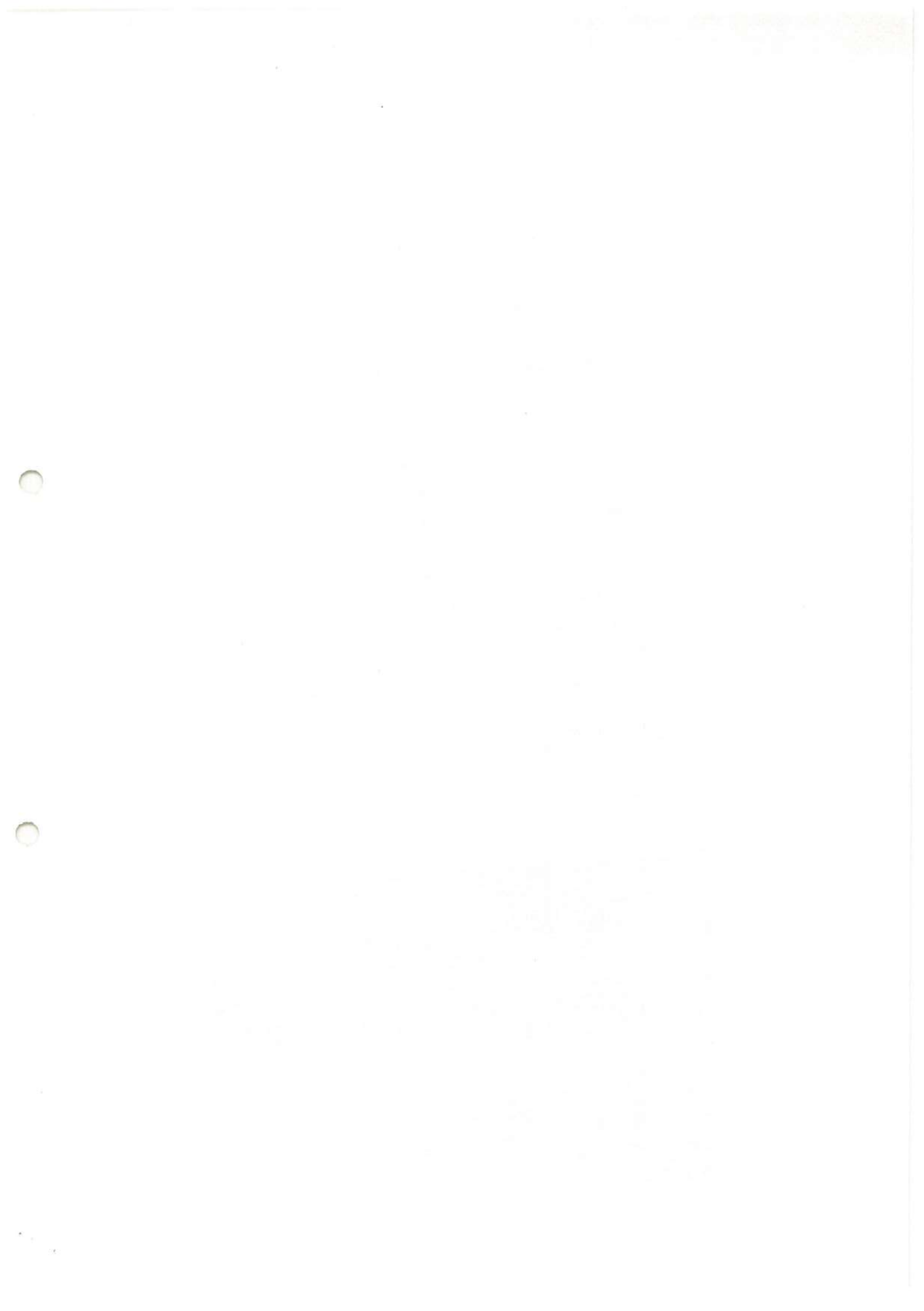
VIII. To keep the roads and passages leading to the demised premises belonging to the Lessor in a fit condition as also to provide for car and truck parking spaces and to maintain throughout the year including the monsoon the approach road and passage in proper condition, for the trucks etc. for loading/unloading of goods.

For MODI BUILDERS For Allied Sales Corporation

Sd/-

Partners

...18



X. To allow, permit and authorise the tenant or its sister concerns, subsidiaries, at all times during the said term to erect, affix, put and fix on the demised premises and display such sign boards, neon signs and/or any other advertising materials as they may consider appropriate.

4. Provided and it is mutually agreed between the Lessor and the Lessee as follows :-

I. The Lessee shall be at liberty to install in the demised premises at its own expense, light, fan, furniture and fixtures including airconditioning plant, air conditioners, partitions, such articles and fixtures being considered the property of the Lessee and for these present the Lessee shall be entitled to make such additions and alterations in/or to the demised premises as shall be considered necessary, including the laying out of ducts for airconditioning, without obtaining prior consent of the owner.

II. The Lessee shall have the right and option to surrender any portion of the demised premises to the Lessor during the subsistence of the lease agreement after giving ~~due~~ notice of 6 months to the Lessor.

FOR MODI BUILDING
Sole Agent
Partners
for 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212nd, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 297th, 298th, 299th, 300th, 301st, 302nd, 303rd, 304th, 305th, 306th, 307th, 308th, 309th, 310th, 311st, 312nd, 313th, 314th, 315th, 316th, 317th, 318th, 319th, 320th, 321st, 322nd, 323rd, 324th, 325th, 326th, 327th, 328th, 329th, 330th, 331st, 332nd, 333rd, 334th, 335th, 336th, 337th, 338th, 339th, 340th, 341st, 342nd, 343rd, 344th, 345th, 346th, 347th, 348th, 349th, 350th, 351st, 352nd, 353rd, 354th, 355th, 356th, 357th, 358th, 359th, 360th, 361st, 362nd, 363rd, 364th, 365th, 366th, 367th, 368th, 369th, 370th, 371st, 372nd, 373rd, 374th, 375th, 376th, 377th, 378th, 379th, 380th, 381st, 382nd, 383rd, 384th, 385th, 386th, 387th, 388th, 389th, 390th, 391st, 392nd, 393rd, 394th, 395th, 396th, 397th, 398th, 399th, 400th, 401st, 402nd, 403rd, 404th, 405th, 406th, 407th, 408th, 409th, 410th, 411st, 412nd, 413th, 414th, 415th, 416th, 417th, 418th, 419th, 420th, 421st, 422nd, 423rd, 424th, 425th, 426th, 427th, 428th, 429th, 430th, 431st, 432nd, 433rd, 434th, 435th, 436th, 437th, 438th, 439th, 440th, 441st, 442nd, 443rd, 444th, 445th, 446th, 447th, 448th, 449th, 450th, 451st, 452nd, 453rd, 454th, 455th, 456th, 457th, 458th, 459th, 460th, 461st, 462nd, 463rd, 464th, 465th, 466th, 467th, 468th, 469th, 470th, 471st, 472nd, 473rd, 474th, 475th, 476th, 477th, 478th, 479th, 480th, 481st, 482nd, 483rd, 484th, 485th, 486th, 487th, 488th, 489th, 490th, 491st, 492nd, 493rd, 494th, 495th, 496th, 497th, 498th, 499th, 500th, 501st, 502nd, 503rd, 504th, 505th, 506th, 507th, 508th, 509th, 510th, 511st, 512nd, 513th, 514th, 515th, 516th, 517th, 518th, 519th, 520th, 521st, 522nd, 523rd, 524th, 525th, 526th, 527th, 528th, 529th, 530th, 531st, 532nd, 533rd, 534th, 535th, 536th, 537th, 538th, 539th, 540th, 541st, 542nd, 543rd, 544th, 545th, 546th, 547th, 548th, 549th, 550th, 551st, 552nd, 553rd, 554th, 555th, 556th, 557th, 558th, 559th, 560th, 561st, 562nd, 563rd, 564th, 565th, 566th, 567th, 568th, 569th, 570th, 571st, 572nd, 573rd, 574th, 575th, 576th, 577th, 578th, 579th, 580th, 581st, 582nd, 583rd, 584th, 585th, 586th, 587th, 588th, 589th, 590th, 591st, 592nd, 593rd, 594th, 595th, 596th, 597th, 598th, 599th, 600th, 601st, 602nd, 603rd, 604th, 605th, 606th, 607th, 608th, 609th, 610th, 611st, 612nd, 613th, 614th, 615th, 616th, 617th, 618th, 619th, 620th, 621st, 622nd, 623rd, 624th, 625th, 626th, 627th, 628th, 629th, 630th, 631st, 632nd, 633rd, 634th, 635th, 636th, 637th, 638th, 639th, 640th, 641st, 642nd, 643rd, 644th, 645th, 646th, 647th, 648th, 649th, 650th, 651st, 652nd, 653rd, 654th, 655th, 656th, 657th, 658th, 659th, 660th, 661st, 662nd, 663rd, 664th, 665th, 666th, 667th, 668th, 669th, 670th, 671st, 672nd, 673rd, 674th, 675th, 676th, 677th, 678th, 679th, 680th, 681st, 682nd, 683rd, 684th, 685th, 686th, 687th, 688th, 689th, 690th, 691st, 692nd, 693rd, 694th, 695th, 696th, 697th, 698th, 699th, 70



It is, however, agreed that in the event that the Lessee surrenders any portion of the demised premises to the Lessor, the rent of the premises shall proportionately be reduced.

III. It is agreed that the Lessor shall be responsible for any fines/penalties which may be imposed by the Development authority or any other authorities on the Lessee for any reason whatsoever in respect of the demised premises which are attributable to the Lessor. In the event that the Lessor does not pay such fines or penalty, the Lessee has the right to deduct such amount from the rent.

IV. The Lessee shall have the right to terminate the Lease agreement by giving the Lessor three months notice in writing in this behalf.

V. In case the owner of the premises, M/s Investa Chemicals, 13/2, Rasoolpura, Secunderabad revoke the licence granted in favour of the Lessor or the licence expires, then the Lessee will continue to remain the tenants of the portion leased out to them by the Lessor. However, in such an event, the Lessee shall have a right to enter into a fresh lease agreement with the owners of the premises i.e. M/s Investa Chemicals on the same terms and conditions as contained herein and start paying rentals of the premises thereafter directly to them.

VI. All disputes arising in relation or in any way connected with the provisions of this lease agreement shall be referred to Courts of Law located at Secunderabad/Hyderabad for settlement.

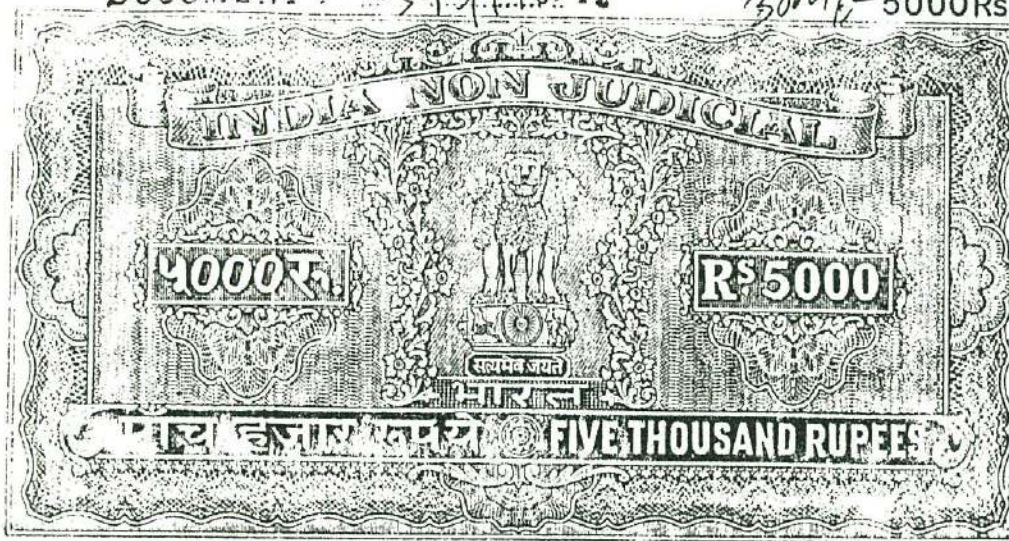
Satish Kumar
Partner
For Allied Sales Corporation,
K. V. S. Rao
Additional Manager.





DOCUMENT 393/1985 IE

3000/- 5000RS.



3418 Date 13.2.85 5000/-

Sold to - V. B. Rao & Co. V. Ramanadham.

For whom Allied Sales Corporation

R/o Sec. bad Mohd. Shahabuddin,

LEASE DEED

SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARREDPALLY.

THIS DEED OF LEASE made on this 13 day of February,

1985, between M/s MODI BUILDERS, a Partnership firm registered in
Proprietorship firm
under the Partnership Act, represented by its Partner Shri SATISH
MODI, S/o Late MANILAL C. MODI having their office at 5-4-187/5,
M.G. Road, Secunderabad (hereinafter referred to as LESSOR which
expression shall wherever the context or the meaning so requires or
permissible deemed to mean and include his legal heirs, successors,
legal representatives and assigns) of the one part and M/s ALLIED
SALES CORPORATION, 183/184, Rashtrapathi Road, Secunderabad (Proprietor
Usha International Limited, a company registered under the Companies
Act, 1913 and existing within the meaning of the Companies Act, 1936,
having its registered office at 19, Kasturba Gandhi Marg, New Delhi)
being the Company's Divisional Office, (hereinafter called the LESSEE,
which expression shall wherever the context or meaning so requires
or permissible be deemed to mean and include the permitted assigns
and successors) of the other part.

For MODI BUILDERS

Satish Modi

For Allied Sales Corporation

Divisional Manager

11.2

13th April 1967
 24th April 1967
 Mr. [illegible]

Arrived [illegible]
 [illegible]

V. B. Rao s/o [illegible]
 [illegible]

Mr. [illegible]
 s/o CH Subramanian
 [illegible]

28.06.67
 20/06/67
 [illegible]



13/2

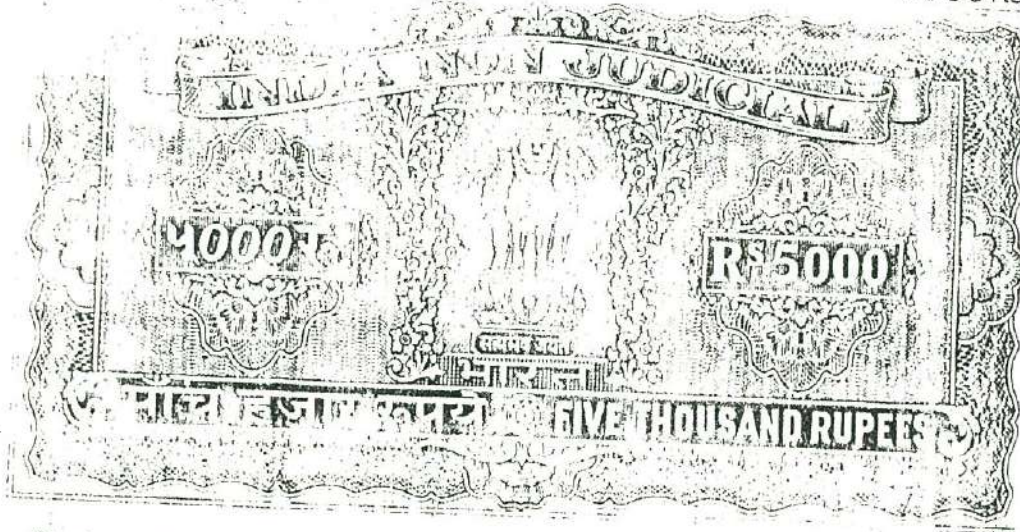
393/1965

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[illegible]



5000Rs



A.P. 3419 Dec 13 1955 No. 5000/2

Sold to - U. B. Rao 3/4 U. Ramachandran

For whom - Allied Sales Corporation

Mohd. Shahabuddin
SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARREDPALLY.

- 2 -

WHEREAS the Lessor is seized and possessed or is even otherwise well and sufficiently entitled to the premises known as M/s INVESTA CHEMICALS, measuring about 49500 sq.ft. with an existing shed and building now offered measuring about 24,650 sq.ft. together with all the rights easements and appurtenances.

WHEREAS the owner of the said premises M/s Investa Chemicals, 13/2, Rasoolpura, Secunderabad has in writing permitted the Lessor to lease out the premises and accordingly it is lawful for the Lessor to let out portion of the premises.

WHEREAS the owner of the said premises M/s Investa Chemicals has knowledge that the portion of the premises is, by virtue of this lease agreement, being leased out to the Lessee and the owner is also signing the agreement as a witness.

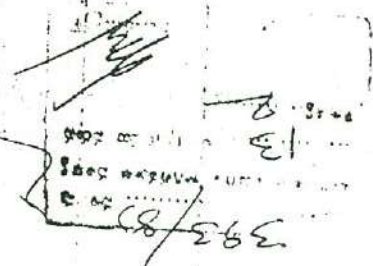
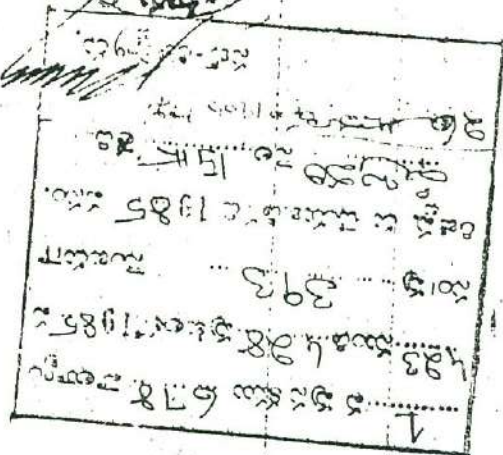
For MODI BUILDERS

Sahib Mohd
Owner

For witness

Mohd. Shahabuddin
Divisional Manager

...3





6.11.83 420/13.28.83 5000/-

Bank to V.B. Rao & Co. U. Ramani & Co.

For Allied Sales Corporation

R/o. Secy. to Mohd. Shahabuddin,

SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARKED PALLY.

- 3 -

AND WHEREAS the Lessor has agreed to grant and the Lessee has agreed to take on lease the demised premises for a period of 10 years commencing from 1st April, 1985 at the first instance on the terms and conditions stated hereinafter and option for a further period of four years on the same terms and conditions. *Agreed to & registered by new lease dated 10/11/84*

AND WHEREAS the Lessor has obtained the requisite approval from the concerned owner of the premises for leasing out the demised premises as required under the law for the time being in force vide letter No. N11 dated 9-9-83.

9-9-83.

Subd. Secy. to Mohd. Shahabuddin



5000Rs.



3421/13.2.85/2000/1
Beli to. V.B. Rao & Co. Ramachandram
or where Allied Sales Corporation

R/o Sec. G. P. Shahabuddin,
SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARREDPALLY.

- 4 -

NOW THEN THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the rent hereby reserved and the covenant and conditions hereinafter contained and on the part of the Lessee to be observed and performed, the Lessor hereby agreed to grant and demise unto the Lessee with effect from first day of April, 1985, the premises bearing No.13/2, Rasoolpura, Secunderabad, measuring about 24,650 sq.ft. together with passages, rights, privileges and paying therefor unto the Lessor a total monthly rent amounting to Rs. 50,000/- for a period of 10 years and further extension thereof for a period of 4 years, if any, on the same terms and conditions from the date of Lessee taking over possession of the premises.
Subscribed to Registration of From lease valid

2. The Lessee covenant with the Lessor as follows :-

Satish Mohan

Satish Mohan

...3



2000Rs.



Rs. 2000/-

W. B. Rao & U. Ram. nadham

Allied Bank Corporation

R/o. Sec. bad,

Mohd. Shahabuddin,
SUB REGISTRAR &
EX-OFFICIO STAMP VENDOR
MARREDPALLY,

- 5 -

I. To pay the said total monthly rent amounting to Rs.50,000/- being Rs. 34,000/- towards rent and Rs.16,000/- towards amenities, in advance on or before the 15th day of each calendar month.

II. To use the demised premises for commercial purposes including offices and/or any manufacturing or trading activity as well as a warehouse/godown or showroom/service centre for its own use or of its sister concerns in the Shriram Group of Industries.

III. Pay all charges of electricity and water consumed in the demised premises during the tenancy, as recorded by the meters, directly to the concerned authorities.

Sd/-
Sd/-
Sd/-



2000Rs



3473. 13.12.55. 2000/-

Sold to L. B. Rao & Co. V. Ramanathan

in whom Allied Bank Corporation

R/o Sec. (Ind)

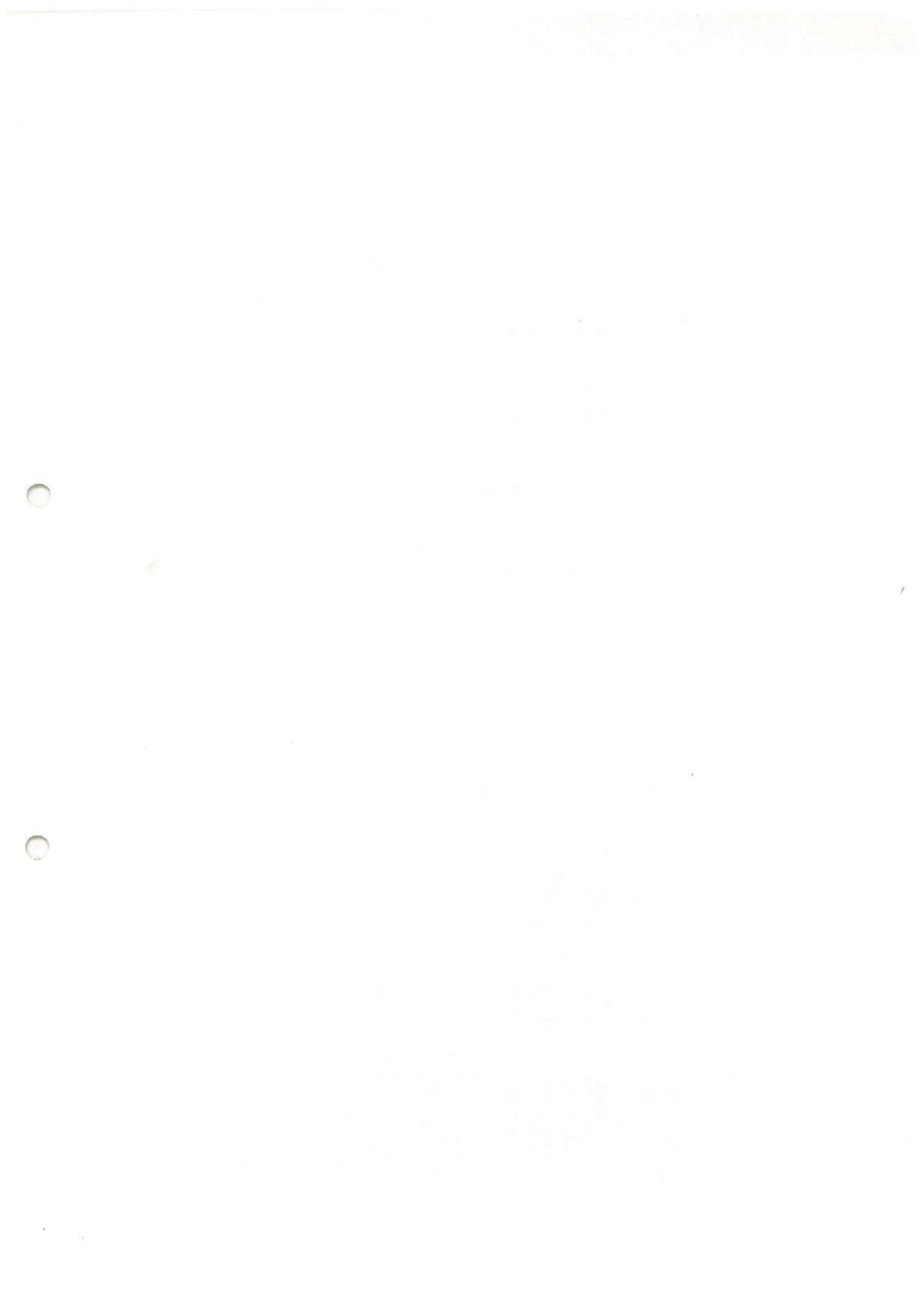
At New Delhi, India.
SIT AT NEW DELHI
EX-DEPT. NO. ST. AND VENDOR
MARKED FULLY.

- 6 -

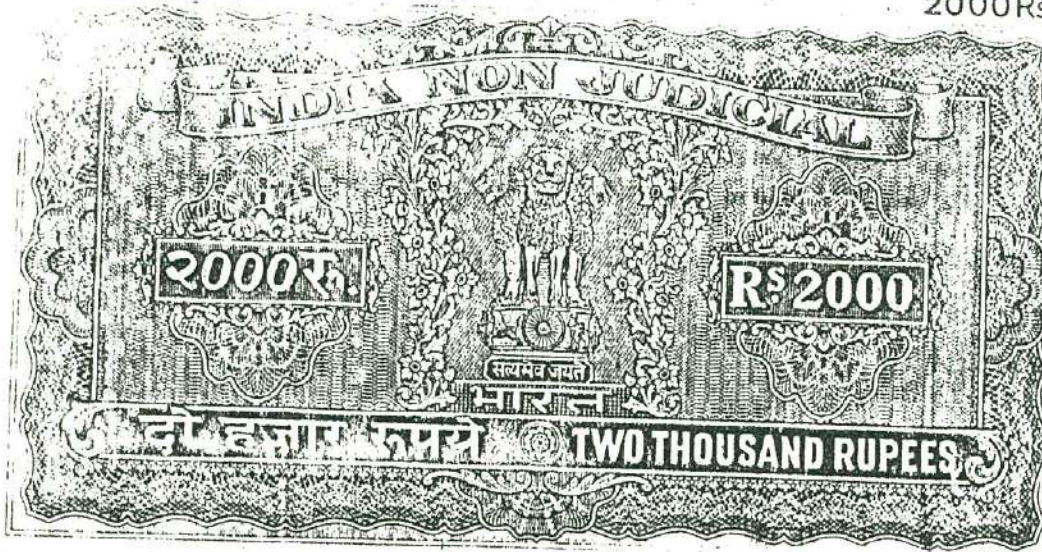
IV. The Lessee shall not carry out any structural additions or deletions to the demised premises without the prior written consent of the Lessor. It is, however, agreed between the Lessor and the Lessee that the Lessee may carry out minor repairs on their own upto Rs.1,000/- at a time and major repairs pertaining to roof, walls, drainage, plaster, electricity etc. shall be to the account of the Lessor in terms of clause 3 (VI) specified hereinafter.

V. To permit the Lessor or his duly authorised agents to enter upon the premises during the business hours and with prior notice for the purpose of viewing and inspecting the state and condition of the demised premises and for effecting repairs.

Satish Mohan
V. Ramanathan



2000Rs



3.12.24, 13.2.25 and 2000/2

Sd/- V. B. Rao 3/10 V. Ramaswathan

for United State Corporation

[Signature]
Sd/- [Signature]
EX-OFFICIO STAFF VENDOR
BANGALORE.

- 7 -

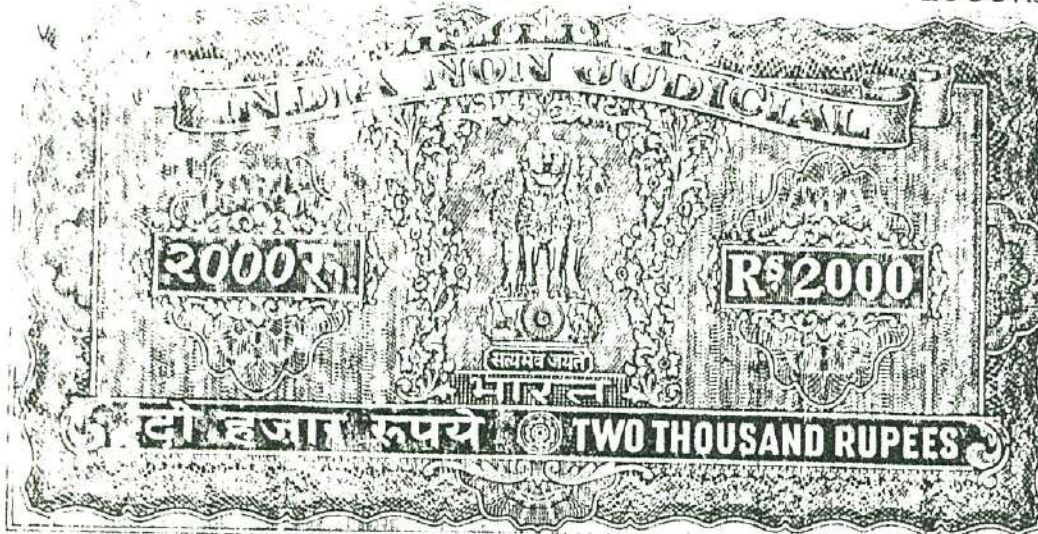
3. The Lessor hereby covenants with the Lessee as follows:-
- I. The Lessor has good right, title, authority and power to grant the Lease of the demised premises to the Lessee.
 - II. That as long as Lessee continues to pay the rent and observes and performs the terms and conditions of the lease agreement, the Lessee will have the right to peaceful possession and enjoy the demised premises during the term of the Lease without any interruption or disturbance from the Lessor or any person/persons claiming through or under him.
 - III. The Lessor shall allow the Lessee or its sister concerns including the Shriram Group of Industries to possess and enjoy the demised premises.

Satish Mohan

[Signature]

...8

2000Rs



3.11.2013 2.85.00 2000/3

3.11.2013 2.85.00 2000/3 Ramnathram

For Allied Sales Corporation

R. B. Ramnathram

[Signature]
Sd/- S. B. Ramnathram
EXCHANGED BY THE BANK
RESPONSIBLY.

- 8 -

IV. The Lessee is at liberty to, and has the permission of the Lessor to sub-let a part of or the whole of the demised premises during the currency of this lease to its sister concerns in the Shriram Group of Industries.

V. To pay the existing ground rent, property tax and levies and out goings and taxes whatever levied by the Secunderabad Cantonment Board or any other authority in respect of the demised premises.

VI. The Lessor shall maintain the demised premises in wind and water-tight condition and shall take immediate steps towards having major repairs pertaining to roof, walls, drainage, plaster, electricity etc. of the demised premises done as and when required. Alternatively, the Lessor agrees that the Lessee will have the right and option to effect all such repairs at its own cost and deduct the expenses incurred from the rent of the premises, after prior intimation to the Lessor.



2000R



3476 13.2.85 2000/1

Bank: 11.13.2004 Ramaradhani

For: Allied Sales Corporation

R/o Sec. (M.S.)

EX-OFFICIO STAMP VENDOR
MADRAS PALLY.

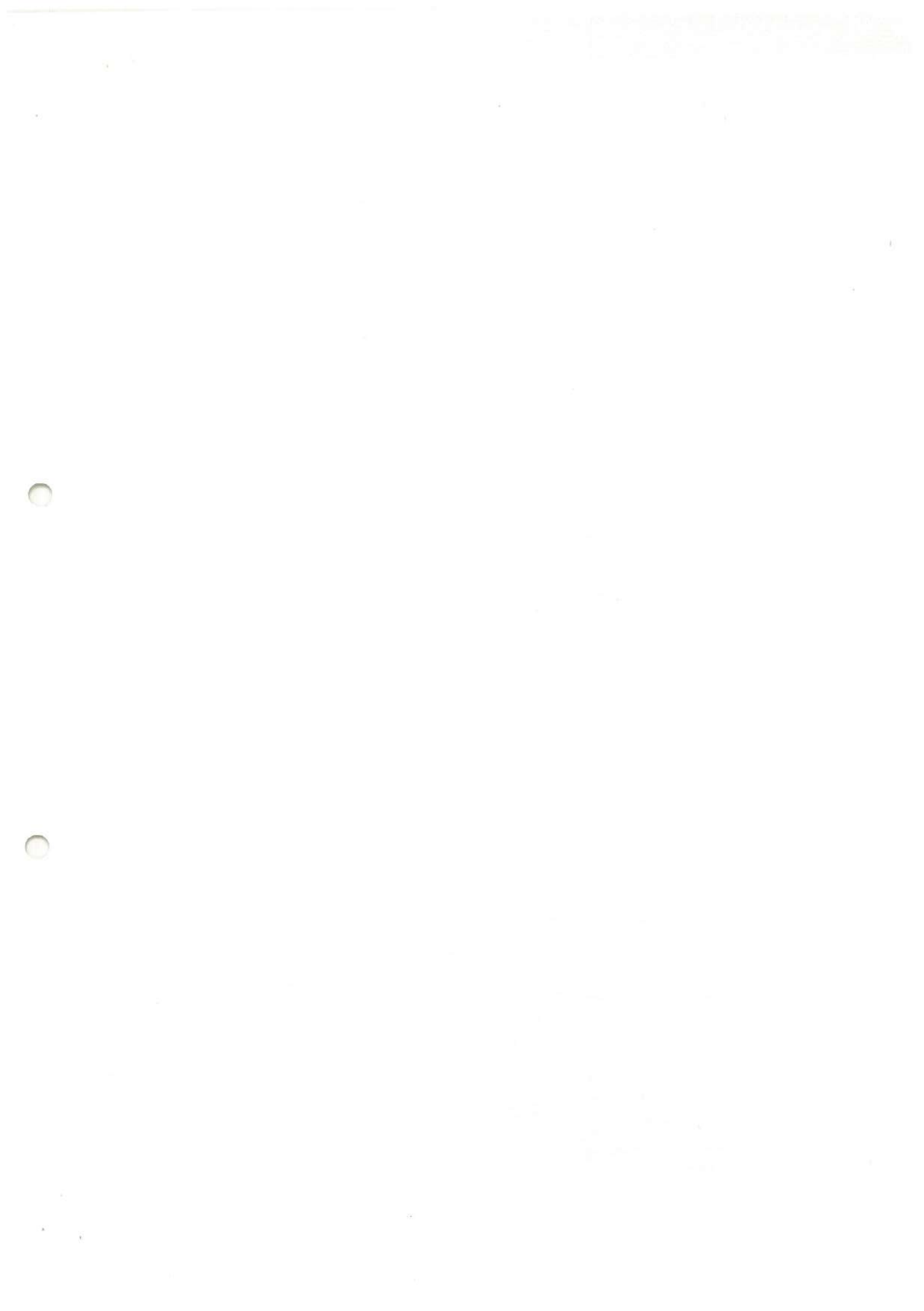
VII. The Lessor agrees to keep the premises duly painted and in good condition and further agrees to have the demised premises painted after an interval of three years. Alternatively, the Lessor agrees that the Lessee will have the right and option to carry out the white-washing/painting of the demised premises after prior intimation on its own behalf and adjust the costs in future rents payable. It is, however, agreed between the Lessor and the Lessee that in such cases, the Lessor's liability shall be limited to an amount equivalent to three months' rent.

VIII. To keep the roads and passages leading to the demised premises belonging to the Lessor in a fit condition as also to provide for car and truck parking spaces and to maintain throughout the year including the monsoon the approach road and passage in proper condition, for the trucks etc. for loading/unloading of goods.

For MODI BUILDERS For Allied Sales Corporation

Partner

...10



IX. To allow, permit and authorize the Lessee and/or its sister concerns, subsidiaries at all times during the said term to divide or sub-divide at its/their own cost the demised premises or any part thereof into as many parts or portions as Lessee or its sister concerns or subsidiaries will desire by erecting and affixing partitions of some light materials thereof.

X. To allow, permit and authorize the tenant or its sister concerns, subsidiaries, at all times during the said term to erect, affix, put and fix on the demised premises and display such sign boards, neon signs and/or any other advertising materials as they may consider appropriate.

4. Provided and it is mutually agreed between the Lessor and the Lessee as follows :-

I. The Lessee shall be at liberty to install in the demised premises at its own expense, light, fan, furniture and fixtures including airconditioning plant, air conditioners, partitions, such articles and fixtures being considered the property of the Lessee and for these present the Lessee shall be entitled to make such additions and alterations in/or to the demised premises as shall be considered necessary, including the laying out of ducts for airconditioning, without obtaining prior consent of the owner.

II. The Lessee shall have the right and option to surrender any portion of the demised premises to the Lessor during the subsistence of the lease agreement after giving due notice of 6 months to the Lessor.

For MODI BUILDING
Sahabuddin
Partner
For 4th Floor
Sahabuddin
Partner
Rajshahi, Dhaka



11 -
It is further agreed that in the event that the Lessee surrenders any portion of the demised premises to the Lessor, the rent of the premises shall proportionately be reduced.

III. It is agreed that the Lessor shall be responsible for any fines/penalties which may be imposed by the Development authority or any other authorities on the Lessee for any reason whatsoever in respect of the demised premises which are attributable to the Lessor. In the event that the Lessor does not pay such fines or penalty, the Lessee has the right to deduct such amount from the rent.

IV. The Lessee shall have the right to terminate the Lease agreement by giving the Lessor three months notice in writing in this behalf.

V. In case the owner of the premises, M/s Investa Chemicals, 13/2, Rasoolpura, Secunderabad revoke the licence granted in favour of the Lessor or the licence expires, then the Lessee will continue to remain the tenants of the portion leased out to them by the Lessor. However, in such an event, the Lessee shall have a right to enter into a fresh lease agreement with the owners of the premises i.e. M/s Investa Chemicals on the same terms and conditions as contained herein and start paying rentals of the premises thereafter directly to them.

VI. All disputes arising in relation or in any way connected with the provisions of this lease agreement shall be referred to Courts of Law located at Secunderabad/Hyderabad for settlement.

For Allied Sales Corporation,
Sd/- Partner: *[Signature]*
Additional Manager.

SCHEDULE

Building, open land admeasuring 24650 sq.ft. in survey No. 13/2 situated at Rasoolpura, ~~Rasoolpura~~, Secunderabad with the

following boundaries :- (Builtup Area 2089.63) in 2738 C. in 701

On the North by : ~~UNICORN INDUSTRIES~~ ^{in 2,300 sq. ft.} ~~Premier Switchgear Pvt. Ltd.~~ ^{S. A. S. M. S.}
On the South by : Premises occupied by Killick Nixon
On the East by : Road
On the West by : Crompton Greaves godown

IN WITNESS WHEREOF the Lessor and the Lessee have hereto set their respective hand the day, month and year first above mentioned.

LESSOR

THE MARI BUILDERS

S. A. S. M. S.

WITNESS

FOR INVESTA CHEMICALS,
(PROP. SRI NILIMA TRUST)

R.

TRUSTEE

WITNESS

LESSEE

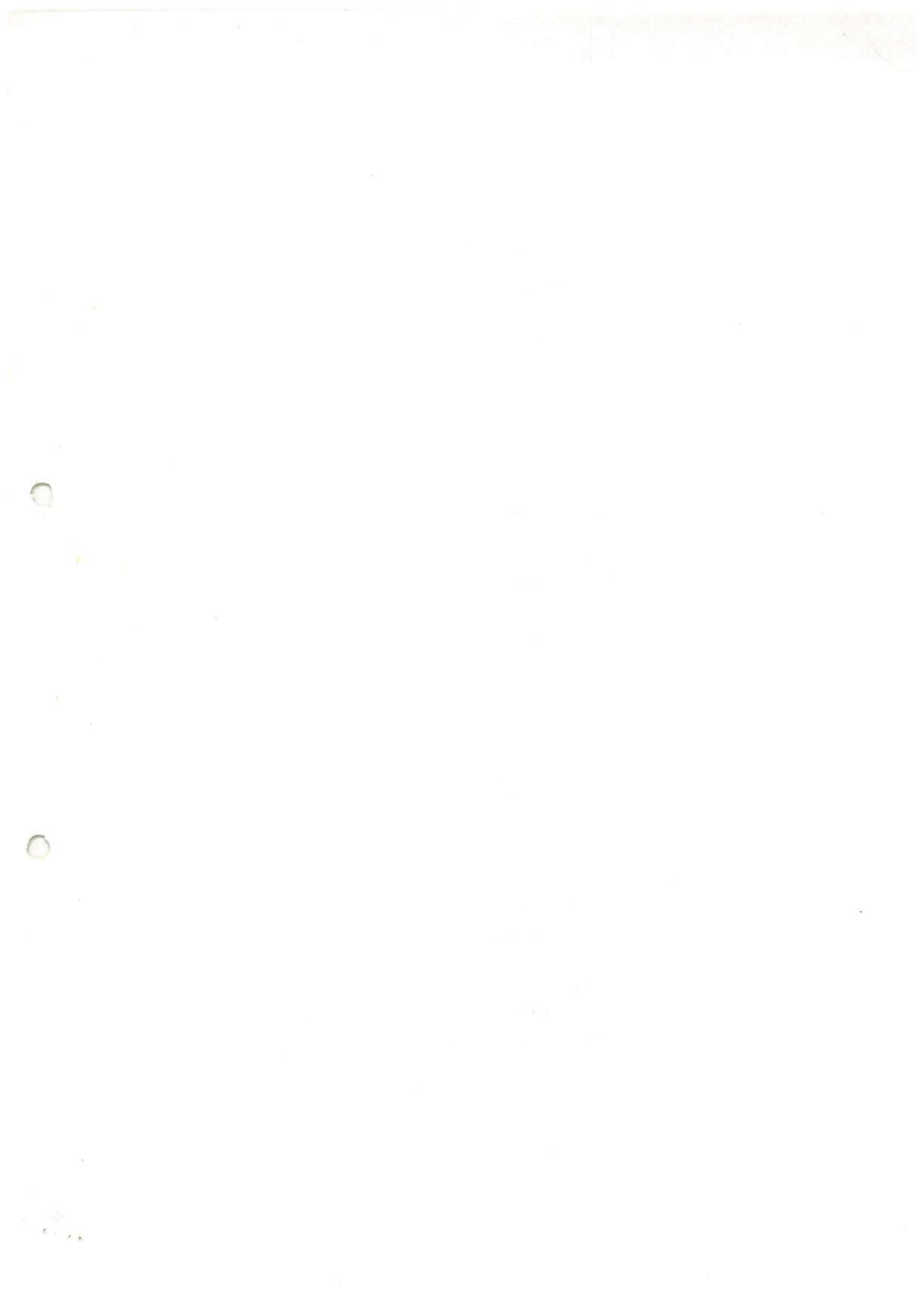
For Allied Sales Corporation,

V. B. Rao
Divisional Manager

WITNESS

For Allied Sales Corporation,

(V. B. RAO)



Government of Andhra Pradesh
Registration and Stamps Department
Market Value Assistance

Date : 21-03-2002

SRO Code: 1602 CHIKKADPALLY

Request No: 864

Transaction : (0101) Sale Deed

DETAILS OF Land

Local Body: 0 Municipal Corporation Of Hyderabad

Village/Town : 1600001 Hyderabad

Hab/Locality: AZAMABAD

Survey No:

Nature Of Use: 05 Semi Commercial

Plot No :

East:

West:

North:

South:

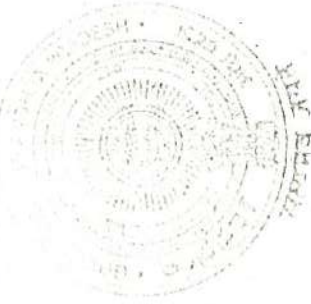
Ward No: 1

Block No: 7

House No: 1-7-1054,

Extent: 2400 Sq. Yards

Unit Rate: Rs. 4,500 Rider Rate



CA 1000

DETAILS OF STRUCTURE

Flat(Y)/ Nonflat(N) : N

Total Floors: 3

Floor	Structure Type	Builtup Area	Stage of Construction	Age
Ground	ACC/Madras terrace/Pan tile/Shabad Stone/Zn Sheet	2500 F	finished	20

DETAILS OF VALUATION

Land Cost:Rs. 1,08,00,000 Structure Cost:Rs. 5,75,000 Market Value:Rs. 1,13,75,000

Stamp Duty:Rs. 9,10,000

Registration Fee:Rs. 56,875

Note : 1.The values shown are valid till the next general revision.
2.Document has to executed on stamp paper worth (Stamp Duty + Transfer Duty), outside twincities.

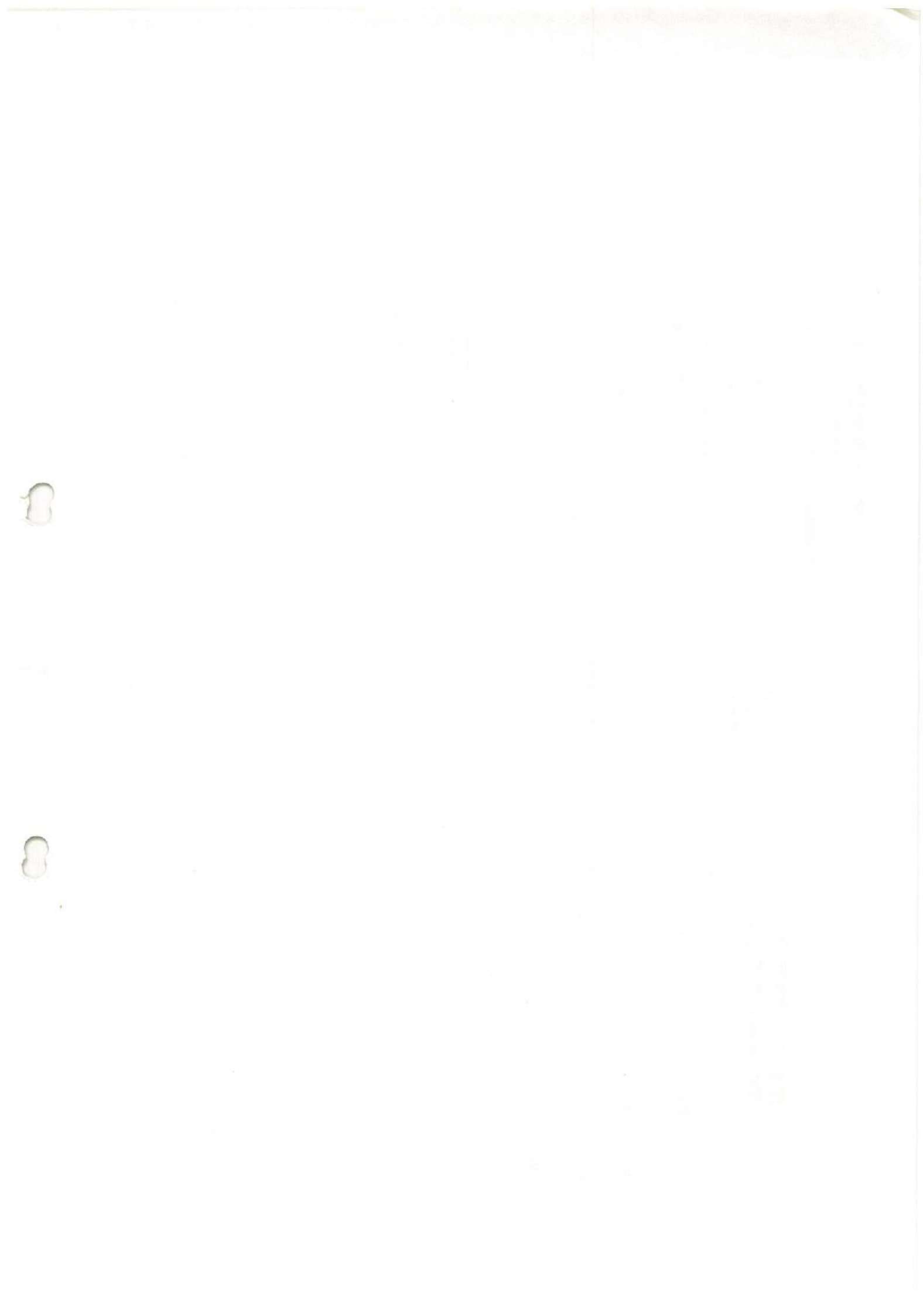
DUTY/FEE PAYABLE

Transfer Duty:Rs. 5,68,750

Total:Rs. 15,35,625

[Signature]
SUB-REGISTRAR
CHIKKADPALLY

CHIKKADPALLY
CHIKKADPALLY
CHIKKADPALLY



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: 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

Date:

Page:

SIGNATURE OF THE APPLICANT:

I hereby declare that to the best of my knowledge and belief that the information and facts furnished above and its enclosures are full and complete and correct. I shall also endeavor to produce conclusive proof regarding the above information and details furnished here, out of the plot or 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.

I hereby solemnly affirm and state that I shall utilize the premises for the industrial purpose only and I am bound by the terms and conditions of the Act.

1. Any other particulars which the applicant intended to furnish.
2. Brief description of industry and manufacturing unit and its construction.
3. Type of industry and the line of manufacturing unit now proposed to be set up.
4. Type of industry and the line of manufacturing activity being carried on and its brief description with construction.
5. Date of occupation and the nature of agreement.
6. Lessee or the Occupant.
7. Description of constructed structures with measurements and with approved plans.
8. a) Land in Sq. Yds or Sq. mts.
b) Constructed structures in Sq. Yds. or Sq. Mts.
c) Description of constructed structures with measurements and with approved plans.
9. Extent under occupation.

Signature

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:

East by:

(e) Extent of land with constructed

(i) Land in Sq.yds or Sq.mts.

(ii) Constructed structures

Structures with measurements

And with approved plans:

(f) Date of Sale / Allotment on lease:

(g) Type of industry and the line of

Manufacturing activity and its brief

Description with constitution:

(3) I am to state that the above lease deed shall be registered at your cost and deliver the same to be kept in the custody of the government.

Yours faithfully,

(COMPETENT AUTHORITY)

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

liable for payment of damages / mesne profits at Rs. per Sq.mtr. per day from the date of expiry of the period specified above till the date of delivery / resumption of possession of the demised plot.

SCHEDULE

Name of the person and Industry	Plot No or portion of Plot No.	Boundaries Plot No or portion of Plot No.	Total extent under occupation with structures
---------------------------------	--------------------------------	---	---

SIGNATURE AND SALE OF THE COMPETENT AUTHORITY

Date:

To:

Copy to

to affix copies of Notice on conspicuous part of the Plot No. or portion thereof or structure to which it relates within the said locality or by publishing the same by advertisement in a local newspaper.

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.

THE SCHEDULE

2

Name of the Person and Industry	Plot No. or portion of Plot No.	Boundaries Plot No. or portion of Plot No.	Total extent under occupation with structure.
---------------------------------------	--	---	---

SIGNATURE AND SEAL OF
THE COMPETENT AUTHORITY

Date:

To:

Copy to.....

to affix copies of Notice on conspicuous part of the Plot No. Or portion thereof or structure to which it relates within the said locality or by publishing the same by advertisement in a local newspaper.

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 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 dues 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:-

LIST OF ARTICLES:

(i)

DETAILS OF DUES:

(ii)

RECEIVED POST OFFICE

NOTIFICATION TO THE PUBLIC

SIGNATURE & SEAL OF
THE COMPETENT AUTHORITY

Date:

To:

(1)

(2) The Editor, Hyderabad with a request to publish the notice in the columns of your News Paper on And send four copies of publication to this Office along with the Bill of charges for arranging payment.

cc:

to affix copies of Notice on conspicuous part of the Plot No. to which it relates within the said locality in the presence of mediators, or portion thereof or structure

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 structure(s) with immediate effect from the date of service of the order.

4) In case of failure to comply with the order of this notice, further action for demolition of such illegal structure(s) will be initiated apart from launching proceedings for your prosecution.

THE SCHEDULE

SIGNATURE & SEAL OF
THE COMPETENT AUTHORITY

Date: _____
To: _____

Copy communicated to _____

to affix copies of Notice on conspicuous part of the plot No. _____ or portion thereof or structure to which it relates within the said locality in the presence of mediators.

FORM - Q
(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 "Seller" /
'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;

AND WHEREAS the Seller / Lessor, at his own expense provide all requisite and proper walls, fences, sewers, drains and other convenience of such description and designs respectively by

Within thirty days from day of execution of this Sale / Lease Deed or

within such extended period as may be granted in writing to the Purchaser / Lessee by the

Seller / Lessor, at his own expense provide all requisite and proper walls, fences,

The said plot of land shall within thirty days from day of execution of this Sale / Lease Deed or within such extended period as may be granted in writing to the Purchaser / Lessee by the Seller / Lessor, be fenced in by the Purchaser / Lessee at his own cost with such description of wall or other fence as shall be approved by the Seller / Lessor and thereafter the said piece of land shall be kept enclosed and provided with all requisite hoarding, lighting and watching to the satisfaction of the Seller / Lessor;

AND WHEREAS the Purchaser / Lessee do hereby covenant and agree with the Lessor in the following manner:-

AND WHEREAS the Purchaser / Lessee has paid to the Seller / Lessor a sum of Rs. as a premium for the freehold rights / lease of the said piece of land and has paid a further sum of Rs. being the monthly rent for the said plot of land for a period from to (as the case may be)

AND WHEREAS the Seller / Lessor has agreed with the Purchaser / Lessee to enter into Lease Deed, under sub-section (2) of section 4 of the Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act, 2000 upon the terms and conditions hereinafter set forth for the period of years of the said piece of land for the purpose of establishing an industry for manufacturing freehold rights / lease (hereinafter mentioned of the plot of land, measuring bearing Plot No. situated in the Azamabad Industrial Area at Mushirabad, Hyderabad, and the Seller / Lessor has agreed with the Purchaser / Lessee to enter into Lease Deed, under sub-section (2) of section 4 of the Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act, 2000 upon the terms and conditions hereinafter set forth for the period of years of the said piece of land for the purpose of establishing an industry for manufacturing

AND WHEREAS the Seller / Lessor has applied to the Seller / Lessor to grant him/within freehold rights / lease (hereinafter mentioned of the plot of land, measuring bearing Plot No. situated in the Azamabad Industrial Area at Mushirabad, Hyderabad, and the Seller / Lessor has agreed with the Purchaser / Lessee to enter into Lease Deed, under sub-section (2) of section 4 of the Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act, 2000 upon the terms and conditions hereinafter set forth for the period of years of the said piece of land for the purpose of establishing an industry for manufacturing

Requiring prior written approval of the Seller / 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 Seller / 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 Seller / 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 Seller / 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

timber and since the description of the materials to be used shall be submitted to the Lessee as the Municipal Corporation of Hyderabad and the other concerned Authorities in triplicate, before any such addition or alteration is commenced, copy of every such plan and specification shall be strictly adhered to PROVIDED THAT in making any such additions or alterations as aforesaid, all directions as may be given by the Lessor or his authorised officer shall be promptly complied with. In case any additions or alterations or conveniences to the said structure or portion thereof are not being constructed complying with the approval or directions of the Lessor or his authorised officer, the Lessee, upon receiving notice, shall thereupon rectify the works or such portion thereof as may be necessary in accordance with such notice. All notices, consents and approvals to be given under this lease shall be in writing and shall be signed by the Lessor or his authorised officer.

All materials used in the said structure or portion thereof shall be deemed to be the property of the Lessor after they have been once brought on the said land and all drains and sewers for the said plot of land shall be constructed, made and laid and connected by the Lessee at his own cost to the satisfaction of the Lessor and the Municipal Corporation and Lessee shall also comply with all the provisions of the Factories Act, 1948, Air, Water and Environmental Pollution (Control and Prevention) Acts to the satisfaction of the concerned Authorities. The Lessee, to the satisfaction of the Lessor, the Municipal Corporation of Hyderabad, the Chief Inspector of Factories and other Authorities under the Air, Water and Environmental Pollution (Control and Prevention) Acts shall dispose of, at his own cost, such of the industry/factory refuse as may not be allowed to be drained into the public drains. The Lessee shall also at his own expense maintain and keep in repair the drains, sewers and gutters leading from the said plot of land or structure or portion thereof 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, without requiring any notice in that behalf from the Lessor or his authorised officer.

All Rules, Regulations and Bye-Laws of the Lessor and of the Municipal Corporation of Hyderabad and the Factories Act relating to the structures and health and sanitation which may be in force from time to time shall be confined to, by the Lessee and the Lessee shall not permit any labourers or workmen employed by him or other persons to lie upon the said piece of land;

- 11 -

5

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

Lessor is likely to be or become a nuisance or a disparagement, annoyance or inconvenience to the Lessor or to the Lessees or to the Lessor or any other property in the said neighbourhood,

The Lessee shall not directly or indirectly induce outside persons into the demised plot of land or any portion thereof for any purpose whatsoever. The Lessee agrees with the Lessor that he will not sub-lease or sub-let or assign the demised plot of land or any portion thereof during the demise.

The Lessee agrees with the Lessor that he shall not enter into partnership agreement or deed or any other arrangement and induce any person into the demised plot of land or portion thereof under such partnership agreement or deed or arrangement for carrying on any activity whatsoever. Every partnership agreement or deed or arrangement together with complete details shall be submitted invariably to the Lessor for scrutiny and approval. The approval or consent to such agreement or deed or arrangement may either be withheld or may be given by the Lessor to the Lessee on such terms and conditions as the Lessor in his discretion thinks fit.

IT IS HEREBY AGREED, (1) that the Lessee during this demise shall not mortgage the said plot of land or portion thereof and the lease-hold right of the said land to the bank or any other financial institutions without the prior approval in writing of the Lessor.

(2) that whenever any part of the rent hereby reserved shall be in arrear for the period of 30 (thirty) 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 and conditions by the Lessee within the period the Lessor shall re-enter upon the said plot of land or portion thereof and immediately thereupon this demise and all rights of the said Lessee hereunder shall absolutely determine.

(3) that the Lessee will start the industry for which the said plot of land or portion thereof has been leased, viz.,

..... within thirty days for the execution of this lease deed and any default on the part of the Lessee in this respect will

entire 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

place or residence or business of the Lessee or is given or tendered to some adult member of his family or is affixed on some conspicuous part of the demised plot of land or portion thereof or structure to which it relates;

NOW THIS DEED WITNESSETH THAT in pursuance of this Lease Deed,

a sum of Rs. (Rupees) paid by the Lessee to the Lessor on

as a premium and has also paid a further sum of Rs. being the monthly rent for the said plot of land for a period from to and in consideration of the rents and covenants hereinafter reserved and of the covenants and terms and conditions on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land or portion thereof, bearing Plot No. situated in the Azamabad Industrial Area, Azamabad, Hyderabad, more particularly described in the Schedule hereunder written TOGETHER with structures erected and built thereon, for a term of years, commencing from The Lessee hereafter shall be paying monthly rental of of Rs.

(Rupees) clear of all deductions on or before the day of each succeeding month for the said plot of land or portion thereof, bearing Plot No. during the said term.

THE LESSEE DOETH HEREBY COVENANT with the Lessor that he shall during the said term pay at the office of the Lessor the monthly rent here before reserved upon the days and in manner aforesaid and shall also pay all rates, taxes, charges, assessments and outgoings now payable or hereafter to become payable in respect of the said plot of land or portion thereof, bearing Plot No. and any structures for the time being standing on the said piece of land or any part thereof.

IT IS FURTHER AGREED that in case of any default of the aforesaid payments, it shall be deemed as breach of covenants and conditions on the part of the Lessee entitling the Lessor to determine the lease and make re-entry upon the said demised plot or portion thereof forthwith and thereupon it shall be lawful for the Lessor to recover such amounts as due and payable by the Lessee as an amount of land revenue under the Revenue Recovery Act. The

21

9

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 doth 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

fire or storm or hurricane or otherwise, the Lessee will reimburse the same under the direction and approval of the Lessor and will continue to pay the rent hereby reserved as if no such destruction or damage by fire or storm or hurricane or otherwise has happened.

THE LESSEE DOTTI FURTHER COVENANT with the Lessor 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 structure(s) or portion thereof standing thereon and the Lessee or the unauthorized persons in occupation of the said plot of land or portion thereof shall not be entitled to any compensation towards amounts spent by them either on improving the said plot of land or portion thereof or on structures or portion thereof etc., in case of determination of the Lease.

THE LESSEE ALSO DOTTI FURTHER COVENANT with the Lessor that in case he commits any breach or makes default in the performance of all or any one or more of the terms and conditions and covenants on his part herein contained it shall be lawful for the Lessor or his authorized officer deputed by him in that behalf to enter into and resume possession of the said plot of land or any portion thereof and all such structures, erections and materials as may then be found upon the said plot of land or portion thereof for the absolute use of the Lessor and thereupon this Lease shall be void and all sums paid to or deposited with the Lessor as aforesaid shall be forfeited to the Lessor and shall belong to him absolutely but without prejudice to all other legal rights and remedies of the Lessor against the said Lessee;

THE LESSEE DOTTI FURTHER COVENANT with the Lessor that he will adhere to the provisions contained in the Azambud Industrial Area (Termination and Regulation of Leases) Act, 1992 (Act No. 15 of 1992) and the Rules made thereunder and any default on the part of the Lessee in these respects will entitle the Lessor to determine the lease and re-enter upon the said land and take possession of the structure(s) standing thereon and thereupon the Lessee or any other person shall not be entitled to any compensation.

THE LESSEE DOTTI FURTHER COVENANT with the Lessor that in case of determination of the term of the lease period by the Lessor for breach or making default in the performance of all or any one or more of the covenants and terms and conditions

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 shall 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 to All 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, Ching Ali Lane, Hyderabad in the presence of:

1.
2.

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

1.
2.

PRINCIPAL SECRETARY TO GOVT.

