

S. No. 2816... Date. 18/6/93... Rs. 100/-

Sold to... S.K. Hassan & Co. S.K. Hassan No 122
For whom... M/S. M.S. Di Builders No 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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LEASE AGREEMENT

This agreement is executed on this the 18th day of JUNE 1993 at HYDERABAD by and between:

MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm, having its office at 1-10-72/2/3, Begumpet, Hyderabad and represented by its partners Shri Satish Modi & Shri Suresh Bajaj

hereafter referred to as the LESSOR of the First part.

AND

M/S. HANSA BOOTS a partnership firm with the following partners, situated at 12-2-709 BERBUN, HYDERABAD 500028:-

1. MRS. HOORJEHAN	BEGUM
2. MRS. BAND	HASSAN
3. MRS. SHAHNAZ	HASSAN
4. MRS. SYEDA QUAYAM	HASSAN
5. MRS. ISHARAT	HASSAN

represented by their G.P.A. holder MR. SYED AKBAR HASSAN, aged 39 years S/O late MR. SYED MAZHAR HASSAN R/O 22-2-358, YAWAR MANZIL, HYD.-500024.

hereafter referred to as the LESSEE of the second part.

The expressions LESSOR and LESSEE shall, unless repugnant to the context, include their respective heirs, legal representatives, successors and assignees.

Satish Modi

WEE 1.6.93

3rd floor

SBA-1466

SHOP 306

SHOP 6

MR. HANSA BOOTS

G.P.A. Holder

MODI VS
HANSA BOOTS
(GPA - SYED AKBAR HASSAN)

WHEREAS:

building to any persons of their choice on such terms and conditions as it may deem fit and proper without requiring the LESSOR to give any notice to the Owners of the said building situated at 5-7-187/90, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an agreement, registered as document no.686/90 on 19.4.88 with the registrar of Hyderabad, from the Methodist Church In India, (Owners) the owners of the land on which the building is constructed.

B. Under the said agreement, the lessor has the right to transfer its rights of tenancy in the whole or any part of the building to any persons of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

C. The lessee was desirous of taking on lease a part of the said building and the lessor hereto agreed to do so for consideration and on the following terms and conditions;

WTNESSETH:

1. The lessor has leased out and the lessee has taken on lease the premises bearing OFFICE NO. 6 (SIX) on the THIRD FLOOR in the said building admeasuring about 1466 sq.ft. of super built up area, and described in detail in the schedule hereto, hereafter referred to as the leased premises.

2. The lease shall commence from 1st JUNE 1993.

3. The lessee shall pay to the lessor throughout the lease period by way of consideration of the lease an amount of Rs.150/- (Rupees ONE HUNDRED FIFTY only) per month for the leased premises.

4. The lease shall be for a period of five years renewable at the option of the lessee every five years at an increase in rent of 20% on the then existing rent, other terms remaining unaltered. In case the lessee does not intimate his decision to terminate this contract in writing six months before the expiry of the said period, the lease shall be deemed to have been automatically renewed at the terms and conditons mentioned herein.

5. The lessee has made with the lessor a total security deposit of Rs.5,88,000/- (RUPEEES FIVE LAKHS EIGHTY EIGHT THOUSAND ONLY) as follows:

Rs.3,00,000/- VIDE P.O. NO. 459327 on INDIAN BANK dtd.26.6.93.
Rs.2,88,000/- to be paid on or before 1.9.93.

This deposit shall not carry any interest under any circumstances whatsoever. This deposit may be retained by the lessor and shall be refunded without any interest or accretion whatsoever to the lessee on the termination of this lease and on the lessee delivering to the lessor or its nominee/s vacant possession of the leased premises in its original state and in no other circumstances. This clause is to be construed strictly.

6. The lessee shall use the premises for lawful commercial purposes only.

Satish mal.

Sumit

for HANGA BOOTS
[Signature]
G.P.A. Holder

7. If the lessee fails to make payments as above, or delays in making the above payments, the lessor shall have the right to terminate this agreement without notice to the lessee and forfeit the amounts paid, or may charge interest at the rate of 30 % p.a. on the amounts not paid or delayed. time shall be the essence of the contract for these purposes.

8. Besides the above mentioned rent payable the lessee shall be liable to bear and pay all taxes, cess, fees, charges consequential and all other amounts that may be raised, levied, paid or payable to the Municipal Corporation of Hyderabad, or any other body, authority, government, semi-government or otherwise. The same shall be paid directly to the Corporation etc. or to the lessor, if it so desires, who shall pay the consolidated sums to the Corporation etc. in respect of the leased premises only.

9. The lease amount shall be paid by the lessee before the fifth day of each calendar month in advance to the lessor or his authorised agent.

10. The lessee shall permit the lessor and/or his agents to enter upon the property for inspection and examination of the state and condition thereof.

11. The lessee shall be liable to keep the property in proper state and condition and shall not have any right to alter or amend the present structures, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building, but is entitled to make such additions or alterations or flooring which do not alter or amend the present structures, shape and condition of the property in a manner that may adversely effect the construction of the entire building or other occupiers of the said building.

12. The lessee shall be liable to bear and pay the following:
a) repairs to the property, b) licence and other fees, c) electricity charges, d) proportionate cost of all electrical installations like transformer, meters, generators, panel boards etc. @ Rs.28/sft. of super built up area e) proportionate insurance charges for the insurance of the building, f) maintenance charges @ Rs.0.50 /sft. of super built up area in advance per month (subject to increase from time to time). In case the above cited payments are delayed the lessee shall be liable to pay interest at the rate of 30% p.a. on all such delayed payments.

13. In the event of the LESSEE committing default in any payment or committing a breach or breaches of any other terms and conditions, the LESSOR shall send a reminder to the LESSEE to rectify the default within 15 days, failing which the LESSOR shall be entitled to determine the lease by giving 15 days notice to the LESSEE whether such non-payment or breaches take place within the agreed period of lease or otherwise.

14. The lessee shall pay all stamp duty, registration charges and other charges, expenses etc. that may be incurred, if any with respect to this agreement and also such other deeds and documents that may have to be executed, or other acts and things that may have to be done in future in this regard.

15. The lessee shall not do any business connected with liquor, or serve liquor, on the premises.

16. The lessee shall be entitled to put up name boards relating to their business or profession only at the spaces designated by the lessor for these purposes and shall not put any sign boards on the exterior of the building.

Satish

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G.P.A. Holder

17. The lessee shall be entitled to use the common services of the building including the lifts, staircases. The lessee shall be liable to maintain the common areas in good and decent condition, not to throw dirt or refuse therein and help maintain the building in good working atmosphere.

18. Subject to the fulfilment of all their obligations stated herein the lessee shall be entitled to assign, transfer, sub-let, and/or give on leave and licence (including succession on death), their rights stated herein, on such terms and conditions as they deem fit to any person, so however that such transferee shall also be bound by the terms and conditions hereof. For doing this, no further consent of the lessor or the owners shall be needed.

19. The transferees/assignees of the lessee as mentioned above shall have the same rights and obligations as the lessee has mentioned herein.

20. The lessor shall have the right to carry on further construction on or in the said building as also any extension or annexe thereto as and when they so desire and the lessee shall not object or create hindrance and shall extend all co-operation to the lessor thereof.

21. This agreement shall be subject to the jurisdiction of the courts at Hyderabad only.

22. If the lessee has fulfilled all his obligations stated herein, and continues to do so in future, the lessor shall not terminate the lease.

23. In the event of cancellation of the tenancy agreement between the Owners and the Lessor, the Lessee performing his obligations stated herein, this agreement shall continue to be in force and the Lessee shall have the right to enjoy the premises they have contracted and in such an event, their obligations will be towards the Church, the Landlord/Owner.

SCHEDULE OF THE PROPERTY

All that OFFICE NO. 6 on the THIRD FLOOR in the METHODIST COMPLEX, ABIDS, HYDERABAD admeasuring about 1466 SQ.FT. of super built up area and bounded by:-

NORTH : DRIVEWAY
SOUTH: COMMON PASSAGE

EAST: OFFICE NO.5
WEST: OFFICE NO.7

WITNESSES

1.

2.

MADAN BASAJ

90 Smt P. A. BASAJ

Sd/- Smt. P. A. BASAJ

LESSOR

1.

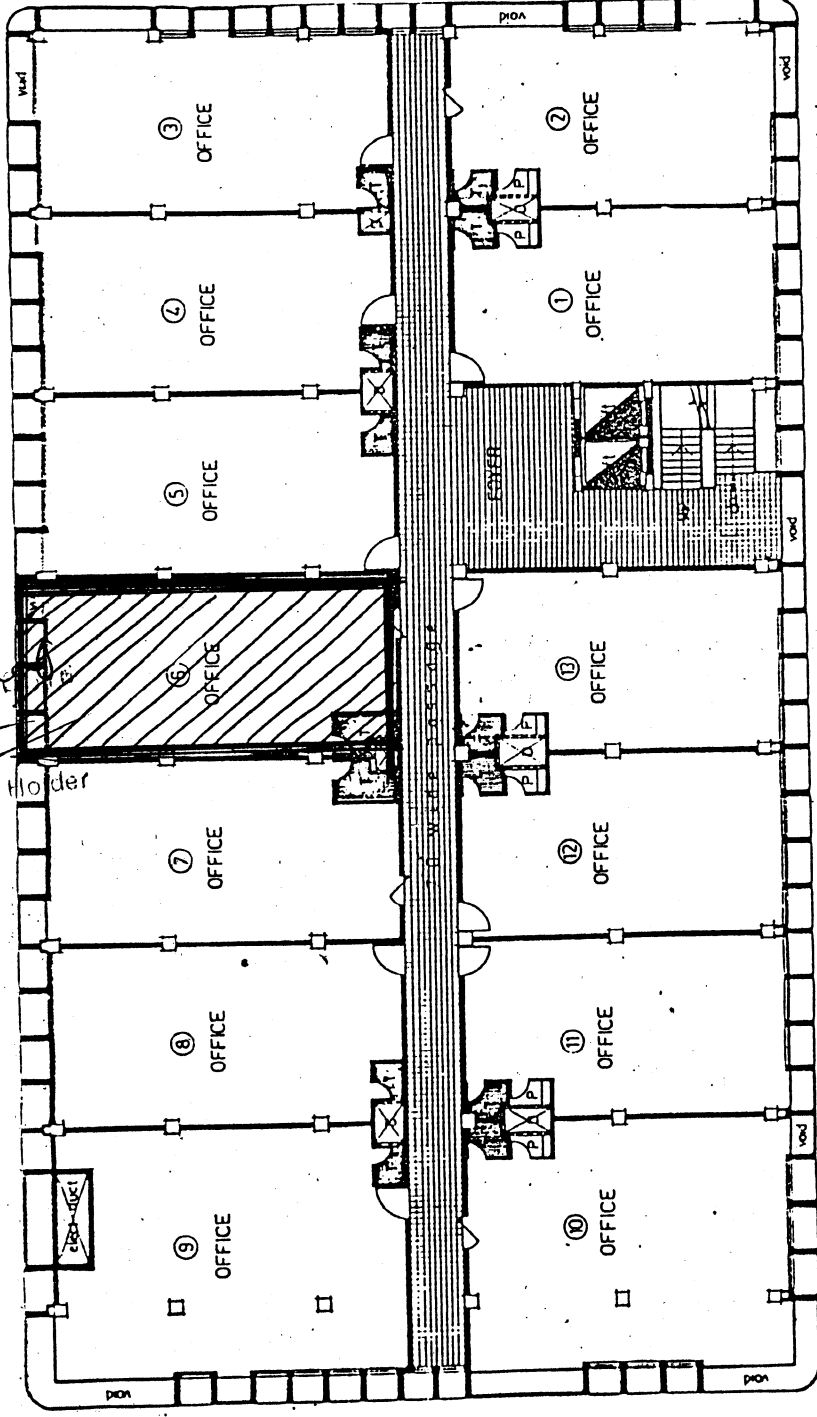
2.

LESSEE

DR. HANZA BQOTS

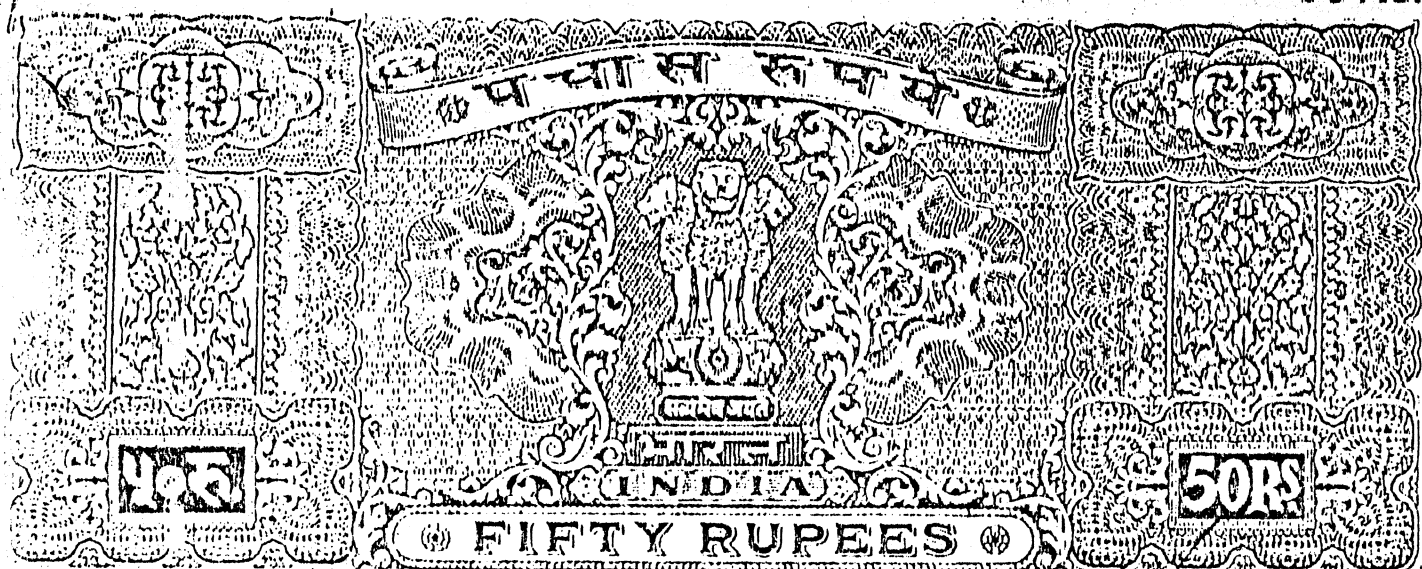
G.P.A. Holder

Typical Floor Plan



NOTE: Drawing is subject to change.
 • sizes mentioned are built-up and not carpet sizes.
 • areas mentioned are built-up area and not carpet area.
 • 1-bay P. pantry D-duct

Office Area : 1100 Sq.ft - 1800 Sq.ft.



1182... Date: 23/11/90... 50/-
A. A. M. J. S/o. T. A. Salam Siddiqui
Hansa Boots, Hyd. M. A. Hassan (S.V.)
L. No. 11/95, R. No. 58/90
H. No. 14-1-151, G. Narayana, Hyd.

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL THAT, We

1. Smt. Hoorjahan, wife of late Syed Mazher Hasan, aged about 58 years, resident of 22-3-358, Yawar Manzil, Husseni Mohalla, Hyderabad.

2. Smt. Bano Hasan, Wife of Shri Syed Qamar Hasan, aged about 31 years, resident of 22-3-358, Yawar Manzil, Husseni Mohalla, Hyderabad.

Smt. Shahnaz, wife of Shri Syed Baqar Hasan, aged about 31 years, resident of 22-3-358, Yawar Manzil, Husseni Mohalla, Hyderabad.

Smt. Syeda Quayam, wife of Shri Syed Akbar Hasan, aged about 27 years, resident of 22-2-358, Yawar Manzil, Husseni Mohalla, Hyderabad and

Smt. Ishrat, wife of Shri Syed Jafer Hasan, aged about 27 years, resident of 22-2-358, Yawar Manzil, Husseni, Mohalla, Hyderabad.

And Godbe...
We hereby on this the 23th day of November 1990, appoint
(1) Shri Syed Qamar Hasan, son of Late Syed Mazher Hasan, aged
40 years, occupation: business, resident of 22-2-358,
Yawar Manzil, Husseni Mohalla, Hyderabad and (2) Shri Syed
Akbar Hasan, son of Late Syed Mazher Hasan, aged about 36 years,
Occupation: business, resident of 22-2-358, Yawar Manzil,
Husseni Mohalla, Hyderabad, as our ATTORNEYS to act in our
name and on our behalf and on behalf of the firm M/s HANSA
BOOTS, Reg. Office: 12-2-709/1, 'Berbun', Hyderabad and do
all or any of the acts or things hereinafter mentioned or

1. *[Signature]* 2. *M. S. N. Bano* 3. *Shahnaz...*
4. *[Signature]* 5. *Ishrat...*

1. *[Signature]* 2. *S. Ma...*

POWER OF ATTORNEYS

execute any document or deed in respect of the same i.e., to carry on the business which is being run under the name and style of M/s HANSA BOOTS wherein we are the partners having equal shares vide partnership deed dated 24-11-90 executed among ourselves.

The POWER OF ATTORNEYS are JOINTLY or SEVERALLY authorised to do the following acts and things -

1. To appoint agents, employees, workmen or other persons and to remove them as and when necessary to expedite and pay such remuneration or wages, bonus or other emoluments as are usual or customary or necessary in efficiently carrying the said business and to appoint sub-agent(s) at such places or place in this behalf as they may think fit or necessary.

2. To file suits or applications or commence other proceedings civil or criminal in respect of or arising out of the said business and to prosecute the same and for such purpose to sign, execute or attest plaints, petitions, appeals or either documents that may be necessary therefor and to verify the same, to swear to affidavits and to compromise refer to arbitration binding themselves on oath of a party or witness to accept service and defend in suit or other proceedings that may be filed against us or in respect of the said business and to prosecute the claim or defence in the court of appeal or origin or before any officer whether in Civil, Criminal, Revenue Courts or offices or before Income-Tax, sales-tax Authorities and for such purpose to appoint advocates, pleaders, solicitors, auditors and agents.

3. To open a Bank account with one or more banks in the name of firm and operate the same jointly or severally. To borrow funds from any of the Scheduled Banks, Private Organisations or from any Individual or a group of persons on promissory notes, hundies or otherwise on pledge of movable or immovable properties of the firm or the properties of any or all the partners of the firm for the improvement of the business or property of the firm and to enlarge the business activities.

4. To approach any Financial or Banking Institutions whether in Private or Public Sectors including Andhra Pradesh State Finance Corporation (APSFC), Andhra Pradesh State Industrial Development Corporation (APSIDC Ltd), A.P.S.S.I.D.C and N.S.S.I.D.C and any other Central or State Governmental authorities for securing Financial Assistance, acquiring technical know-how for the improvement of the business, its properties and to enlarge its activities and for the such purpose to sign on papers, applications, execute agreements, deeds and other things on behalf of the firm. They are also authorised to negotiate with the authorities named above in all respects and for all purposes, including registration of the firm with all and every authority wherever necessary.

2. *Musn Bano*

3. *Shahmoy*

5. *Ashwath*

(POWER OF ATTORNEYS)

TESTED



Godhota
S. L.L.M. D. L.L.M.
No. 3-3-1005.
Hyderabad
Govt. A.P.

1. *[Signature]*

2. *[Signature]*

S. R. Ma

5. To collect all debts and other outstandings due to us or any one of us or in respect of the said business and for such purpose to appoint any agent, pleader or attorney and file suits or other proceedings and defend any suit or other proceedings that may be instituted or be continued against us or any one of us in any or all the courts or offices as may be necessary or considered appropriate by the said Attorneys and to compromise any claim or accept in full settlement any money or property pertaining thereto and act as arbitrator on our behalf and on behalf of the firm to any dispute arising in respect of the aforesaid matters before any Governmental or non-governmental authorities and settle the disputes and matters without our knowledge and in our absence.

To take, draw, endorse, discount assign or otherwise deal with any security or securities (negotial or otherwise) in our name or anyone or more of us, and to bid at any auction and to purchase property, raw materials, machinery and any other goods whether of the judgment debtor in respect of the said business or of any other persons that may be conducive to carrying out the said business, buy, sell, keep in stock or make contract for acquisition of stock, raw-material, machinery, equipment in respect of the said business and to dispose of the same in part or in whole.

6. To file tender schedules applications and participate in tenders, auctions before any authority and to sign tender documents and submit the same before such authority. To effect purchases, sales of raw material, finished goods and semi-finished goods for such purpose give valid receipts, vouchers and bills. To make EMDs, FSDs and any other deposits, and withdraw the same wherever required. To sign agreements, sale deeds, purchase deeds, sub-contract agreements and any other documents and to sign on work book and measurement book.

To maintain accounts, prepare statements, final accounts and returns to be filed before various authorities and sign on our behalf and on behalf of the firm and to pay such taxes payable to the concerned authorities.

AND we do hereby agree to confirm and ratify all and every act or thing done by the said Attorneys jointly or severally hereby conferred on them, and all deeds or documents executed by them in our name or on our behalf of on behalf of the firm M/s HANSA BOOTS under this Power of Attorney shall be binding on us as it the same were executed and done by us.

WITNESSES:

- | | | |
|--------------------------|-----------------------|----------------------|
| 1. <i>K. Chidambaram</i> | 1. <i>[Signature]</i> | 2. <i>Mus N Bano</i> |
| <i>C. K. Chidambaram</i> | 3. <i>Shahmarg</i> | 4. <i>Syeda</i> |
| <i>[Signature]</i> | 5. <i>Schraath</i> | |

Notary Public
B. Sc., L.L.B., D. L.L.M.
House No. 3-3-1005.
Hyderabad
appointed by the Govt. of A.P.

- | |
|--|
| 1. <i>[Signature]</i>
(SYED QAMAR HASAN) |
| 2. <i>[Signature]</i>
(SYED AKBAR HASAN)
(POWER OF ATTORNEY) |



Attested on Notarial Roll No. 2975 1970