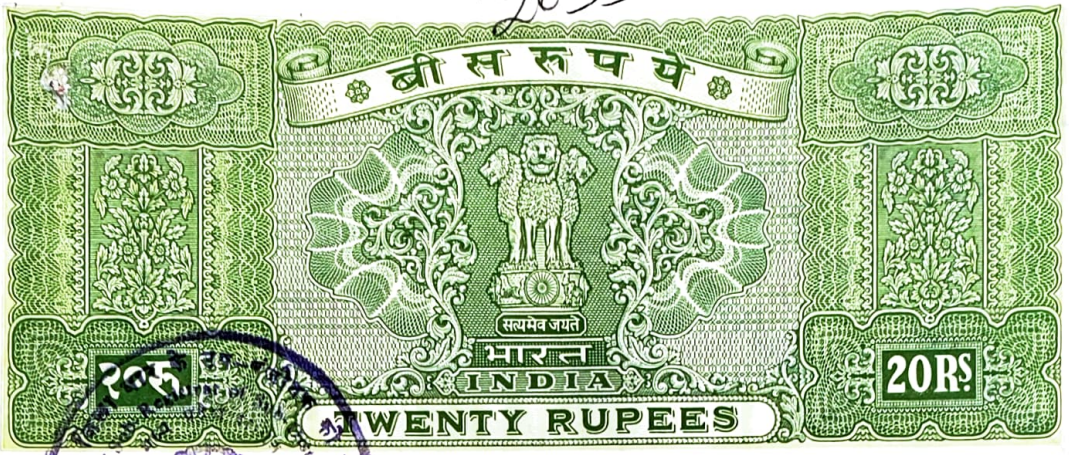


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**LEASE DEED AMENDMENT**  
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This Lease Deed Amendment is made this 23<sup>rd</sup> day December of (\_\_\_\_\_ one thousand nine hundred Ninety Six) between the Governor of Madhya Pradesh acting through the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Indore) Ltd. Indore (hereinafter called the 'LESSOR' which expression shall where the context so admits) include his successors in office of the one part and Smt. Kiranlata Toshniwal W/D Shri Omprakash Toshniwal, Proprietor of M/S KAMLA AUTO INDUSTRIES and having its registered office at M-237, Khatiwala Tank, Indore (hereinafter called the 'LESSEE') which expression shall, where the context to admits, includes its successors and permitted assigns, of the other part.

*[Signature]*  
Managing Director,  
M.P. A.K.V.N. (Indore) Ltd.  
INDORE (M. P.)

For Kamla Auto Industries,  
*[Signature]*  
Proprietor

WHEREAS the lessor has leased out plot No. 1 admeasuring area 1858.00 Sq. Mts. or thereabout situated in Sector No-3, Industrial Area, Pithampur Distt Dhar (M.P.). M/s S.K.Yadav Engineering, acting through Shri Dharmendra Yadav S/o Shri Shankarsingh Yadav, Dhar for establishing on by the lessor and the lessor and lessee and then same was registered with the Sub-Registrar, Dhar and entered in documents Book No. I-A on Volum to 250/- pages no. 86 to 100 and bears registration No. 2110 dated 10.02.86.

And Whereas the Lessee M/S Kamla Auto Industries has purchased fixed assets of M/S S.K. Yadav Engineering through Madhya Pradesh Financial Corporation vide agreement dated 03.10.96.

AND WHEREAS the lessee has now requested to the Lessor to change the name ownership product of the Lessee Company Form M/s S.K. Yadav Engineering to M/s KAMLA AUTO INDUSTRIES and products of the unit from Sheet Metal Auto Parts to Automobile Components, Sheet Metal Press Parts, U-Bolts & Nuts, Tractor Trolley Components etc. in its records.

And Whereas the lessor has agreed to change aforesaid by charging and Lessee has paid to the Lessor 20% of the prevailing premium amounting to Rs.21,367/- (Rupees Twenty One Thousand Three Hundred Sixty Seven), Annual charges of Rs.2,671/- ( Rupees Two Thousand Six Hundred Seventy One) Lessee also hereby agrees to pay development charges at the

  
Managing Director,  
M.P.F.C. (Indore) Ltd.  
INDORE (M. P.)

For Kamla Auto Industries,

  
Proprietor

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new rate of Rs.2,671/- (Rupees Two Thousand Six Hundred Seventy One), street light charges at the new rate of Rs.534/- (Rupees Five Hundred Thirty Four) Per Annum, and the security deposit Rs.8,013/- (Rupees Eight Thousand Thirteen) only.

AND Whereas due to the change in the name ownership and products of the Concern and which has been permitted by the Managing Director, Madhya Pradesh Audyogik Kendra Vikas Nigam (Indore) Ltd., Indore vide Letter NO.AKVN/IND/INFRA/96/11660 dt.04.12.96. into the New name and style of M/s Kamla Auto Industries the amendment in the said lease deed dated 06.02.86 has become necessary.

Now, therefore, the said lease deed has to be amended and to be read as follows :-

1. The name of the lessee Company shall be read as "M/S KAMLA AUTO INDUSTRIES in place of "M/S S.K. YADAV ENGINEERING.
2. The change in the products of lessee concern shall be read as Automobile Components, Sheet Metal Press Parts, U-Bolts & Nuts, Tractor Trolley Components etc. In place of Sheet Metal Auto Parts.

Now therefore, by this Deed of Amendment the said lease deed executed on 06.02.86 stands therein changed therein amended, be read with the name of the lessee concern from M/S S.K.Yadav Engineering to M/S KAMALA AUTO INDUSTRIES from the date of the execution and registration of the amended deed.

  
Managing Director,  
M.P. A.V.N. (Indore) Ltd.  
INDORE (M. P.)

For Kamla Auto Industries,  
  
Proprietor

Rest of the terms and conditions of the said lease deed referred to above shall remain unchanged. A copy of the said lease deed is annexed herewith for the correct and undisturbed meaning of this agreement.

In witness whereof the parties hereto have signed this Deed of Amendment to the Lease Deed on the date and year respectively mentioned against their signatures.

**WITNESSES :-**

1. Signature [Signature]  
Name C. K. Chopra  
Address M.P. Aundh  
M.P. Aundh  
Indore

[Signature]  
Managing Director,  
M.P.A.K.V.N. (Indore) Ltd.  
**MANAGING DIRECTOR**

M.P. Aundh Vikas  
Nigam (Indore) Limited.,  
Indore

2. Signature [Signature] Date 23/12/96  
Name N.K. Tiwari  
Address Manager  
M.P.A.K.V.N. Ltd. Indore

1. Signature [Signature] For **KAMALA AUTO INDUSTRIES**  
Name O.P. Toshniwal For Kamla Auto Industries,  
Address M237 Khatiwala PROPRIETOR  
Indore [Signature]  
Proprietor

2. Signature [Signature] Date \_\_\_\_\_  
Name Ramnilan Mishra  
Address 224 Sona Place, Sagar Nagar,  
Indore