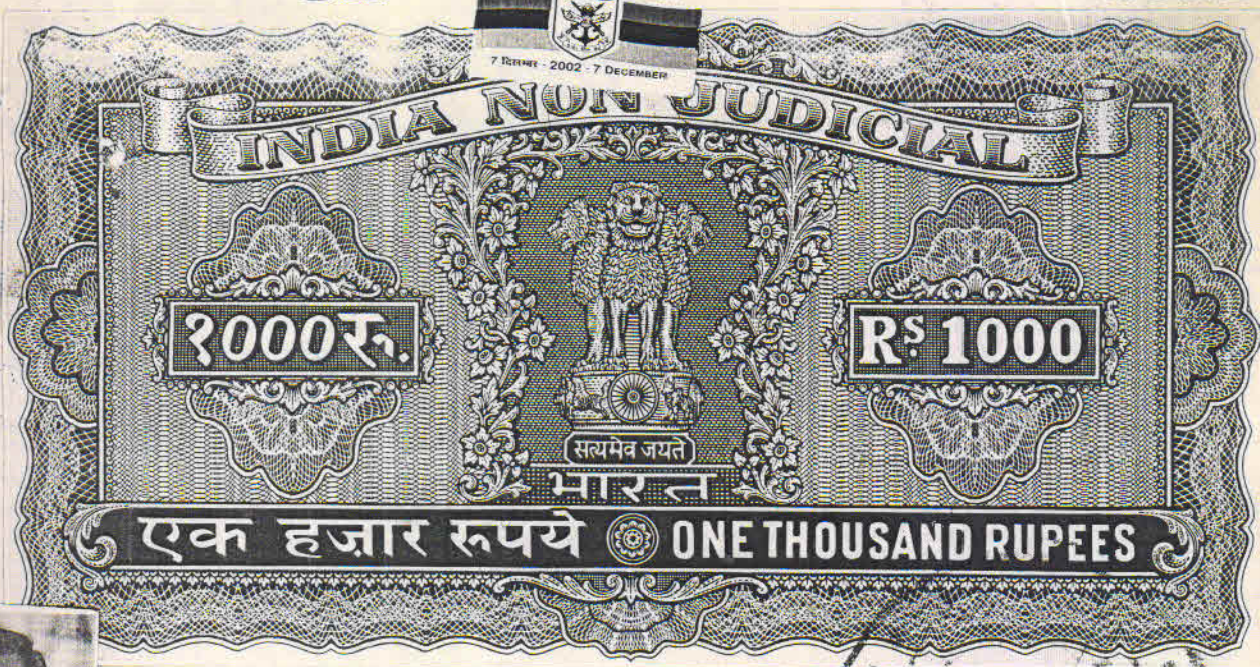


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सशस्त्र सेना बंडा दिवस
ARMED FORCES FLAG DAY

1000Rs.



LEASE DEED AMENDMENT

FOR LAND IN THE INDUSTRIAL GROWTH CENTRE

PITHAMPUR DISTT. DHAR.

This Lease Deed Amendment is made this 24th Day of March TWO THOUSAND THREE between the Governor of Madhya Pradesh acting through the Managing director, M.P.AUDYOGIK KENDRA VIKAS NIGAM (INDORE) LIMITED, INDORE (hereinafter called the "Lessor" which expression shall where the context so admits include his successors in office) of the one part and SHRI JAGDISH PATIDAR S/O SHRI DHURJI PATIDAR (Designation in the Company) DIRECTOR of M/S JAGDISH AGRI EXPORTS PVT.LTD., and having its Registered Office at D-201, RAJ TALKIES COMPLEX, CHAWANI, INDORE (hereinafter called the lessee) which expression shall where the context so admits include his successors and permitted assigns of the other part.

For Jagdish Agri Exports (P) Ltd.

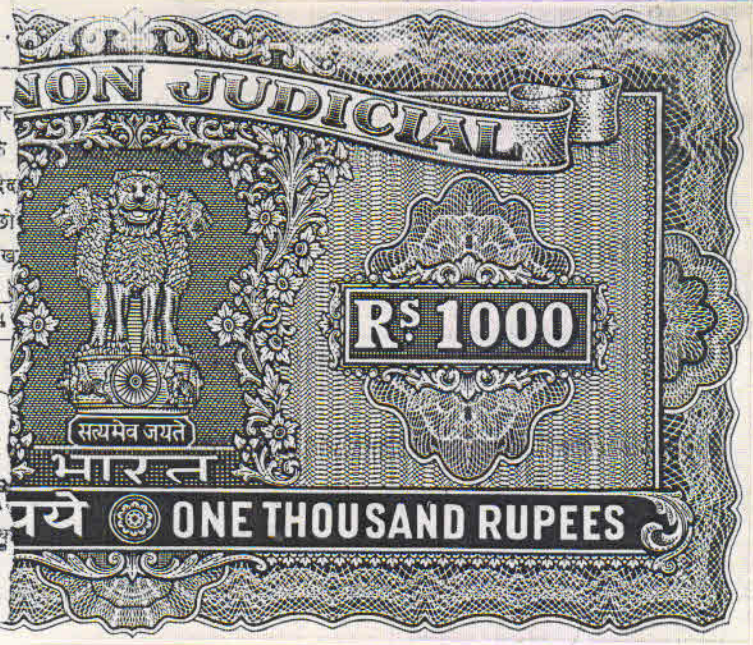
Patidar
Authorized Signatory

M. P. Audyogik Kendra Vikas Nigam (I) Ltd.
Managing Director
INDORE - 462001 (M.P.)

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रसीद दस्तावेज नं० 61

1000Rs.

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दस्तावेज की तफसील, तारीख व कीमत या दस्तावेज की शर्तों या किस्म जो मुहरबन्द लिफाफा बंधा गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादाद फीस (भगर हो तो) दाखल शुदा	रजिस्टर के प्रोहब के छो दस्तावेज
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जगदीश एग्री एक्सपोर्ट्स प्रा. लि. R-1628/P-13025 22570

8 APR 2003

WHEREAS the lessor has leased out Plot No. 115 Measuring Area 7894 Sq.mtrs. at INDUSTRIAL AREA NO.1,PITHAMPUR,DISTRICT, DHAR M/s TOSHNIWAL METAL INDUSTRIES PVT.LTD.,acting through Shri Jagdish Sharma S/O Shri Ratanlalji Sharma , Director establishing thereon a factory for Manufacturing AUTOMOBILE HEAVY JACKS,AUTOMOBILE MEDIUM JACKS CI & FLYWHEELS AND WHEEL DRUMS NON FERROUS AALOY CASTED PRODUCTS and proposed ancillary thereto and a Lease Deed in this respect was executed between the above mentioned parties of the one part Lessor and the Lessee was duly registered with the Sub-Registrar,DHAR and entered in documents Book No. A-1 Volume on page NO.1 to 17 DT.08.04.1986.& amended Lease Deed Book No.A-1 Volume No. Page No. to and No. dt. 03.08.1987.

Managing Director
A.P. Audyogik Kendra Vikas Nigam (P) Ltd.
INDORE-462001 (M.P.)

AND WHEREAS the lessee M/S JAGDISH AGRI EXPORTS PVT.LTD., ^{Assets from} has purchased M/s TOSHNIWAL METALS INDUSTRIES PVT.LTD., vide Sale Deed from MADHYA PRADESH STATE INDUSTRIAL DEVELOPMENT CORPORATION LTD., BHOPAL DT. 04.01.2003. AND WHEREAS the lessee has now requested the lessor to change the name, ownership of the Lessee Company from M/S TOSHNIWAL METAL INDUSTRIES PVT.LTD TO M/S JAGDISH AGRI EXPORTS PVT. LTD. and products from AUTOMOBILE HEAVY JACKS,AUTOMOBILE MEDIUM JACKS

Jagdish Agri Exports (P) Ltd.
Palick
Authorised Signatory

Managing Director
A.P. Audyogik Kendra Vikas Nigam (P) Ltd.

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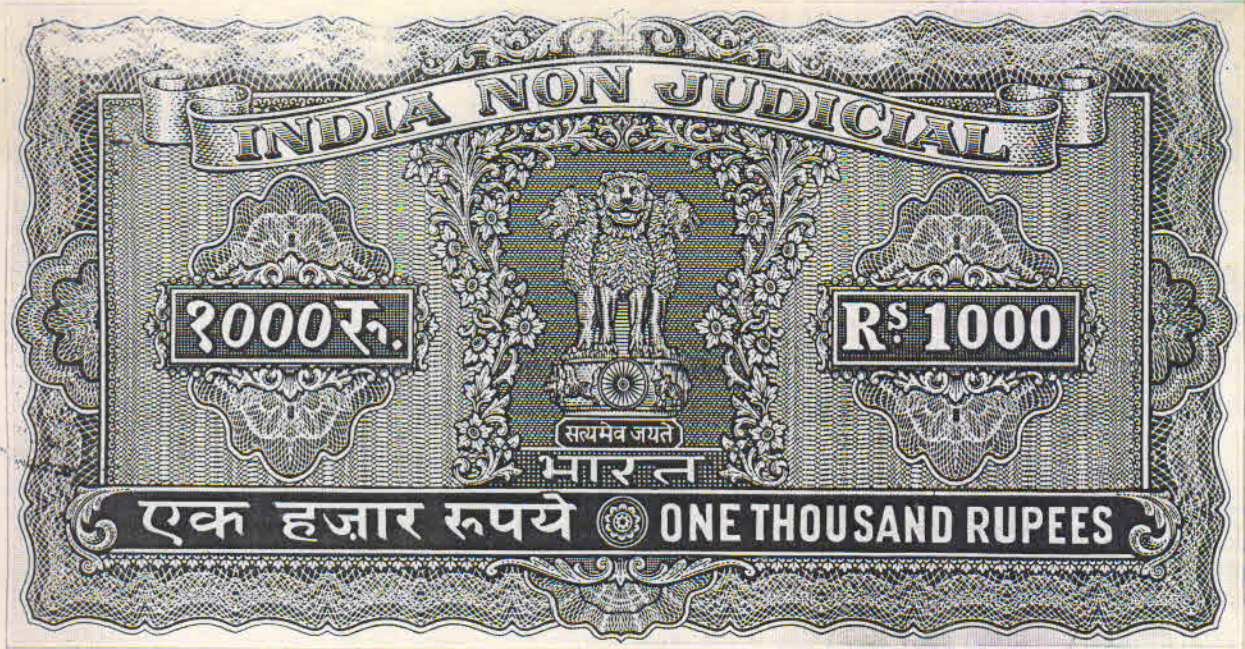
For Jagruti
Aut
श्री अगदीश श/० धरणी पाटीदार

नि. - ५५ प कृषि विहार कलेनी
इंदौर

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1. श्री मनीष श/० अगदीश पाटीदार
नि. - ५५ प कृषि विहार कलेनी, इंदौर
2. श्री संजय श/० गौजलसिंह
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APR 2003
[Signature]



CI & FLYWHEELS AND WHEEL DRUMS NON FERROUS AALOY CASTED PRODUCTS TO PROCESSING OF VEGETABLES in its record.

AND WHEREAS due to change in the name, ownership and product of the concern which has been permitted by Managing Director, M.P.AUDYOGIK KENDRA VIKAS NIGAM(INDORE)LIMITED,INDORE,Vide its Letter No.AKVN:IND:INFRA:2003:833-834 Dated 25.01.2003 into the New Name and Style of M/s JAGDISH AGRI EXPORTS PVT.LTD., Products of PROCESSING OF VEGETABLES the amendment in the said lease deed dated 08.04.1986 & Amended 15.07.1987 has become necessary.

AND WHEREAS the lessee has agreed to change aforesaid by charging necessary charges and Lessee has paid to the lessor 20% of the prevailing Premium amounting to Rs.1,30,251/- (Rs.ONE LACS THIRTY THOUSAND TWO HUNDRED FIFTY ONE ONLY) and Security deposit Balance of Rs. 48,843/- (Rs.FOURTY EIGHT THOUSAND EIGHT HUNDRED FOURTY THREE ONLY) Annual Charges of Rs.16,281/-(Rs.SIXTEEN THOUSAND TWO HUNDRED EIGHTY ONE ONLY). Lessee also hereby agrees to pay Development Charges at the New Rate of Rs.16,281/-(Rs.SIXTEEN THOUSAND TWO HUNDRED EIGHTY ONE ONLY) per Annum Street Light Charges at the New Rate of Rs.3,256/-(Rs.THREE THOUSAND TWO HUNDRED FIFTY SIX

Jagdish Agri Exports PVT.LTD. per annum.

Authorized Signatory

Managing Director
M.P. Audyogik Kendra Vikas Nigam Ltd.
INDORE - 452001 (M.P.)

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राज्यपाल कार्यालय
काठमाडौं, नेपाल

पंजीकरण नं. १३

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संशोधन विभाग / काठमाडौं / नेपाल
श्री अरवि शर्मा श्रीकाठमाडौं
निकास गर्ने कालमा काठमाडौं
का निकास गर्ने।
APR 2003
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राज्यपाल कार्यालय, काठमाडौं

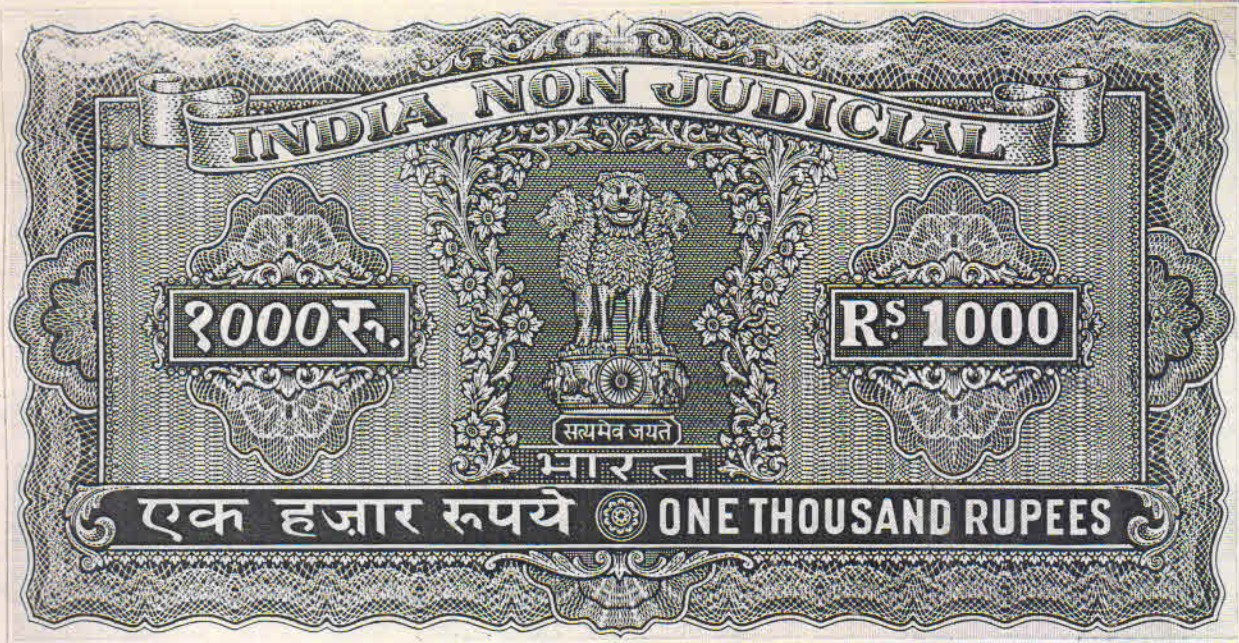
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पर: श्री विवेक शर्मा
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श्री अरवि शर्मा श्रीकाठमाडौं
के २००३
विभाग काठमाडौं
दस्तावेज नं. १००३
पंजीकरण नं. १३
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APR 2003

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राज्यपाल कार्यालय, काठमाडौं



Now therefore, the said Lease Deed has to be amended and to be read as follows:

1. The name of the Lessee concern shall be read as M/S JAGDISH AGRI EXPORTS PVT.LTD., in place of M/s TOSHNIWAL METALS INDUSTRIES PVT.LTD.,

2. Products from AUTOMOBILE HEAVY JACKS, AUTOMOBILE MEDIUM JACKS CI & FLYWHEELS AND WHEEL DRUMS NON FERROUS AALOY CASTED PRODUCTS TO PROCESSING OF VEGETABLES in its record.

AND Para 2 of the Original Lease Deed dt. 04.04.1986 the Lease Period be read as 30 years instead of 99 years commencing from 4.4.1986 and ending on 3.4.2016.

therefore, by this deed of amendment the said Lease Deed executed on 04.04.1986 & 15.07.1987 stands changed therein be read with the name of the lessee concern from M/s TOSHNIWAL METAL INDUSTRIES PVT.LTD TO M/S JAGDISH AGRI EXPORTS PVT. LTD. and products from AUTOMOBILE HEAVY JACKS, AUTOMOBILE MEDIUM JACKS CI & FLYWHEELS AND WHEEL DRUMS NON FERROUS AALOY CASTED PRODUCTS TO PROCESSING OF VEGETABLES in its record.

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

For Jagdish Agri Exports (P) Ltd.

Palid

Authorised Signatory

Managing Director
M. P. Audyogik Kendra Vikas Nigam (I) Ltd.
INDORE - 462001 (M.P.)



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. S. K. Sawans
MP AUVN
Indore

2. SURESH BORADE
INDORE

1. S.C. ACHARYA
22nd, Silver Oak Colony
Indore - 452 009

2. Naraj s/o Jagdish Patidar
44 A Krishi Vihar Colony
Indore

3. Sanjay
B-21st s/o Jaganmohan Patil
A. 22nd s/o Jaganmohan Patil

M. P. Audyogik Kendra Vikas Nigam (I) Ltd.
INDORE - 452001 (M.P.)
MANAGING DIRECTOR,
M.P. AUDYOGIK KENDRA VIKAS NIGAM
NIGAM (INDORE) LIMITED, INDORE.

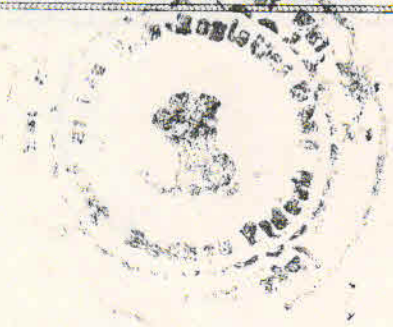
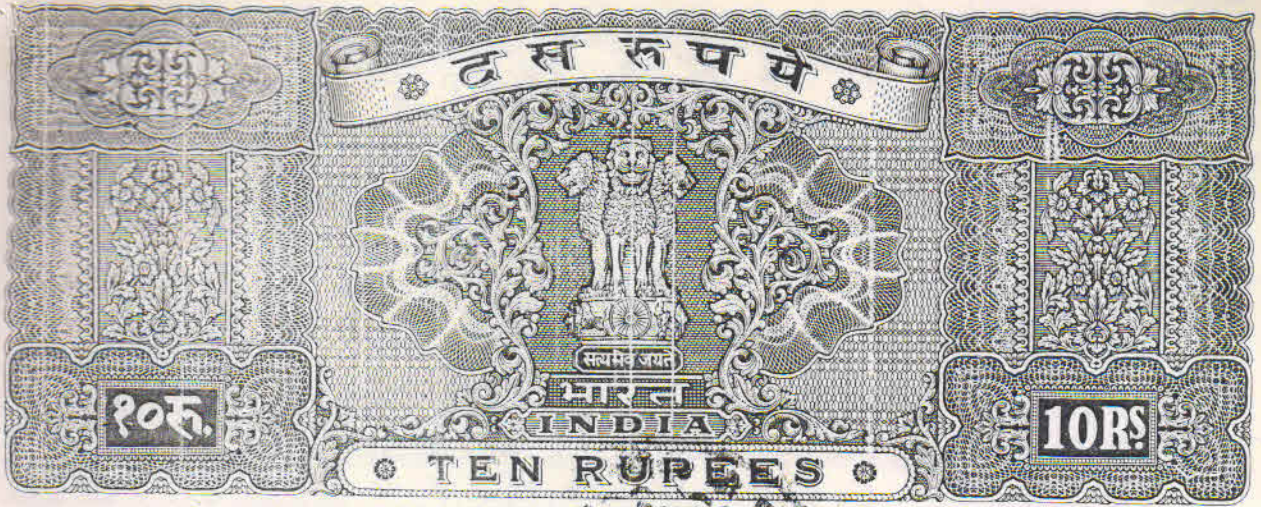
Dated 24/03/2003

Signature of behalf of Lessee.
M/S JAGDISH AGRI EXPORTS PVT. Ltd.

For Jagdish Agri Exports (P) Ltd.

Palid
Authorised Signatory
DIRECTOR

10 Rs.



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For official signature

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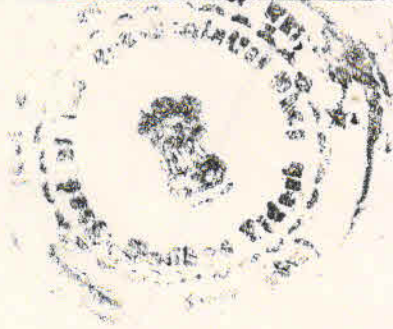
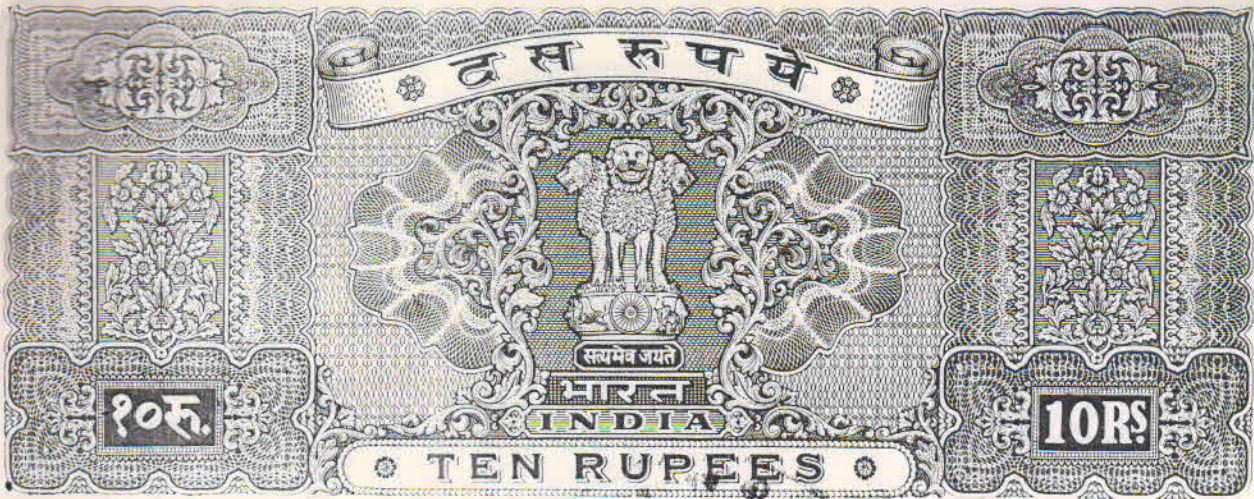
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For Jagdish Agri Exports (P) Ltd

Palid

Authorized Signatory

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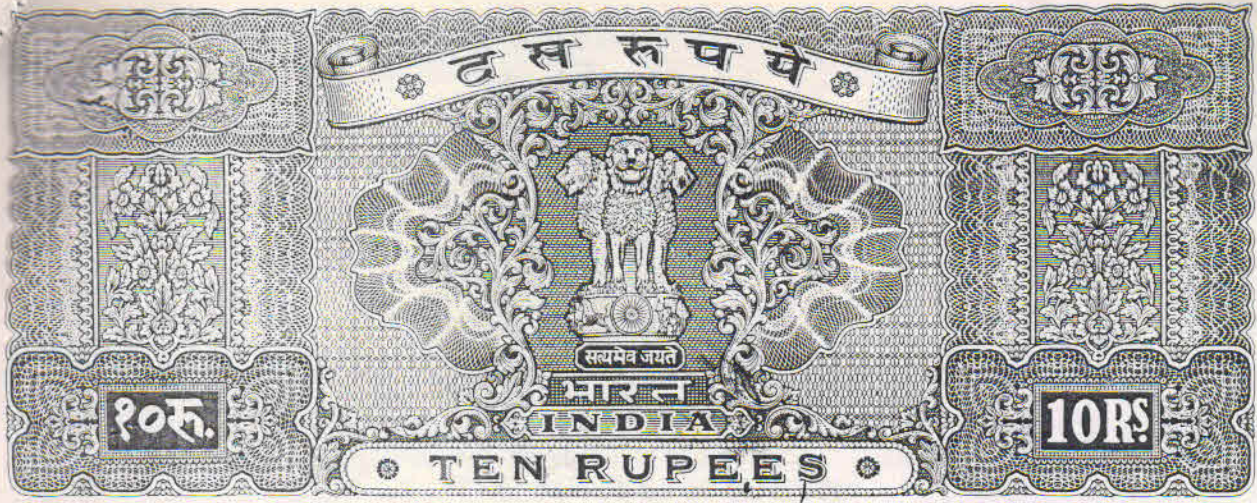


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To: Mr. J. K. Palide, Secretary, P. O. Palide, Dist. Palani, Tamil Nadu.

J. K. Palide
Secretary

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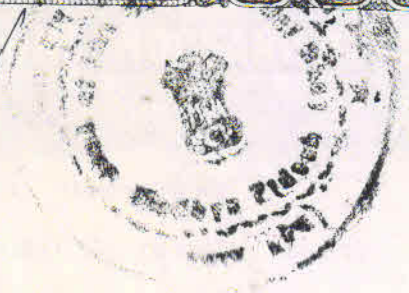


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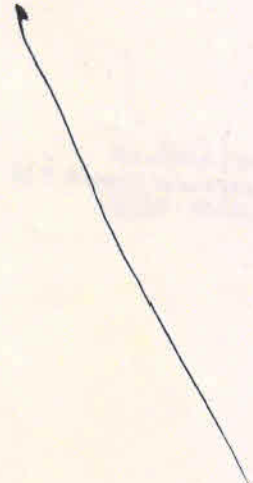
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For Sale by Aer. Exports (P) Ltd.

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[Signature]

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स्टाम्प ट्रेडर
80 बहाप माग, धार (म.प्र.)

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