

① 145 100Rs.



*Sequeira*  
MANAGING DIRECTOR  
JANAMADHYAMA PRAKASHANA LTD.

An Agreement made at Mangalore the **FOURTH** day of **FEBRUARY** month one thousand nine hundred and ninety eight Between The Karnataka Industrial Areas Development Board having its Office at , Baikampady, Mangalore - 11 represented by Sri Sathya - Narayana Pawar, Deputy Development Officer hereinafter called the 'Lessor' (which term shall wherever the context so permits, mean and include its successors in interest) of the one part AND M/s Janamadyama Prakashana Ltd, Regd. Office 13-12-1444, 'Rakno', Kodialbail, Mangalore, represented by Fr. Samuel Sequeira, Managing Director hereinafter called the 'Lessee' (which term shall wherever the context so permits, mean and include his/her/its heirs, executors, administrators, assignee and legal representatives) of the other part.

WHEREAS the lessee has applied to the Lessor for the grant to him of the land and premises hereinafter described which the lessor has agreed to lease to him, upon certain terms and conditions AND WHEREAS the before signing this Agreement, the Lessee has paid to the Lessor the sum of Rs 12,78,600/- (Rupees Twelve lakhs seventy eight thousand and six hundred only) being the Initial Deposit/Premium payable by the lessee.

*Sequeira*  
MANAGING DIRECTOR  
JANAMADHYAMA PRAKASHANA LTD.

*[Signature]*  
Deputy Development Officer

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Tanamaadhyana Perakasa Ad-  
22.1.98

presented at 2.30.00  
on 21.4.98 in the  
office of the Sub-Registrar of  
Mangalore Taluk with fee  
said as follows.

Registration	25580
1. Copying	8
2. Endorsement	2
3. Miscellaneous	188
4. Mutation	2
<b>Total</b>	<b>25772</b>

I hereby certify that on production  
of the Original Document I have  
satisfied myself that the Stamp Duty  
of Rupees 159875/-  
has been Paid thereon.

*Sub Registrar*  
21.4.98  
Sub Registrar  
Mangalore Taluk

*Sub Registrar*  
21.4.98  
Sub Registrar  
Mangalore Taluk

EXECUTION ADMITTED BY



*Sub Registrar*

*Sub Registrar*  
21.4.98  
Sub Registrar  
Mangalore Taluk

Identified by

*Sub Registrar*

A. Rodrigues,  
Advocate,  
Mangalore 575003.

I have satisfied myself as to  
the execution of the document  
by Deputy District Collector, K. Lakshmi  
who is exempted from personal  
appearance under Sub-Section  
(1) of section 28 of the  
S. R. Act.

*Sub Registrar*  
21.4.98  
Sub Registrar  
Mangalore Taluk

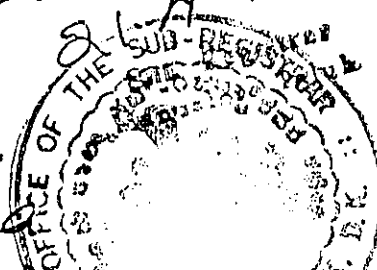
2) *Sub Registrar*  
Valerian Dalmeida, s/o John D'Almeida  
574 Dremagan Apartments, Mannegudde  
Mangalore - 575003

Difference between original  
and Duplicate nil

*Sub Registrar*  
G. S. S. S. S.

registered as No. 145 of 1997  
Year 1998-99 at Page 1-14  
Volume 1657 of Book 1

*Sub Registrar*



MANAGING DIRECTOR  
JANMADHYAM PRAKASHANA LTD.

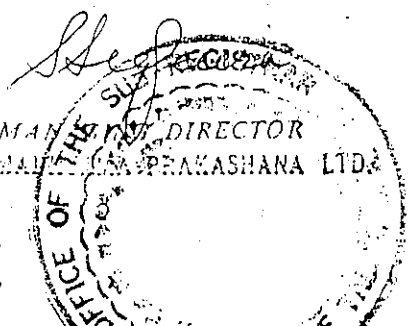
NOW IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO as follows:

1. In consideration of the sum of Rs. 12,78,600/- (Rupees Twelve lakhs Seventy eight thousand and six hundred only)  
 Paid by the lessee to the Lessor as Premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor hereby demise unto the Lessee all that piece of land known as Plot No. (s) 241  
 in Sy. Nos. 125 (P), 126 (P) in Balkampady  
 Industrial Area within the village limits of Balkampady  
 Hobli Surathkal Taluk Mangalore  
 District D.K. containing by admeasurement 4262.00 sq.mts  
 or thereabouts and more fully described in the first Schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red colour boundary line, together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING which the Lessor all mines and minerals in and under the said land, or any part thereof TO HOLD the land and premises hereinbefore expressed to be there by demised (hereinafter referred to as 'the demised premises') unto the Lessee for a term of Eleven years computed from the Twenty first day of January month one thousand nine hundred and ninety eight unless the lease is determined earlier under clause 4 hereof PAYING THEREFOR yearly, during the said term unto the Lessor at the Office of the Executive member or as otherwise required the yearly rent of Rs. 1066.00 (Rupees One Thousand and sixty six only only)  
 and said rent to be paid over a period of Eleven years without any deduction what so ever on the Twenty first day of January month in each and every year.

Provided always that in case any payment is not made on the date on which it becomes due, simple interest at 18% per annum or such other rates as may be fixed by the Lessor from time to time shall be charged on such amount in arrears on the date on which it was due till the date of payment.

2. The Lessee with intent to bind all persons into whatsoever hands the demised premises may come doth hereby covenant with the Lessor as follows:-

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 of 19-98-99 of Book 1  
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*[Signature]*  
 Deputy Development Officer

a) During the said term hereby created to pay into the Lessor the said rent at the times, on the days and in the manner hereinbefore appointed for payment thereof.

b) To pay all existing and future taxes, rates, assessments and outgoings of every descriptions for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

c) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto except as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

e) The Lessee having at his own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Member or any other officer authorised by lessor.

f) Not at any time during the period of this demise erect any building, erection or structure on any portion of the said land, except in accordance with the said Building Regulations set out in Second Schedule hereto.

g) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in writing by the Lessor or any other officer authorised in his behalf, by the Lessor.

h) Both in the completion of any such building or erection and at all times during the continuance of this demise to observe and conform to the said Building Regulations and to the bye-laws, rules and regulations of the Municipality or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

i) To observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodations and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Member or any other Officer authorised by the Lessor and shall not without the previous consent in writing of the Executive Member or any other officer authorised by the Lessor permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

j) That no alteration or addition shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features

*S. S. S. S.*  
 MANAGING DIRECTOR  
 JANAMADHYAMA PRAKASHANA LTD.

*[Signature]*  
 Deputy Development Officer



(ii) To commence the civil construction works, within three months from the date of approval of the blue prints, after obtaining licence from the Chief Inspector of Factories and Boilers of Karnataka State.

(iii) To complete civil construction works erect machineries and commence production within twenty four months from the date of taking possession of demised premises that is the Twenty first..... day of January.....month one thousand nine hundred and Ninety eight..... after obtaining necessary licences/clearances/approvals from the concerned, such as, Government of India, State Government, Local bodies, statutory bodies etc. wherever required.

The Lessor may at its discretion extend the time in writing as below:

(a) 12 months time for construction of factory building and commencement of production without revising the tentative cost of land in the event of lessee has taken one of the following effective steps within the stipulated period of 24 months and work of implementation of project remains in progress continuously:

- i) Sanction of land and execution of documents with financial institutions.
- ii) Obtaining clearance from KEB, KSPCB and also licences from the competent authority
- iii) Continuous construction activities after obtaining building drawings.

(b) At the end of third year, a further extension of six months time without imposing any penalty in the event of lessee has invested a minimum of 25% of the project cost (excluding the land cost) which should be evidenced by a certificate from financial institutions/banks.

(c) Extension of 12 months levying a penalty of 10% of the cost of land prevailing in the industrial area at the time of granting such extension in the event of lessee has failed to record progress as indicated at (b).

(d) At the end of the fourth year, the lessee shall invest 50% of the project cost (excluding the land cost) which should be evidenced by a certificate from the financial institutions/banks. On investment of 50% of the project cost, completion of the factory building, erection of machineries and commencement of production, the demised premises shall be deemed to have been utilised for the purpose of clause (p) (1).

(e) Further extension of six months by levying a penalty of 10% of the cost of land prevailing at the industrial area for every spell of six months till the lessee records investment of 50% of the project cost.

(f) In the event lessee fails to take one of the effective steps as indicated at (a), extension of time for implementing the project will be granted on payment of difference in land cost between the tentative cost of land at the allotted rate and cost of land prevailing at the time of grant of extension of time. If there is no upward revision in the tentative cost of land at the allotted rate extension of time will be granted by levying a penalty of 10% of the cost land at the allotted rate.

*Shekhar*

MANAGING DIRECTOR  
JANAMADHYAMA PRAKASHANA LTD.

*Ramesh*

Deputy Development Officer

Failure to fulfil any of the conditions (i) to (iii) mentioned above shall result in allotment being cancelled and agreement being terminated under clause 4 and 25% of the premium as indicated in clause 1 of this agreement together with the rents due and payable, interest on rent due and payable, Penalties paid and earnest money deposit and interest due and payable on the unpaid rent shall be forfeited to the Lessor. In such of the cases wherein the premium or part premium has been paid directly by the financial institutions/banks, the amounts paid by such of the financial institutions towards the premium or part premium shall be refunded to them and out of the remaining amount not exceeding 25% of the tentative cost of the land at allotted rate together with rents due and payable, interest due and payable on unpaid rents, penalties paid and earnest money deposit shall be forfeited to the Lessor.

(p) (2) (i) The lessee shall utilise not less than 50% of the plot demised and in accordance with the proposals given in application and project reports submitted by the lessee to the lessor for allotment of plot.

(p) (2) (ii) The lessee shall utilize such portion of land which has been allotted for future expansion within 5 years from the date of commencement of production.

(p) (3) The Lessor always reserves the right to resume the whole of the demised premises or any part thereof for breach of any of the covenants stipulated hereinbefore/after giving lessee and the financial institutions/banks referred to in clause 2 (q) to whom the lessee has mortgaged his right, title and interest not less than 120 (one hundred and twenty) days notice.

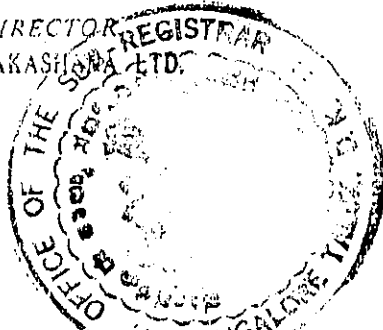
(q) The Lessee shall not alienate the demised premises or any part thereof or the building, that may be constructed thereon during the period of lease. The Lessee may mortgage the right title and interest in the demised premises in favour of the Government of Karnataka or the Central Government or Corporate bodies like Life Insurance Corporation of India, Karnataka State Industrial Investment and Development Corporation, Karnataka State Financial Corporation, Industrial Finance Corporation of India, Industrial Development Bank of India, Industrial Credit and Investment Corporation of India, Unit Trust of India, Trustees of Debenture stock or Banks to secure moneys advanced by such Governments or bodies for the erection of building, plant and machinery. However, the Lessee shall obtain the No Objection Certificate from the lessor in writing for creation of second and subsequent charges.

(r) (i) The original applicant/partners/promoters directors/shareholders shall continue to hold a minimum of 51% interest shareholdings in the lessee firm/company.

(r) (ii) The lessee shall not change constitution/status of its firm/company (proprietary or partnership (registered or unregistered) or private limited company or unlimited company) without the previous written consent of the lessor or any other officer authorised by the Lessor and such consent shall be granted by the lessor subject to the condition that the original applicant/partners/promoter directors/shareholders should continue to hold a minimum 51% of the interest/shares in the newly constituted firm/company.

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MANAGING DIRECTOR  
 JANAMA PRAKASHAN LTD.



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 Deputy Development Officer

(r) (iii) In the event of lessee reducing its interest/shareholdings either in the lessee's firm/company or in the newly constituted firm/company as at (ii) above, the lessee shall pay to the lessor a penalty or revised cost of land as decided by the lessor from time to time. In this regard.

(s) The demised premises shall be fenced in during construction by the lessee at his expense in every respect.

(t) And in the event of the Lessee's death the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

(3) If and whenever any part of the rent hereby reserved shall be in arrears, the same may be recovered from the Lessee as arrears of land revenue under the Provisions of the Karnataka Land Revenue Act (1b.12 of 1964).

(4) If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not and if and whenever there shall be breach of any of the covenants by the Lessee hereinbefore/after contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case 25% of the premium as indicated in clause 1 of this agreement together with the rents due and payable, interest due and payable on unpaid rents, penalties paid and earnest money deposit shall be forfeited to the Lessor. In such of the cases wherein the amount towards premium or part of the premium has been paid directly by the financial institutions/banks, to the lessor, the amounts paid by such of the financial institutions towards the premium or part premium shall be refunded to them and out of the remaining amount not exceeding 25% of the premium together with the rents due and payable, interest due and payable on the unpaid rents, penalties paid and earnest money deposit shall be forfeited to the Lessor and in addition no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on demised premises, or claimed by the Lessee on account of the building or improvements built or made, provided always that except for nonpayment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Executive member or any other officer authorised by Lessor on behalf of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within 120 days after the giving or leaving of such notice.

Provided that whenever the Lessor intends to exercise his right of re-entry under this clause, he shall give 120 (one hundred twenty) days prior notice to the financial institutions/banks in whose favour the Lessee has mortgaged his right title, interest under Clause 2 (q) of this agreement.

Notwithstanding any such default as aforesaid, the Lessor may at his discretion extend the period of lease at the cost and expense in every respect of the Lessee on payment of the rent mentioned hereinbefore and subject to the same covenants, provisions and stipulations herein contained.

*S. S. Srinivas*  
MANAGING DIRECTOR  
JANAMADHYAMA PRAKASHANA LTD,

*[Signature]*  
Deputy Development Officer



(5) The layout of the Industrial Area/Estate and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessee shall have no right to require the enforcement thereof or any of them against Lessor or any person claiming under the Lessor.

(6) The lessor may at its discretion consider the request of the lessee for the transfer of leasehold rights of demised premises in favour of a new entrepreneur as identified by the lessee during the currency of lease imposing such terms and conditions as decided by the lessor from time to time in this regard.

(7) The lessor may accept the voluntary surrender of demised premises by the lessee on such terms and conditions as decided by the lessor from time to time in this regard.

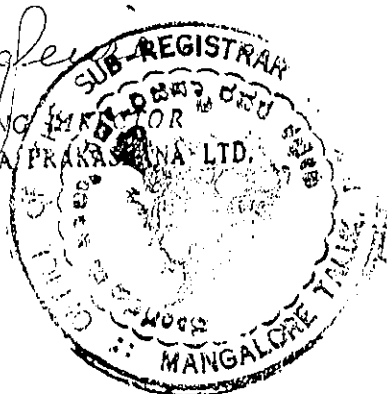
(8) The lessee shall not sink bore-well on the demised premises. Any borewell sunk by the lessee on the demised premise unauthorisedly will become the property of the lessor and the same should be surrendered to the lessor within one month from the date of issue of notice by the lessor. However, on surrendering the borewell, the cost incurred for sinking the borewell as estimated by the Engineering Section of the lessor will be reimbursed to the lessee by way of adjusting the amounts so determined by the lessor. If the demised premises has good underground sources of water, the lessor is at liberty to sink the borewell and water required for the lessee's project will be supplied to the admissible extent through the scheme implemented by the lessor. The lessee shall adhere to the terms and conditions as decided by the lessor regarding water supply scheme from time to time.

(9) (i) The lessee, in the industrial units to be established in the demised premises; shall create maximum possible additional employment opportunities and provide minimum of 80% of the employment to the Kannadigas on an overall basis. However, the Lessee shall employ 100% of the Kannadigas in case of group C and D categories (persons who are living in the state for the past fifteen years and who possess the knowledge of reading and writing Kannada are considered as Kannadigas).

(ii) The lessee, in the industrial units to be established in the demised premises, shall employ only Kannadiga for the post of Personnel Officer.

(iii) The Lessee, in employing skilled and unskilled labour, in the industrial units to be established in the demised premises, shall as far as possible give preference to the members of the families of the landowners whose land have been acquired for the purpose of formation of Industrial Areas subject to the eligibility as per qualifications prescribed for the job.

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Covenants  
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*[Signature]*  
Deputy Development Officer

(10) On matters not specifically stipulated in these presents the Lessor shall be entitled to give directions to the Lessee which the Lessee shall carry out and default in carrying out such directions will be a breach of conditions of these presents.

(11) (a) The tentative cost of land indicated herein before does not include cost incurred by the Board towards amount spent for providing power infrastructure. You shall pay power charges on pro-rata basis and the actual amount payable by you will be informed in due course. However a no objection in favour of KEB will be issued only on the receipt of the payment.

(b) You shall also pay KEB/KIADB the cost of extension of line or upgrading the capacity of transformer or erection of new transformer centre, as the case may be, and avail the power as below.

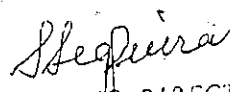
- |                           |  |
|---------------------------|--|
| For LT upto 99 HP         | — From the nearest available transformer centre/secondary line.  |
| For HT upto 500 KVA       | — From the nearest line of 11 KV line.   |
| For HT above 500 KVA      | — From a separate feeder line or by upgrading the capacity of existing 11 KV line/cable from MUSS.                               |
| For HT exceeding 1000 KVA | — At a voltage higher than 11/13.2. KV i.e., 33 KV or 66 KV- From nearest suitable tapping point/MUSS by a separate line/feeder. |

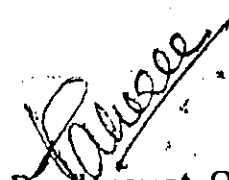
(12) (a) At the end of Eleven years referred to in clause 1 or the extended period, if any the amounts paid towards the premium and earnest money deposit shall be adjusted towards the balance of the value of the property as fixed in the manner hereinafter appearing.

(b) As soon as it may be convenient the Lessor will fix the price of the demised premises at which it will be sold to the lessee and communicate it to the Lessee and decision of the Lessor in this regard will be final and binding on the Lessee. The Lessee shall pay the balance of the value of the property, if any, after adjusting the premium and earnest money deposit paid by the Lessee, within one month from the date of receipt of communication signed by the Executive Member or any other officer authorised by the lessor. On the other hand, if any sum is determined as payable by the lessor to the Lessee after adjustment as aforesaid, such sum shall be refunded to the Lessee before the date of execution of the sale deed.

(13) If the Lessee had performed all the conditions herein and committed no breach thereof the Lessor at the end of ELEVEN years referred to in Clause 1 of the extended period, if any, sell the demised premises to the Lessee and all attendant expenses in connection with such sale as stamps duty, registration charges etc. shall be borne by the Lessee.

(14) On complying with the terms and conditions of this agreement in the manner stated above but not otherwise, the Lessor shall be obliged to execute the sale deed in Form 5 appended

  
MANAGING DIRECTOR  
JANAMADHYAMA PRAKASHANA LTD.

  
Deputy Development Officer

to the regulations governing the disposal of lands by the Karnataka Industrial Areas Development Act, 1966 in favour of the Lessee.

(15) The Lessee hereby also confirm that this agreement shall be subject to the provisions of the Karnataka Industrial Areas Development Act, 1966 (Act No.18 of 1966) and the Rules thereunder.

(16) It is also agreed between the parties hereto that Rs. 112,78,600/- (Rupees Twelve Lakhs seventy eight thousand six hundred only) in the hands of the Lessor received by him/her from Lessee shall be held by him/her as security for any loss or expense that the Lessor may be put to in connection with any legal proceedings including eviction proceedings that may be taken against the Lessee and all such expenses shall be appropriated by the Lessor from and out of the moneys of the Lessee held in his/her hands.

(17) IN WITNESS WHEREOF The Karnataka Industrial Areas Development Board hath caused the Deputy Development Officer Karnataka Industrial Areas Development Board, to set his/her hand and affix the official seal hereto on their behalf and the Lessee has set his/her hand & seal thereto the day and year first above written.

### FIRST SCHEDULE (DESCRIPTION OF LAND)

All that piece of land known as Plot No. (s) 241 in  
Sy.No. 125(P), 126(P) in the Industrial Area within the village  
limits of Baikampady Hobli Surathkal Taluk Mangalore  
District D. K. containing by admeasurement ..... hectares  
4262.00 sq. meters or thereabouts and bounded as follows that is to say:-

On or towards the North by 40.45 Mt

On or towards the South by 39.60 Mt

On or towards the East by 60.60 + 39.50 Mt

On or towards the West by 80.30 Mt; 24.60 Mt

Department of  
 Co-Operative Societies  
 & Societies  
 1st Street  
 92.77 of 2001 I

*Shejara*  
 MANAGING DIRECTOR  
 DHYAMA PRAKASHANA



*Shalasa*  
 Deputy Development Officer

## SECOND SCHEDULE (BUILDING REGULATIONS)

1. The Coverage, setbacks floor area ratio shall be in accordance with the table prescribed as below:

**TABLE**

Particulars of Plot area	0 TO 230 sq. mtrs	231 to 1000 Sq.mtrs sq.m	1001 to 2000 sq.m	2001 to 4000 sq.m	4001 to 8000 sq.m	Above 8000 Sq. mtrs
Coverage	80%	60%	50%	40%	35%	30%
Floor area ratio	1.00	1.25	1.25	1.25	1.00	0.50
Min. frontage	3 m	12 m.	24 m.	28 m.	32 m.	42 m.
Min. front setback	1.00m	4.50m.	6.00m	8.00m	8.00m	15.00m
Other sides	1.00m	3.00m.	5.00m	5.00m	6.00m	12.00m

Note: Whenever the minimum plot area is less than the one specified in the particular category, the zoning regulations prescribed for the previous category should be adopted.

However, where Industrial Areas are located within the Municipal Corporation limits, Urban Development Areas, the buildings bye-laws of the corporation authorities, Urban Development Authorities shall only be followed.

2. The plot holder shall not use the land for any purpose except as factory for manufacture.

3. All buildings shall be constructed in accordance with the Municipal byelaws and regulations in force time to time as well any other laws, rules and regulations in force relating to the construction and the use of the premises and in accordance with the plans and elevations approved by the officers authorised by the Lessor.

4. No construction work shall be commenced unless the plans, elevations and sections have been approved by the officer authorised by the Lessor and no additions or alterations to the buildings, the plans of which have been so approved shall at any time be made except with the similar previous approval of the said officer.

5. All survey boundary marks demarcating the boundaries of plot shall be properly preserved and kept in good repair by the Lessee during the period of constructions of buildings. Where more than one lessee is concerned with the same boundary marks, the officer authorised by the lessor shall allocate this obligation suitably.

6. No temporary semi-permanent structure shall be built on the plot, except during the period of construction or re-constructions in future.

7. The final working drawing to be submitted for approval of the lessor shall include,

*S. S. S. S.*  
MANAGING DIRECTOR  
JANAMADHYAMA PRAKASHANA LTD.

*S. S. S. S.*  
Deputy Development Officer

- (1) Plans, elevations and sections drawn to a scale of 8 feet=1 inch
- (2) Half inch details when required
- (3) Block plan drawn to suitable scale showing the layout with the proposed building shown coloured red therein.
- (4) Any other details or particulars required by the lessor.

The above mentioned drawing and specifications shall be submitted in triplicate.

**Signed, Sealed and Delivered**

by Shri./Smt. Sathyanarayana Pawar  
Deputy Development Officer.

Karnataka Industrial Areas Development Board  
*[Signature]*  
Deputy Development Officer

The Karnataka Industrial Areas Development Board

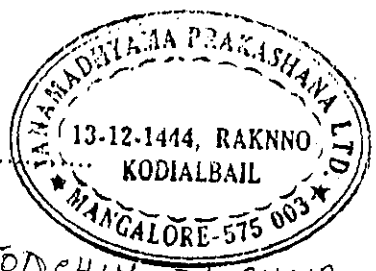
in the presence of:

- (1) *[Signature]*  
KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD  
MANGALORE
- (2) *[Signature]*  
KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD  
MANGALORE

**Signed, Sealed and Delivered**

By the above named Lessee

*[Signature]*  
MANAGING DIRECTOR  
JANAMADHYAMA PRAKASHANA LTD.



In the presence of:

- (1) *[Signature]* D/O. JOSEPH D. SILVA.  
Sunitha C D'Silva, D.No. 24-69/7, Kulsheker, Mangalore - 5
- (2) *[Signature]* D/O. RICHARD FERNANDES.  
Reshma Fernandes, Kulsheker, Mangalore - 5

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of 15 of  
CONTAINS 6 sheet  
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*[Signature]*  
MANAGING DIRECTOR  
JANAMADHYAMA PRAKASHANA LTD.  
OF THE SUB-REGISTRAR