



Handwritten signature or initials.

DEED OF SALE PLOT ANNEXURE - 'C'

THIS DEED OF SALE is made on this the 28th day of December One thousand Nine hundred and ninety three BETWEEN the Governor of Karnataka of the one part. Hereinafter called the 'VENDOR' which term shall mean and include his successors in office.

A N D

M/S. AMBARAMS a firm of Partnership registered under the Indian Partnership Act. 1932, whose partners being (1) B.R. MANJUNATH, & (2) B.R. RAJKUMAR.

hereinafter referred to as the 'PURCHASER' which term shall mean and include their heirs, executors and assigns of the other part.

Managing Director,
K.S.S.I.D.C. Ltd.,
BANGALORE - 560 044.

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Verified with the Originals
For STATE BANK OF INDIA
Branch Manager

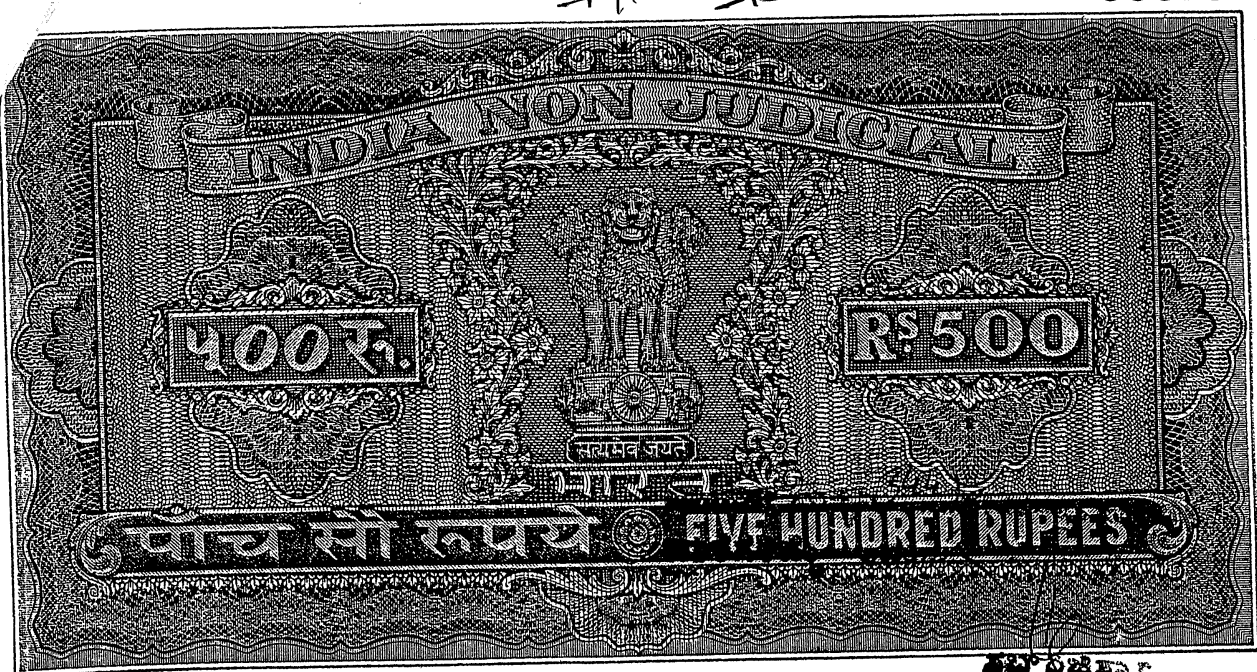
For AMBARAMS
B.R. Manjunath & B.R. Rajkumar
Partners

1/14/02 16/12/93 7/01 - 13

14 DEC 1993

-14 - m/s Ambassadors

P. N. B. ...
STAMP VENDOR, SHILOGA.



-2-

WHEREAS the Vendor had allotted an Industrial Plot bearing No.N-9 at the Industrial Estate SHIMOGA more fully described in the schedule hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY' on Lease-cum-sale basis on 04.03.1983 and thereafter the said allotment was converted into one of outright sale basis in terms of the Government Order No.CI 38 CIE 68 dated 5.2.1969. The possession of the plot was made over to the Purchaser by the Vendor on 04.03.1983.

AND WHEREAS as per terms of the said allotment, the Purchaser was required to construct an Industrial building on the said plot and carry on his business activity therein as LESSEE of the Vendor for a period of ten years from the date of allotment: AND WHEREAS the Lessee has constructed a building and has paid all the

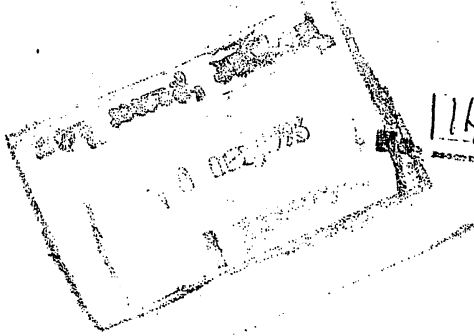
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Managing Director,
K.S.S.I.D.C. Ltd.,
BANGALORE - 560 044.

FOR AMBARAAM
B.R. Magesh

S.R. Srinivas
Partners

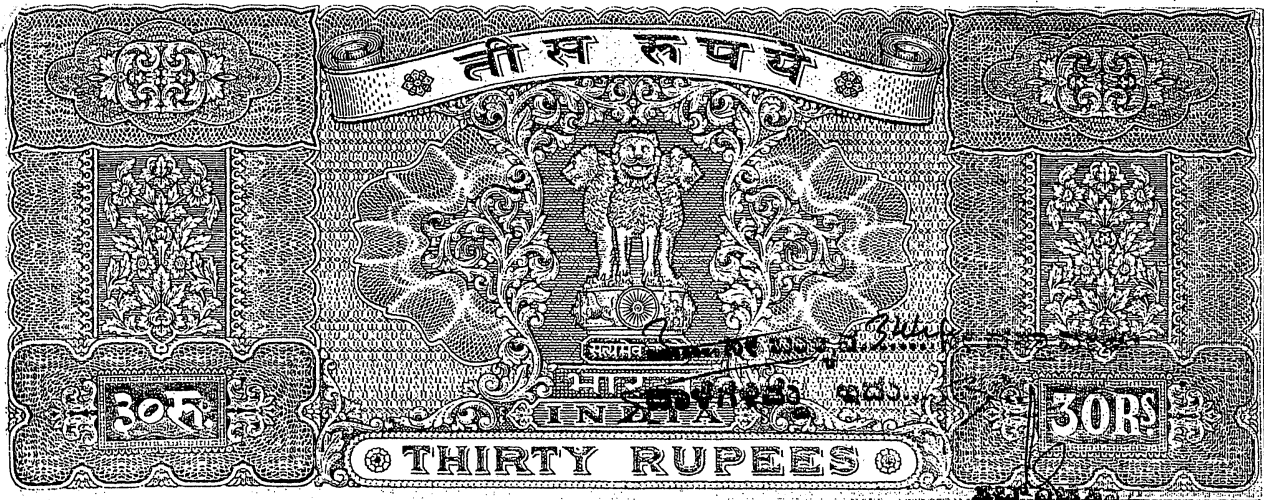
Verified with the original
For STATE BANK OF INDIA
Branch



11403 16/12/93
Date: _____ R. 500/

To
M/S. Ambaram

E. P. Amirtha Murthy
STAMP VENDOR, SHIMOGA.



instalments payable in respect of the said plot and has become eligible for getting the full ownership of the said plot and has requested the Vendor to execute a sale deed being these presents to perfect his title over the said plot of land and the vendor has agreed to execute the sale deed in favour of the Purchaser. Now this Deed of Sale witnesseseth:

THAT in consideration of a sum of Rs.9,506/- (Rupees Nine thousand five hundred six only paid by the Purchaser to the Vendor towards the cost of plot, the receipt of which amount the Vendor hereby acknowledges, the Vendor hereby transfers, conveys and assigns unto the Purchaser all that piece and parcel of the schedule plot together with all fixture, liberties, privileges and easements to and upon the said plot.

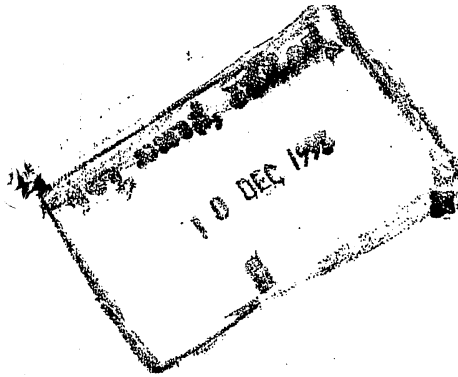
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del
 Managing Director,
 K.S.S.I.D.C. Ltd.,
 BANGALORE - 560 044.

For AMBARAA

R. M. ...
M. K. ...
 Partners

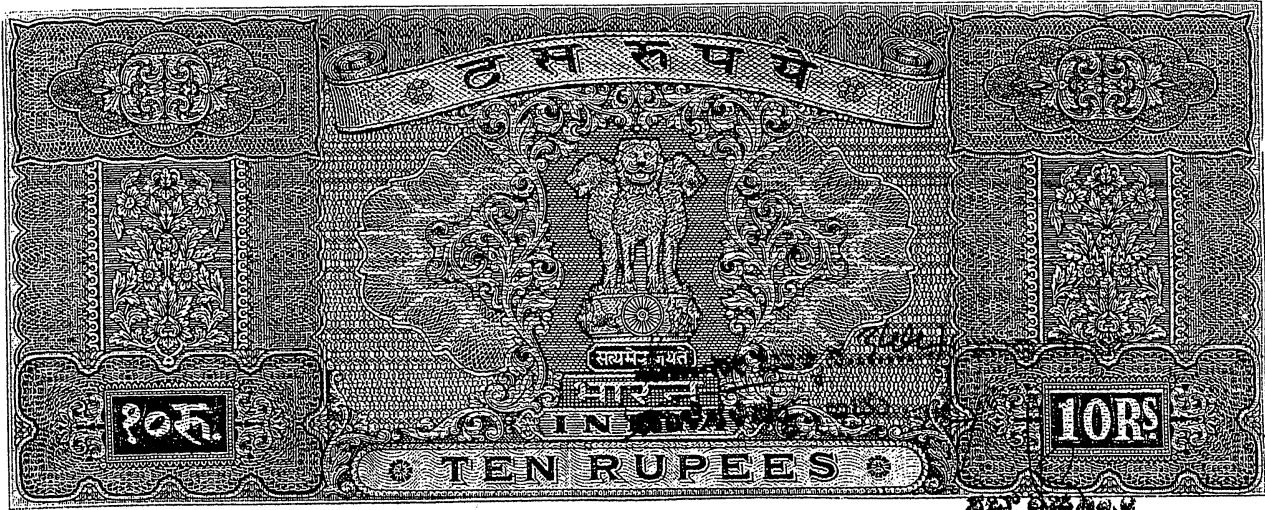
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11404 16/12/93
Date..... Rs. 30/-

to
M/S. Amalarams

S. V. Sankar
STAMP VENDOR, SHIMOGA



The Vendor further assures that the Vendor has full right and power to convey the said plot to the Purchaser. The possession of the said plot has been delivered to the Purchaser by the Vendor on 04.03.88 and the Purchaser shall continue to possess and enjoy the Schedule plot as absolute owner thereof without any let or hindrance from the Vendor. The Purchaser shall utilise the Schedule plot solely for the purpose of running an industry.

The Purchaser shall agree for constituting any authority/body/society for purpose of maintaining the common facilities such as roads, underground sewerage, drains, water and electrical lines in the Indl.Estate in which the schedule plot is situated.

The Vendor hereby covenants with the Purchaser that notwithstanding by the Vendor done or unknowingly suffered has now the full right and power to convey and assign all and singular the schedule plot.

SCHEDULE

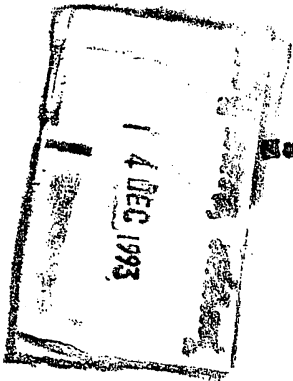
All that piece of land known as plot No.N-9 in the Industrial Estate at Shimoga in Shimoga District -

[Signature]
 Managing Director,
 K.S.S.I.D.C. Ltd.,
 BANGALORE - 560 044.

Copy
 For AMBARAAMS...5

[Signature]
[Signature]
 Partners

[Signature]

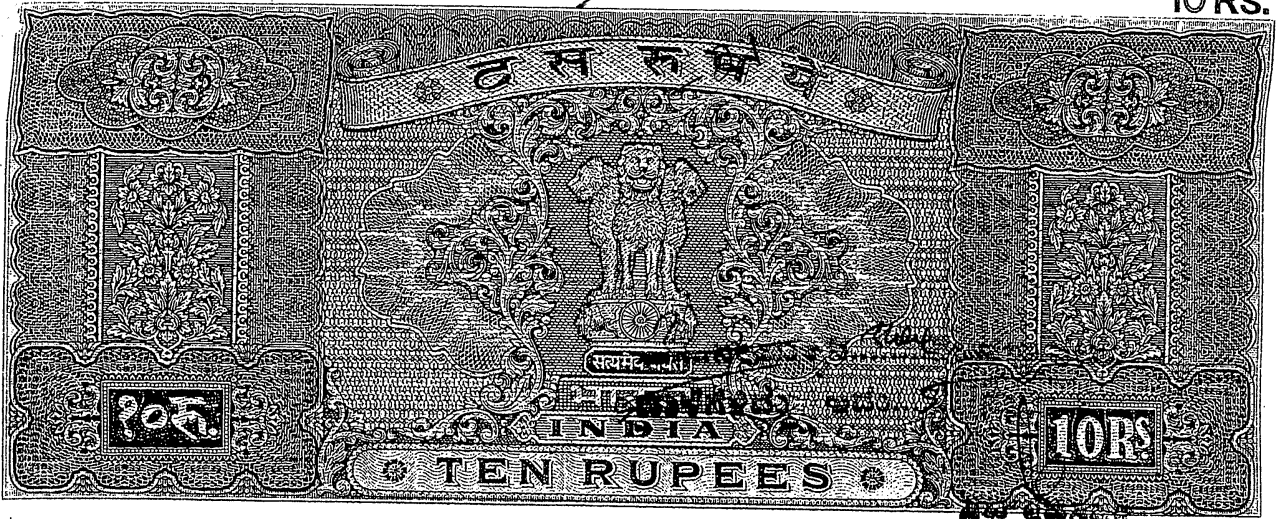


-19-
No. 11405 Date 16/12/93 Rs. 10/-

-20-

To
M/S. Amba...

S. V. ...
STAMP VENDOR, SHIMOGA



measuring 103'ft. x 201 ft. or metres, approximating to an area of 20,703 Sq.ft. or..... Sq.Mts. bounded in the

- North by : Plot No.N-8
- South by : Plot No.N-10
- East by : Road
- West by : Plot No.6&7

To this effect Shri S.L.GANGADHARAPPA, Managing Director of K.S.S.I.D.C. LIMITED has executed these presents for and on behalf of the Vendor by virtue of the powers conferred on him under Notification of the Govt. of Karnataka No.LAW 8 LGN 70 dated 30th MARCH, 1970.

WITNESSES:

- 1 ~~A~~ (CARUN)
- 2 ~~R~~ (DUSHYANTHA)

[Signature]
VENDOR.
Managing Director,
K.S.S.I.D.C. Ltd.,
BANGALORE - 560 044.

WITNESSES:

- 1 ~~A~~ B.C. NANJONDA SETTY
Soc. Sec. Officer (Rural) -
C-15- Bangalore
- 2 ~~M~~

[Signature]
(B.R. MANJUNATH)

[Signature]
(B.R. RAJKUMAR)

[Signature]
(M. VENKATAPPA)
599, Durgam
SHIMOLU

[Signature]

