

2198

24.95

1107/95

SEVEN

5000Rs.

This document consists of

2198

of Book



HUD

SALE DEED

sale
206709.00

DEED OF SALE Executed at Bangalore this Sixth day of June One Thousand Nine Hundred and Ninety Four

4140.00
2
2
14
2
4160

by THE KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD hereinafter called the First Party which term wherever it occurs in these presents shall mean and include its successors in interest and assigns TO AND IN FAVOUR OF M/S. MANIKYA PLASTICHEM PRIVATE LIMITED, PLOT NO.5, BELAVADI INDUSTRIAL AREA, HUNSUR ROAD, MYSORE - 571 186 represented by Sri Chetan D. Kotian - Managing Director hereinafter called the Second Party which term wherever it occurs in these presents shall mean and include his/her/its/their heirs, executors, administrators, legal representatives, successors and assigns.

S. A. Shukla
EXECUTIVE MEMBER

(1)

....2

For MANIKYA PLASTICHEM PVT. LTD.

C. D. Kotian
C. D. KOTIAN
Managing Director

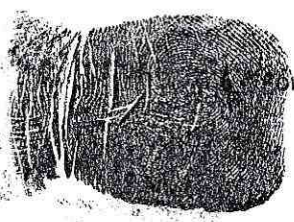
685
94.91

Presented to the Managing Director
Manikya Plastics
Chem Pvt Ltd Mysore
Certified that the best possible sheets have
been issued to meet up the required total value of
Rs 1000/- Paper value Rs 1000/-

Presented in the office of the Sub Registrar
Mysore North Between the Hours of 12:15 PM
29/6/94 By C.D. Kotian

Office of KESHAVA MURTHY
District Treasury Vendor
District Treasury
MYSORE
4 MAY 1994

Rs 16/- Sixteen only
SUB-REGISTRAR
Mysore North
24/1/95

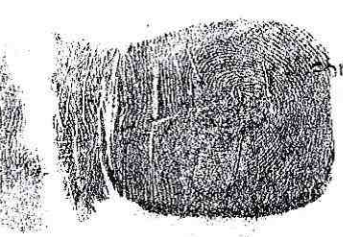


MANIKYA PLASTICHEM PVT. LTD.
C. D. KOTIAN
Managing Director

Received fee for
Registration
Copy
Total 4140

Senior Sub-Registrar Mysore North, Mysore

Execution Admitted by



MANIKYA PLASTICHEM PVT. LTD., Postage
C. D. KOTIAN
Managing Director

Total 4160

State custody fees

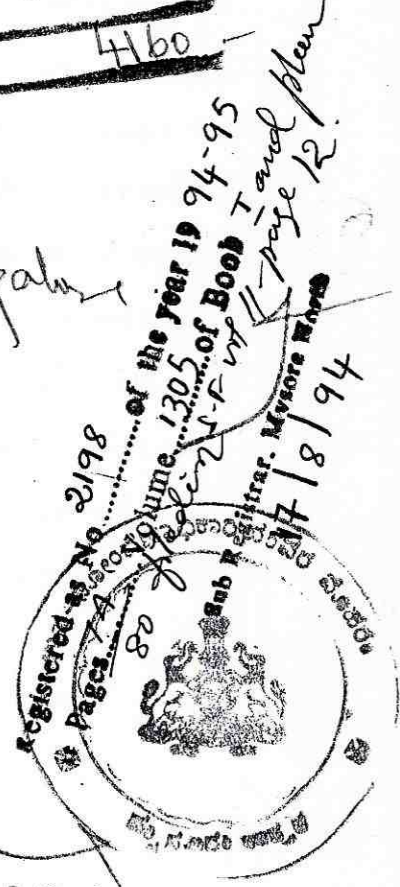
I am satisfied myself as to the execution of
this deed by Executive Member,
who is exempted from Personal appearance
under Section 88(1) of the Indian Regn. Act
1908.

W. E. D. B. Bangalore

Senior Sub-Registrar
Mysore North, Mysore

Identified by

(R. S. Shetty)
Door no. 235
Sayaji Rao Road
Mysore-1



Senior Sub-Registrar
Mysore North, Mysore

kept pending. 29/6/94
Not admitted by Regn on 17/8/94

29 JUN 1994



- 2 -

WHEREAS by an agreement dated the Seventh day of October One Thousand Nine Hundred and Eighty and made between the First Party of the one part and the Second Party of the other part, the First Party agreed to sell to the Second Party upon the performance and observance by the Second Party of the obligations and conditions contained in the said Agreement and the Second Party agreed to purchase, all that piece of land and premises known as Plot No.5 of Belavadi Industrial Area situated in Sy.No.40/1, 2A,2B & 40/3 of Belavadi Village, Yelawala Hobli, Mysore Taluk, Mysore District containing by admeasurement 20403.00 sq. mtrs or thereabouts and more fully described in the 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 standing and being thereon AND TOGETHER with all rights, easements, privileges, advantages and appurtenances whatsoever pertaining to the said property EXCEPT AND RESERVING UNTO THE FIRST PARTY all mines and minerals in and under the said land or any part thereof.

[Signature]
EXECUTIVE MEMBER

.....3
For MANIKYA PLASTICHEM PVT. LTD.,
[Signature]
C. D. FOTIAN
Managing Director

50.000

1.000

686

44.91

issued to Sri... *Managing Director Marikya*
In continuation of SL No. *685* *PLATE NO PV 1114*
Total Value of Rs. *5000.00* value Rs. *5000.00*

[Signature]
Ex. Officer Stamp Vender and
Treasurer Dist Treasury Mysore

04 MAY 1994



- 3 -

WHEREAS the Second Party has fulfilled all the obligations and conditions of the said Agreement to the satisfaction of the First Party.

WHEREAS the plot of land bearing No.5 of Belavadi Industrial Area at Belavadi village more fully described in the Schedule hereunderwritten belongs absolutely to the First Party and that the said property is subject to mortgage by the Second Party in favour of Karnataka State Financial Corporation under the permission granted by the First Party in letter No.IADB/2215/3953/80-81 dated 7-10-1980 in pursuance of the agreement dated 7-10-1980.

C. D. Kotian

WHEREAS on such representations, the First Party have offered to sell and convey the Schedule mentioned property to the Second Party for a sum of Rs.2,06,709.00 (RUPEES TWO LAKHS SIX THOUSAND SEVEN HUNDRED AND NINE ONLY) with encumbrance and WHEREAS the Second Party has agreed to purchase the said property for the said sum of Rs.2,06,709.00 (RUPEES TWO LAKHS SIX THOUSAND SEVEN HUNDRED AND NINE ONLY) with encumbrance.

②

B. A. Bhaskar
EXECUTIVE MEMBER

For MANIKYA PLASTICHEM PVT. LTD.,

C. D. Kotian
C. D. KOTIAN
Managing Director

687
94.95

issued to Sri. M. D. Manikya plastics chemi,
In continuation of S. No. 655
Total Value 27000/- per value Rs. 1000.00
PUT Ltd
Ayerlo

MB
Ex. Officio Stamp Vender and
Treasurer Dist Treasury Mysore.

04 MAY 1994



- 4 -

WHEREAS the sum of Rs.1,36,505.00 (RUPEES ONE LAKH THIRTY SIX THOUSAND FIVE HUNDRED AND FIVE ONLY) paid by the Second Party to the First Party as initial deposit/occupancy price/premium, the sum of Rs.1,390.00 (RUPEES ONE THOUSAND THREE HUNDRED AND NINETY ONLY) paid as rent by the Second Party to the First Party and a sum of Rs.68,814.00 (RUPEES SIXTY EIGHT THOUSAND EIGHT HUNDRED FOURTEEN ONLY) paid towards the difference in cost by the Second Party to the First Party is adjusted towards the value of the property.

NOW THIS DEED OF SALE WITNESSETH that in consideration of the sum of Rs.2,06,709.00 (RUPEES TWO LAKH SIX THOUSAND SEVEN HUNDRED AND NINE ONLY) paid in the aforesaid manner by the Second Party to the First Party, the First Party do hereby acknowledge and admit and release the Second Party therefrom and the First Party do hereby convey, transfer and assign unto the Second Party by way of absolute sale, all that piece and parcel of land together with the superstructures thereon constructed by the Second Party in Plot No.5 in Sy.No.40/1, 2A, 2B & 40/3 Belavadi Village, Yelawala Hobli,

(A)

S. A. L...
EXECUTIVE MEMBER

For MANIKYA PLASTICHEM PVT. LTD.5

C. D. Kotian
C. D. KOTIAN
 Managing Director

bff
949

Issued to Sri M. D. Namikya plastics Chem
In continuation of 6.5 put LHD
Total Value of 25000/- per value Rs. 100/-

[Signature]
Ex. Officio Stamp tender and
Treasurer Dist Treasury Mysore.

04 MAY 1994



- 5 -

Mysore Taluk, Mysore District measuring about 20403.00 Sq.mtrs and more particularly described in the Schedule hereto, together with trees, hedges, water, water courses, and all the easements, privileges, advantages and appurtenances whatsoever pertaining to the said property and all the estate right, title and interest of the First Party in and upon the same or any part thereof To Have and To Hold the same unto the Second Party absolutely and forever and the Second Party shall and may at all times hereafter peaceably and quietly possess and enjoy the Schedule mentioned property without any lawful eviction, interruption, claim or demand whatsoever from or by the First Party or anyone claiming from under or in trust for the First Party.

The Second Party shall pay to the First Party the Cess at any such rates as may be prescribed by the First Party from time to time for the maintenance of the Belavadi Industrial Area.

IN WITNESS WHEREOF THE KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD hath caused the Executive Member, the Karnataka Industrial Areas Development Board to set his hand and affix the official seal hereto on their behalf and the purchaser hath set his hand and seal thereto the day and year first above written.

For MANIKYA PLASTICHEM PVT. LTD.
C. D. KOTTAN
Managing Director

[Signature]
EXECUTIVE MEMBER

5

issued to Sri M. D. Munikya plastic Chem
In continuation of 685
Total Value of 25000 per value Rs. 1000 DVT KTD Mysore

689
96 95

Ex. Officio Stamp Vendor and
Treasurer Dist Treasury Mysore.

04 MAY 1994



- 6 -

SCHEDULE

(Description of land)

All that piece of land known as Plot No.5 in Belavadi Industrial Area, situated in Sy.No.40/1,2A, 2B & 40/3 of Belavadi village, Yelawala Hobli, Mysore Taluk, Mysore District containing by admeasurement 20403.00 sq. mtrs or thereabouts and bounded as follows, that is to say:

On or towards the North by: KIADB 60' Road
On or towards the South by: Private Lands
On or towards the East by: Service Road to Pump House
On or towards the West by : Plot No.6

SIGNED SEALED AND DELIVERED

The Karnataka Industrial Areas Development Board

The Executive Member,

[Signature]
Executive Member

Karnataka Industrial Areas Development Board, Bangalore..

For MANIKYA PLASTICHEM PVT. LTD.,

[Signature]
C. D. KOTIAN
Managing Director

...7

690
96.9

issued to Sr. M. D. - Munikya plastics Pvt Ltd ^{Chenn}
In continuation of 68 ⁶⁸
Total Value of 27000 per value Rs. 1000.00 ^{Dyler}

M. D.
Ex. Office Stamp Vendor and
Treasurer Dist Treasury Mysore.

0. 4 MAY 1994

VII

2198 1000Rs.



- 7 -

in the presence of Sri.B.R.Umakant

1. *S. Nagaraj*
S. Nagaraj
 Law Officer
 Karnataka Industrial Areas Development Board
 BANGALORE

The Karnataka Industrial Areas Development Board
[Signature]
 Executive Member

2. *[Signature]*
 Karnataka Industrial Areas
 Development Board, (K.I.A.D.B.)

SIGNED SEALED AND DELIVERED
 by the above named Purchaser

For MANIKYA PLASTICHEM PVT. LTD.,
[Signature]
 C. D. KOTIAN
 Managing Director

Sri. CHETAN D. KOTIAN
 Managing Director
 Manikya Plastichem Pvt Ltd., Mysore,

in the presence of
 1. T. N. GANGESH RAM
 '1154' 'E' BLOK
 18th MAIN, J-P-NAGAR
 MYSORE

T.N. S.

2. Dr. G.S. THAMMAIAH
 NO 2362 'Anaya'
 11/2 main II stage
 Vijayanagar. Mysore - 17

[Signature]

691
94.95

issued to Sri. M. D. Manikya Prasad's chow
in continuation of S. No. 685
Total Value of 27000 per value Rs. 1000.00 PWD & Supt

Ex. Officio Stamp AO and
Treasurer Dist Treasury Mysore.

04 MAY 1994

2067

100Rs.



MANIKYA PLASTICHEM PVT. LTD.
RECONVEYANCE DEED

THIS DEED OF RECONVEYANCE is made, and executed on this ^{23rd} day of July one thousand nine hundred ninety six by the KARNATAKA STATE FINANCIAL CORPORATION, a body corporate established under the State Financial Corporations Act, 1951, and having its Head Office at No.1/1, Thimmaiah Road, Bangalore - 560 052, hereinafter called the 'Corporation' in favour of M/s MANIKYAPLASTICHEM (P) LTD., Plot No.5, Belavadi Industrial Area, Hunsur Road, Mysore - 571 106 represented by its Managing Director Sri.C.D.Kotian (hereinafter called the 'SECOND PARTY') which term wherever the context so applies shall mean and include their legal representatives and assigns:

Blagdes

Blagdes
for Karnataka State Financial Corporation

Manager-Law



ನಂ. 629 100
ಹೆಸರು Manikya Plasticchem Pvt. Ltd.
ದಿನಾಂಕ 13/8/96

ಚೆನ್ನ ಸೇನಾಪತಿ.

ಬಿ. ಕ್ಯಾನ್ ಸ್ಟ್ಯಾಂಪ್ ನಂ. SVL. 70/89-90,
ನಂ. 82, 3rd ಕ್ರಾಸ್, ಕೆ.ಜಿ. ನಗರ,
ಬೆಂಗಳೂರು - 560 019.

Presented in the office of the Sr. Sub Registrar
Mysore North between the hours of 11-15
on 23/8/96 by C.D. Kotian

Received fee for	Rs.	P.
Registration Fee	30=00	
Copying Fee (Folios)	2=00	
Copying Endorsement	2=00	
Miscellaneous Fee	14=00	
under section		
Postage	2=00	
compiling		
filig.		
Total	50=00	

For MANIKYA PLASTICHEM PVT. LTD.

C.D. Kotian
(C.D. KOTIAN)
Managing Director

Execution Admitted by

[Signature]
Senior Sub-Registrar
Mysore North, Mysore

I am satisfied myself as to the execution of
this deed by For. K. Srinivas Kumar S. F. Loop.
who is exempted from Personal appearance
under Section 88(1) of the Indian Regn. Act
1908.

[Signature]
Senior Sub-Registrar
Mysore North, Mysore

Identified by

J. N. S. R.
[T. N. GANESH RAM]
No 686, 11th main
3rd cross, E R was
J. P. Nagar, Mysore.

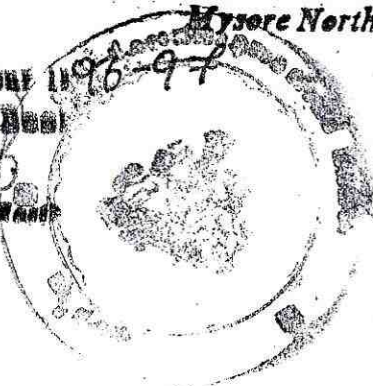
[Signature]
Senior Sub-Registrar
Mysore North, Mysore

Registered as No. 2047 of the year 1996-97
4 Pages 207 Volume 1503 of Book

208

Sub Registrar, Mysore North

23/8/96



2nd
Book of Document No. 2017
Book No. 1

WHEREAS the property described in the Schedule hereunder was Mortgaged by the Second party to the corporation under Mortgage Deed dt:5.9.81 and registered as No. 429 in Book I, Volume 644 at pages 132-151 on 7.9.81 in the Office of the Sub-Registrar, Mysore Taluk as security for the loan of Rs. 3,00,000.00 advanced by the Corporation to the Second Party for setting up of their industrial concern by name M/s. MANIKYA PLASTICHEM (P) LTD.

WHEREAS: the Second Party has repaid the entire principal and interest due to the Corporation under the said Mortgage Deed and has requested the Corporation to reconvey the property described in the schedule herein from the charge created under the said Mortgage Deed.

WHEREAS: the Corporation has agreed to discharge the said property from the charges created under the said deed of mortgage.

NOW THIS DEED WITNESSETH

In pursuance of the repayment of the entire loan amount covered under the mortgage deed dated 5.9.81 due to the Corporation by the Second Party, the Corporation hereby discharge from all claims of the Corporation under the said Mortgage Deed dated 5.9.81.

For Karnataka State Financial Corporation
[Signature]
Manager-Law

SCHEDULE

Leasehold rights of the second party in Plot No.5, Sy. No.40/1, 40/2A, 40/2B, and 40/3 in the industrial area within the village limits of Belavadi, Yelawala Hobli, Mysore Taluk, Mysore District containing by admeasurement 2 hectares 403 sq mts, bounded on the :

East : Service road to pump house,
west : Plot No.6,
North : KIADB 60 feet road
South : Private lands.

together with buildings constructed thereon maturing into ownership in terms of the indenture of lease cum sale dated 7.10.53.

IN WITNESS WHEREOF THE AUTHORISED OFFICER of the said Karnataka State Financial Corporation has signed this deed on the day, month and year first above written.

for KARNATAKA STATE FINANCIAL CORPORATION

R. S. Hegde
(R. S. HEGDE)
KARNATAKA STATE FINANCIAL CORPORATION
AUTHORISED OFFICER.

Manager-Law

Witnesses:

① Ramakrishna Sagar.
(RAMAKRISHNA SAGAR)
KSEFC, Ho, Bangalore.

② Sathish,
(SATHISH)
NO. 395, 13th Cross,
Shasthinagar,
B'lore - 28.

2045

26.7.96

100Rs.



MANIKYARPLASTICHEM (P) LTD.

RECONVEYANCE DEED

THIS DEED OF RECONVEYANCE was made and executed on this 23rd day of July one thousand nine hundred ninety six by the KARNATAKA STATE FINANCIAL CORPORATION, a body corporate established under the State Financial Corporations Act, 1951, and having its Head Office at No.1/1, Thimmaiah Road, Bangalore - 560 052, hereinafter called the 'Corporation' in favour of M/s MANIKYARPLASTICHEM (P) LTD., Plot No.5, Belavadi Industrial Area, Hunsur Road, Mysore - 571 186 represented by its Managing Director Sri.C.D.Kotian (hereinafter called the 'SECOND PARTY') which term wherever the context so applies shall mean and include their legal representatives and

Attested

For Karnataka State Financial Corporation:

Attested
Manager-Law



ನಂ 6430 ಸಂ 100
ಹೆಸರು Manikya Plastichem Pvt. Ltd
ದಿನಾಂಕ 18-7-96

ಚನ್ನವಿರೇಗೌಡ.

ಶಾಸ್ತ್ರೀಯ ವಸತಿ ಸಂಖ್ಯೆ SVL. 70/89-90,
ನಂ. 82, 3ನೇ ಕ್ರಾಂತಿ, ಕೆ.ಜಿ. ನಗರ,
ಬೆಂಗಳೂರು - 560 019.

Presented in the office of the Sr. Sub Registrar
Mysore North between the hours of 11-00
on 22/8/96 by C.D. Kotian.

Received fee for		
Registration Fee	30	-
Copying Fee (Folio)	2	-
Copying Endorsement	2	-
Miscellaneous Fee	2	-
Comparing	14	-
Filing	2	-
Postage		
Total	50	

For MANIKYA PLASTICHEM PVT. LTD.

C.D. Kotian
(C.D. KOTIAN)
Managing Director

Execution Admitted by

[Signature]
Senior Sub-Registrar
Mysore North, Mysore

I am satisfied myself as to the execution of
this deed by Mangal K S F C. Bangalore.
who is exempted from Personal appearance
under Section 88(1) of the Indian Act, 1908.

[Signature]
Senior Sub-Registrar
Mysore North, Mysore

Identified by J.N.S.C

T.N. HANESH RAO
No 686, 11a Main
3rd Cross, Ekibloke
J.P. Nagar, Mysore.

Registered as No. 2045 of the year 1996-97 Senior Sub-Registrar
at Page 205 Volume 1503 of Book Mysore North, Mysore
206



[Signature] 23/8/96
Senior Sub-Registrar
Mysore North, Mysore



...2..

06. Letter dtd:07.10.1980 issued by KIADB.

07. Approved building plan.

8. *Groundwater - Urban ceiling act*

Please acknowledge the receipt of the above documents.

Thanking You,

Yours faithfully

(C G RAMAMOCHAN)

ASST. GEN. MANAGER (L-R) I/c.

cc to: M/s Manikya Plastichem Pvt Ltd.
Plot No.5
Belwadi Industrial Area
Hosur Road
MYSORE-571 186

5.11.99

Mysore Br

*From IFB
Bangalore*

To Br. Mysore

*The Above documents are enclosed
here with. Kindly Acknowledge*

from MYSORE Branch

*To Manager
IFB, Bangalore
dtd - 08-11-1998*

*We confirm having received in the above cited documents
sent by you on behalf of Manikya Plastichem (Pvt) Ltd., received
from KSTFC*

Branch Manager

WHEREAS the property described in the Schedule hereunder was mortgaged by the Second party to the Corporation under Mortgage Deed dt:13.11.80 and registered as No. 983 in Book I, Volume 621 at pages 12 on 14.11.80 in the Office of the Sub-Registrar, Mysore Taluk as security for the loan of Rs. 11,10,000/- advanced by the Corporation to the Second Party for setting up of their industrial concern by name M/s. MANIKYA PLASTICHEM (P) LTD.

WHEREAS: the Second Party has repaid the entire principal and interest due to the Corporation under the said Mortgage Deed and has requested the Corporation to reconvey the property described in the schedule herein from the charge created under the said Mortgage Deed

WHEREAS: the Corporation has agreed to discharge the said property from the charges created under the said deed of mortgage.

NOW THIS DEED WITNESSETH

In pursuance of the repayment of the entire loan amount covered under the mortgage deed dated 13.11.80 due to the Corporation by the Second Party, the Corporation hereby discharge from all claims of the Corporation under the said Mortgage Deed dated 13.11.80.

For Karnataka State Financial Corporation
[Signature]
Manager-Law

[Faint handwritten notes and a large bracket on the right side of the page]

SCHEDULE

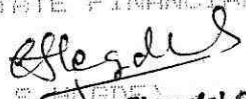
Leasehold rights of the second party in Plot No.5, Sy. No.40/1, 40/2A, 40/2B, and 40/3 in the industrial area within the village limits of Belavadi, Yelawala Hobli, Mysore Taluk, Mysore District containing by admeasurement 2 hectares 403 sq. mts, bounded on the :

East : Service road to pump house,
west : Plot No.6,
North : KIADB 60 feet road
South : Private lands.

together with buildings constructed thereon maturing into ownership in terms of the indenture of lease cum sale dated 7.10.80.

IN WITNESS WHEREOF THE AUTHORISED OFFICER of the said Karnataka State Financial Corporation has signed this deed on the day, month and year first above written.

for KARNATAKA STATE FINANCIAL CORPORATION


(G. S. JEDY)
For Karnataka State Financial Corporation
AUTHORIZED OFFICER.

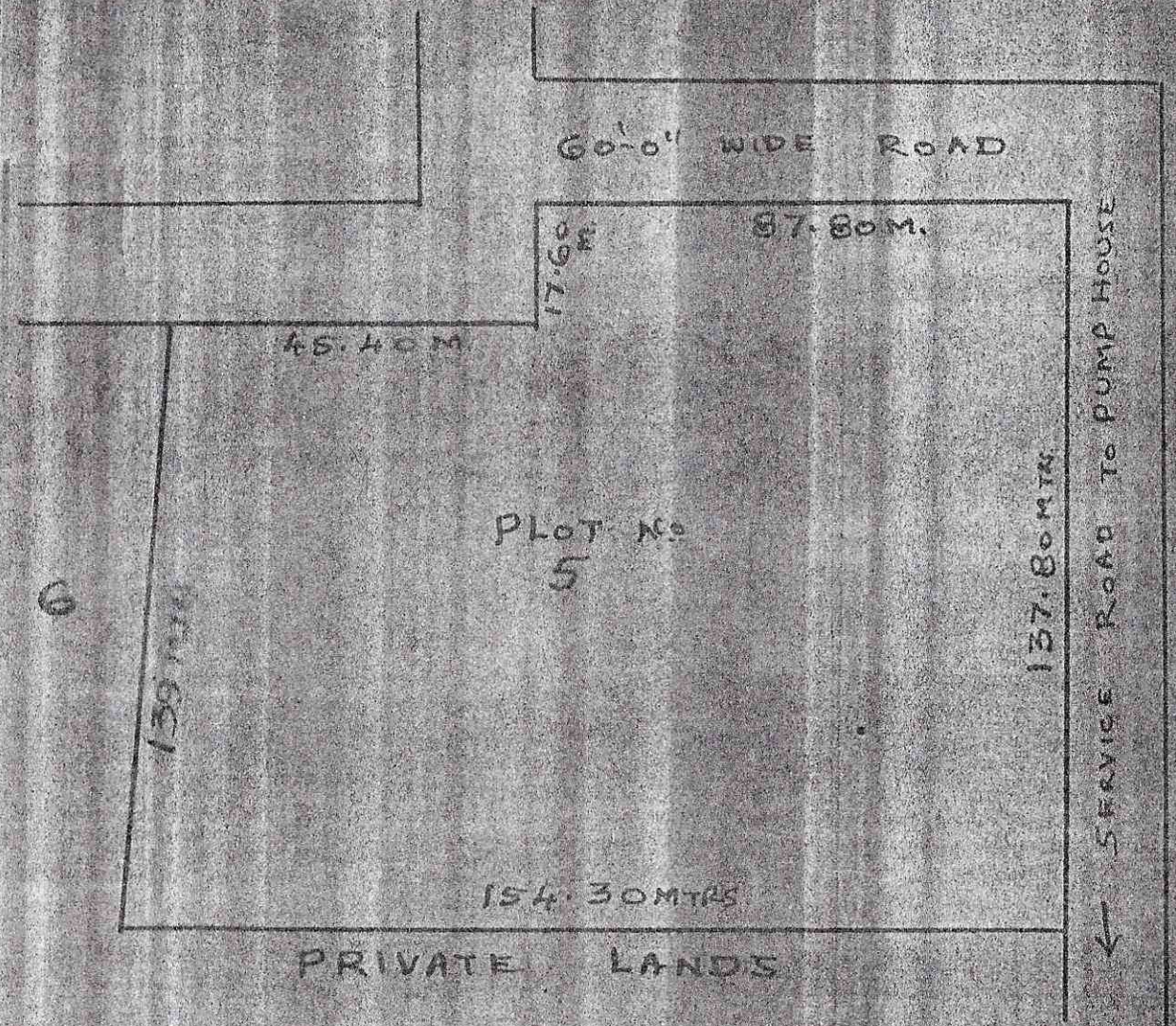
Manager-1003

witnesses:

① Ramakrishna Sagar.
(RAMAKRISHNA SAGAR)
KSFCC, 40, B'lore.

② Sathish
(SATHISH)
NO: 395, 13th Cross,
Chaythiragal,
B'lore-28.

SKETCH SHOWING THE PLOT No 5 AT
BELAWADY INDUSTRIAL AREA, IN SY NOS
40/1, 40/2A, 40/2B, 40/3 OF BELAWADY VILLAGE
YALANALA HOBLI, MYSORE TALUK.



FOR HANOVER P.L.A. (INDIA) PVT. LTD.

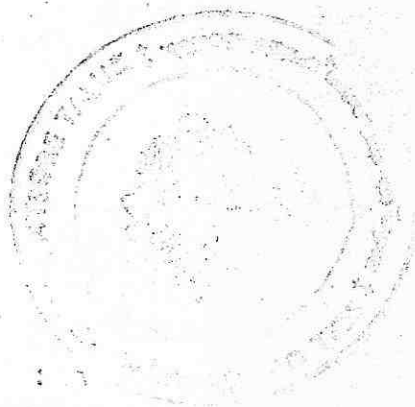
[Signature]

CHAIRMAN & MANAGING DIRECTOR

The Karnataka Industrial Areas Development Board

[Signature]
Executive Member

presented along with the documents
no 842 of Book I with plan filed in P.F.
Vol 9 page 40



[Signature]
16.10.80
Sub-Registrar