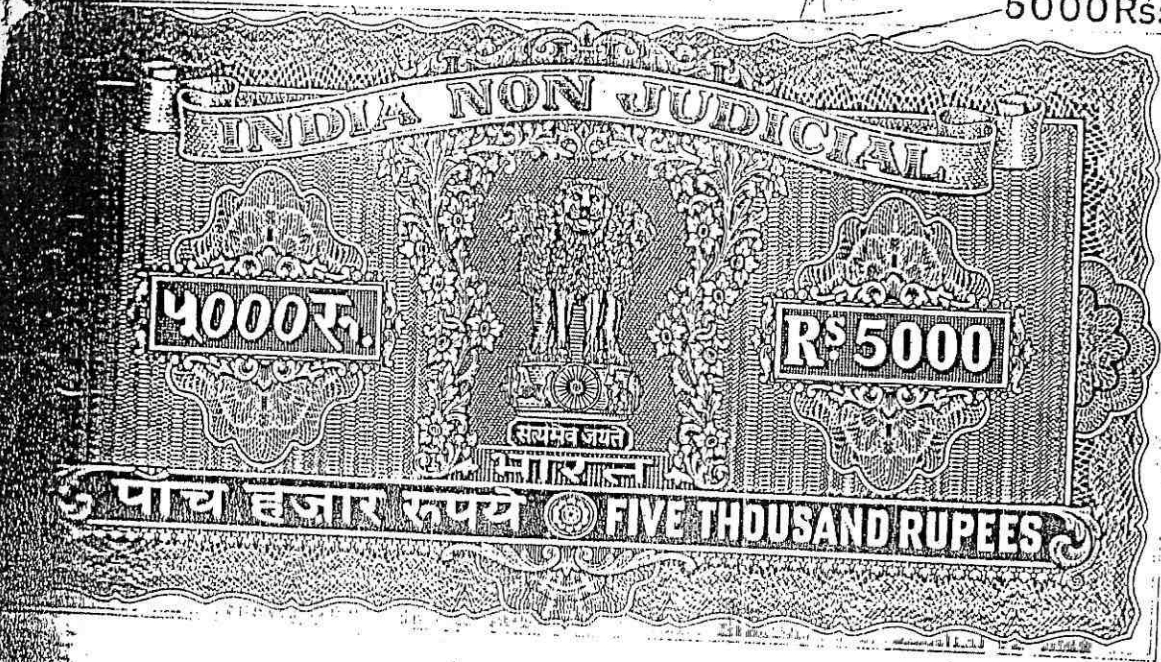


H1 1123

5000Rs.



SALE DEED OF IMMOVEABLE PROPERTY HELD ON WARG RIGHT
 FOR Rs. 6,72,000/- (RUPEES SIX LAKHS SEVENTYTWO THOU-
 SAND ONLY)

Hosabettu

THIS SALE DEED made on the 15th day of FEBRUARY,
 1995, at Mangalore, between:

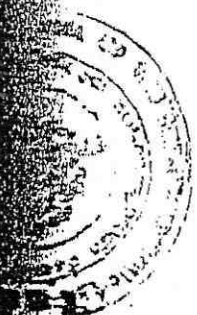
M/S. KARNATAKA FOOD PACKERS, a Partnership
 Firm having its Office at Hosabettu, Kulai,
 Mangalore Taluk, D.K. District, represented by
 its working partner:-

SRI. CHANDRAKANTH T. PAI, s/o. Thimmappa Pai
 aged about 47 years, residing at "RAHUL"
 Lejai, Kavour Road, Mangalore-575004
 (Hereinafter called the 'VENDOR') of the one part;

AND

M/S. MURUDESHWAR FOODS & EXPORTS LIMITED -

Limited Company registered under the Companies
 Act, 1956, having its office at Kustarkod, Honnavar, Uttarkannada
 represented by its whole-time Director -



1995-1123

For KARNATAKA FOOD PACKERS

VENDOR Partner

[Signature]
 PURCHASER



1123

SRI.SRINIVAS RAMAKANTH NAIK,

son of Late R.R.NAIK, aged about 37 years,
residing at Kodkand Mirzan, North Kanara

(Hereinafter called the 'PURCHASER') of the other part.

The expressions 'VENDOR' and 'PURCHASER'
used in this Deed shall mean and include their
respective legal heirs, legal representatives,
assignees, successors, administrators and agents.

WHEREAS the VENDOR purchased the immoveable
properties with building, morefully described in
the schedule herebelow (hereinafter referred to
as the schedule property) as per the Sale Certi-
ficate issued in pursuance of the order in I.A.
No.2 in O.3.No.134/75 passed by the Learned I Addl.
Civil Judge on 23.9.1978. Eversince then, the
Vendor have been enjoying the same by carrying on the
trade and business under the name and
style-M/S KARNATAKA FOOD PACKERS, Hosabettu.

AND WHEREAS the VENDOR entered into an Agree-
ment of Sale with the PURCHASER for the sale of
all its trade and business and other assets and
goodwill of the said trade and business in entirety
as a going concern together with all book debts
upon terms and conditions mentioned in the said
Agreement.

AND WHEREAS to reduce the margin of their
liability, the VENDOR had decided to dispose of
the schedule property to the PURCHASER for a
reasonable market value of Rs.6,72,000/-

VENDOR
SRI S. RAMAKANTH NAIK

PURCHASER



Food
Export
Hosapet
6720
Karnataka
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have
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AD
LUB
31.12.1975
of Dec

129

Note: Doel NO 4123 / 94.95 assigned
On: 6.3.95

Subhawa

6.3.95
Sub-Registrar
BANGALORE TALES

Registered as No. P.3166/4123 of the
Year 1994-95 at Page: 285-294
Volume 202 of Book 1
Date: 31.3.1995 Sub Registrar



(Rupees Six Lakhs Seventy two Thousand only)

After mutual discussions, it is agreed to reduce the terms and conditions of the sale into writing and NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

In pursuance of the said Agreement and in consideration of the PURCHASER having paid the liability of the VENDOR TO The extent of Rs.6,72,000/- (Rupees Six Lakhs Seventy two thousand only) to the various parties and banks (the VENDOR do hereby confirm, admit and acknowledge the said payment) the VENDOR do hereby convey, transfer, grant, sell, assign and dispose of all their right title and interest in respect of the schedule property absolutely and for ever in favour of the PURCHASER. The PURCHASER, therefore, by virtue of this deed, shall and may at all times hereafter, peaceably and quietly possess, enjoy and deal with the schedule property which delivered today in any manner they please and as the absolute owners thereof by changing the Khata and paying the revenue and taxes to the concerned authorities without any let or hindrance or interruption of whatsoever nature from the VENDOR or any persons claiming through purporting to act under them.

The VENDOR hereby declare that as they have fully and completely divested themselves of the schedule property and vested the same in the PURCHASER, the VENDOR shall have henceforth no right, title or interest whatever therein



VENDOR
K. S. Srinivas
13/11/2013

PURCHASER



3. The VENDOR shall hereby covenant with the PURCHASER that they will always be ready to do all acts, deeds and things and at the request and cost of the PURCHASER execute any document or instrument which may reasonably be necessary or required for more fully confirming and perfecting the title of the PURCHASER in respect of the schedule property.

4. The VENDOR assure the PURCHASER that the schedule property is free from all encumbrances, such as mortgage, lien, charges, court-sale, injunction, attachment, etc.

SCHEDULE

(Description of the Property)

Non-agriculatural immoveable property situated in 51, Hosabettu village of Mangalore Taluk, D.K. withir the registration sub district of Mangalore Taluk and comprised in :-

Item No.	S.No.	Extent A-C	which portion
1	23/9A1A	0-89	Western
2	23/1A12	0-07	Western
Total		0-96	

consisting of a factory building, bearing D.No.3-28 of Hosabettu with a overhead Water Tank and all other easementary rights of way and water appurtenant thereto. This property is shown in YELLOW colour in the annexed plan. This property is situated 1.5 K.M. away from the main road

KARNATAKA FOOD PACKERS

[Signature]

[Signature]

...5



by the sea shore. Though the actual value of the said
land and building is Rs.6,72,000/- only for the purpose
of Stamp Duty, it is valued at Rs.9,00,000/-.

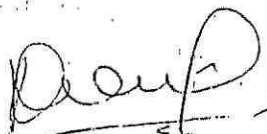
FURTHER PARTICULARS UNDER RULE 19 OF THE KARNATAKA
STAMP RULES

1. Survey Number, extent & boundary : As stated above
2. Floorwise plinth area : Ground floor only
1000 sq.ft. Old and dilapidated.
3. Roofed area : 1000 Sq.ft.
4. Amenities : Electricity only.
5. Materials used : Laterite stone wall with tiled roof.
6. Year of construction : 1967.

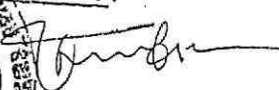
IN WITNESS WHEREOF, the VENDOR AND THE PURCHASER
have signed on the day, month and year first written
above at Mangalore.

KARNATAKA FOOD PACKERS


VENDOR


PURCHASER

WITNESSES:

 S. K. ULLAL, Admnstr., Mangalore
8/11 St. Sakubai - Subbar
Mangalore

Drafted by: S. K. P. Vittal Rao
Advocate
Mangalore - 3

P. 31. 4. 5. 4125

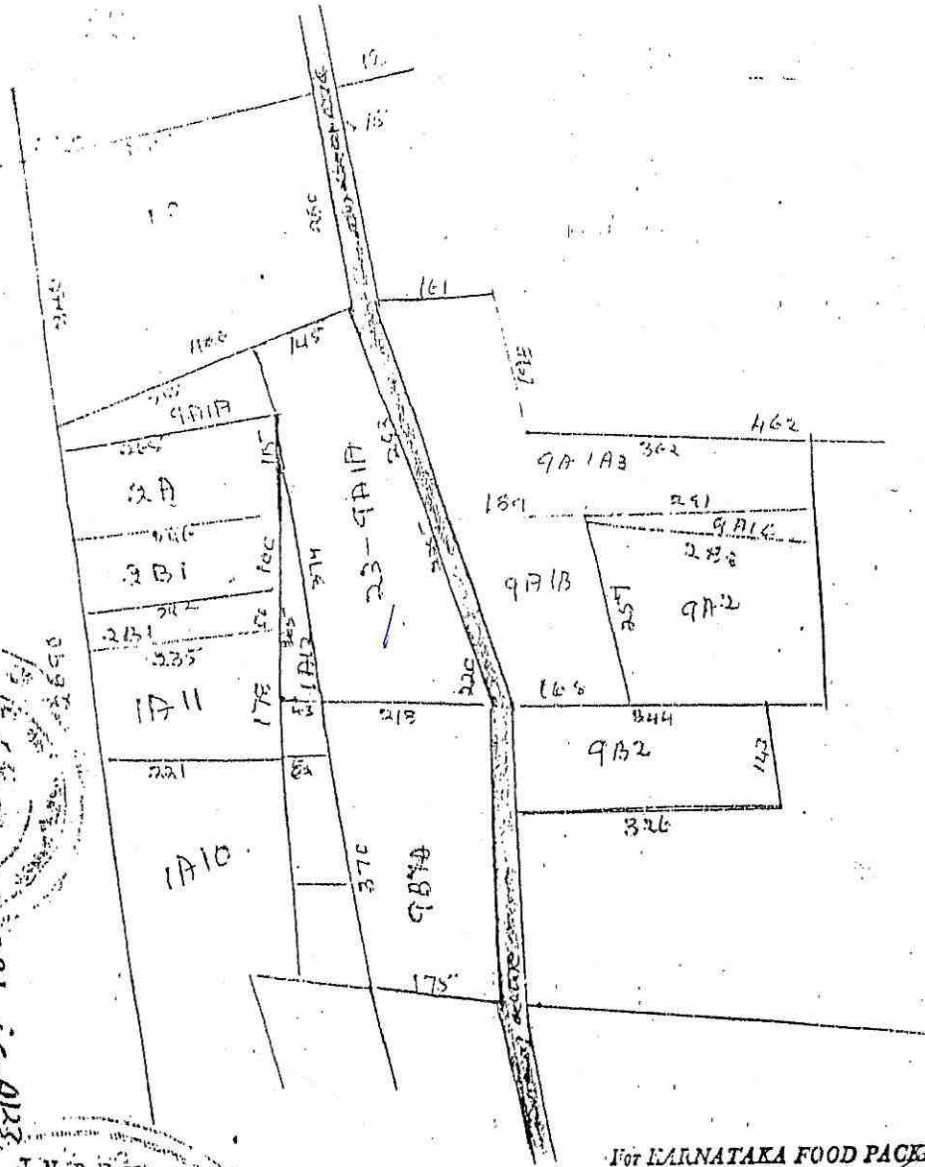


DAKSHINA KANNADA DISTRICT
Mangalore taluk.

FIELD No. 23.

No. 51 : HOSABETTU VILLAGE

Scale: 1/2" = One Chain.



INDEX

Extent	Portion	Remarks
0 89	Western	
0 07	Western	
0 96		

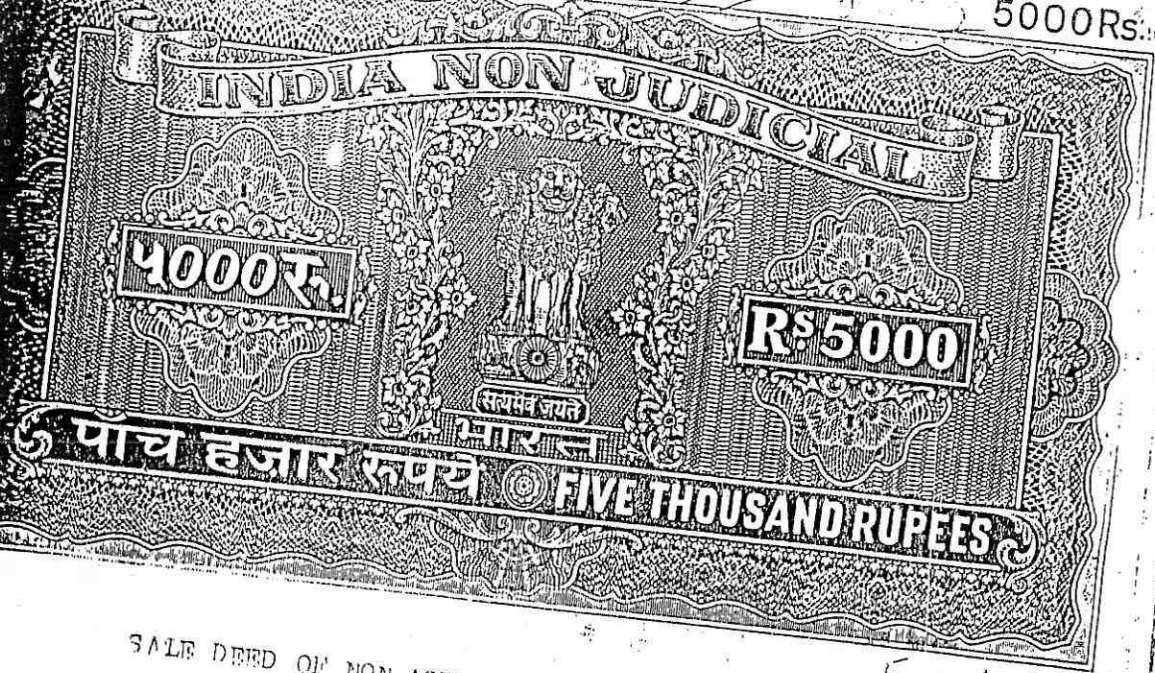
For KARNATAKA FOOD PACKERS



VENDOR



5000Rs.



Ex: A-168

SALE DEED OF NON-AGRICULTURAL IMMOVABLE HOUSE-SITE
PROPERTIES HELD ON WANG RIGHT FOR Rs.95,000/-
(RUPEES NINETYFIVE THOUSAND ONLY)

THIS SALE DEED is made on the (6th) day of
FEBRUARY, 1995, at Mangalore, between:
M/S. KARNATAKA FOOD PACKERS - a Partnership
Firm having its Office at Hosabettu, Kulai, Mangalore
Taluk, D.K. District, represented by its working
partner -

'SRI. CHANDRAMATH T. PAI,
son of Thimmappa Pai, aged about 47 years,
residing at 'RAHUL', Bejai-Kavoor Road,
Mangalore-575004

(Hereinafter called the 'VENDOR') of the one part;
AND

M/S. MURUDESHWAR FOODS & EXPORTS LIMITED - a limited
Company registered under the Companies Act, 1956, having
KARNATAKA FOOD PACKERS

VENDOR/Partner

[Signature]
PURCHASER

..2

336 THE SUB-REGIS...



[Signature]
PURCHASER

No. 1437 Value Rs. 17300/-
 Sold to Shri S. R. Nayal Funds & Sptd
 Mangalore
 Date 16-2-1995

District Court Stamp Vendor

Presented at 3:30 PM
 on 16-2-1995 in the
 Office of the Sub-Registrar of
 Mangalore Taluk with fees
 paid as follows:

1. Registration	- 3420/-
2. Copying	- 24/-
3. Endorsement	- 2/-
4. Miscellaneous	- 20/-
5. Mutation	- 4/-
Total	3470/-


Certified that a sum of Rupees 17300/-
 being the Deficit/Proport Karnataka
 Stamp Paper Duty has been remitted
 to State Bank of Sondur Nayal
 under challan No. A Dated 16-2-95
 by Shri S. R. Nayal Residing at Kodkan

M/S Murchishwara
 Funds & Sptd. by
 S.R. Nayal

SOB - RE
 MANGALORE

SOB - REGISTRATION
 MANGALORE TALUK

execution and receipt of Rs. 171000/-
 being the consideration in full
 admitted by Shri S. R. Nayal



Verified

1) Shri S. R. Nayal (i.e. Shri S. R. Nayal) is a resident of Shri S. R. Nayal
 2) Shri S. R. Nayal is a resident of Shri S. R. Nayal

Date 16-2-1995



SOB - REGISTRATION
 MANGALORE TALUK

SOB - REGISTRATION
 MANGALORE TALUK

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its office at Kasarkod, Honnavar, Uttar Kannada District, represented by its whole time Director Sri SRINIVAS RAMAKANTH NAIK son of Late R.R.Naik, aged about 37 years, residing at Kodkani, Mirzan, North Kanara (Hereinafter called the 'PURCHASER') of the other part.

The expression 'VENDOR' and the 'PURCHASER' used in this Deed shall mean and include their respective legal heirs, legal representatives, assignees, successors, administrators and agents.

Whereas the Vendor are the absolute owner of immovable properties morefully described in the schedule herebelow (hereinafter called the SCHEDULE PROPERTY) by virtue of Sale Deed dated 29th November 1977 registered as Document No. 601/1977-78 and Sale Deed dated 23rd March 1978 registered as Document No. 949/1977-78 in the office of the Sub Registrar of Mangalore Taluk. Eversince then the respective purchase of the schedule properties, the Vendor have been in actual possession and using the same for the purpose of their trade and business under the name and style of M/s Karnataka Food Packers, Hosabettu.

AND WHEREAS the Vendor entered in to an Agreement of sale with the Purchaser for the sale of its trade and business and other assets and goodwill of the said trade and business in entirety as a going concern together with all book debts upon the terms and conditions mentioned in the said agreement.

AND WHEREAS to reduce the margin of their liability, the Vendor had decided to dispose of the schedule property to the Purchaser for a reasonable market value of Rs.95,000/- (Rupees Ninety five thousand only). After mutual discussions

Document No. 3817

KARNATAKA FOOD PACKERS

[Signature]
Partner



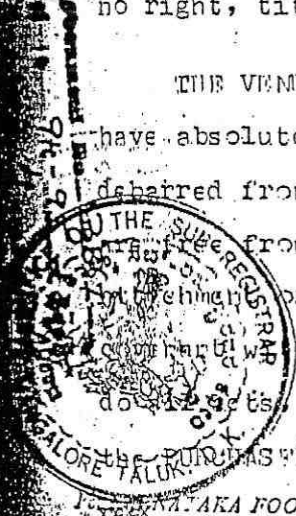
[Signature]
Purchaser

it is agreed to reduce the terms and conditions of the sale into writing and NOW, THEREFORE, THIS DEED OF SALE WITNESSTH AS FOLLOWS:-

In pursuance of the said agreement and in consideration of the Purchaser having paid the liability of the Vendor to the extent of Rs.95,000/- (Rupees Ninetyfive thousand only) to various parties on behalf of the vendor(the vendor do hereby confirm, admit and acknowledge the said payment) the VENDOR do hereby convey, transfer, grant, sell, assign and dispose of all their right, title and interest of whatsoever nature in respect of the schedule property in favour of the PURCHASER, free from all encumbrances, absolutely and forever together with the title deeds, The PURCHASER, therefore, by virtue of this Deed, shall and may at all times hereafter peaceably and quietly possess, enjoy and deal with the schedule property which are delivered to day, in any man er they please as the absolute owner thereof by changing Khata and paying revenue and muncipal taxes to the concerned authorities without let or hidrance or interruption whatever from the VENDOR or any person claiming through or purporting to act under them.

AND the VENDOR have hereby declare that they have fully and ~~xxx~~ completely divested themselves of the schedule property and vested the same in the PURCHASER and they shall have henceforth, no right, title or interest therein.

THE VENDOR further covenant with the PURCHASER that they have absolute marketable ~~title~~ title and that they are not debarred from selling the scedule property and that the same from all endumbrances such as mortgage, lien, court sale order, injuncion order etc. The VENDOR further covenant with the PURCHASER that they will always be ready to do all deeds and things and at the request and cost of the PURCHASER, execute any document or instrument which may



[Signature]
Partner



[Signature]
PURCHASER

reasonably be necessary or required for morefully confirm-
ing and perfecting the title of the PURCHASER to the
schedule property.

SCHEDULE

(Description of the Property)

Non-agricultural immoveable house site property
situated in Kulai Village (Sea-shore) Rehabili-
tation Area, II Block, within the Sub-Registration
District of Mangalore Taluk and comprised in:-

Item No.	Survey No.	Plot/Site No.	Klssam	Extent A-C
1	84/4A	33	DrySea shore	0-09
2	34/4A	35	Dry Sea shore	0-10
Total				0-19

together with all right of way, water and other
easementary rights appurtenant thereto.

These properties are situated in about 1.5 K.M. away
from the main road and is by the Sea-shore.

Though the actual value of the properties is Rs.95,000/-
only for the purpose of stamp duty tb is valued at
Rs.1,71,000/-

IN WITNESS WHEREOF, the parties to this Deed have
signed on the day, month and year first written above

at Mangalore.
ANATAKA FOOD PACKERS

VENDOR
Parties

[Signature]
PURCHASER

Witnesses:-

1. H. R. ...

[Signature]
Mangalore

2. *[Signature]*
Sri S.K.ULLAL, ADVOCATE
Mangalore.



129

Value No. 366
Paid to ...
Mangalore 15.2.1995

District Court Stamp Vendor

Presented at 3.45 PM
on 23.2.95 in the
Office of the Sub-Registrar of
Mangalore Taluk with fee
paid as follows:

14 FEB 1995

Registration	- 9000
Copying	- 200
Endorsement	- 2
Miscellaneous	- 30
Mutation	- 20
Total	9060

Certified that a sum of Rupees 53
being the ...
Stamp Paper ...
to State Bank of India
under challan No. ... Dated 23
by ... Residing at ...

Murdhewara
K. ...
23



execution and receipt of Rs. 37000
being the consideration ...
admitted by ...

37000

Murdhewara
23.2.95
MANGALORE TA



Identified by ...

S. RAJNARAYAN
25-1-67, Kanakavady Bye-Pass Rd.
Mangalore - 575002

S.K. ULLAL, ADVOCATE, MA
23.2.95



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a Limited Company registered under the Companies Act, 1956, having its Office at Kasarkod, Honnavar, Uttarkannada, represented by its whole-time Director -

SRI.SRINIVAS RAMAKANTH NAIK,
son of Late.R.R.Naik, aged about 37 years,
residing at Kodkani Mirzan, North Kanara,
(Hereinafter called the 'PURCHASER') of the
other part.

The expression 'VENDOR' and 'PURCHASER' used in this Deed shall mean and include their respective legal heirs, legal representatives, assignees, successors, administrators and agents.

WHEREAS the VENDOR purchased the immoveable properties with building morefully described in the schedule herebelow (Hereinafter referred to as the SCHEDULE PROPERTY) as per the Sale Deed dated 28.8.1982 registered as Document No.375/1982-83 in Book No.I, Volume No.482 pages 148-151 in the Office of the Sub Registrar, Mangalore Taluk. Eversince its purchase, the VENDOR have been in actual possession and using the same for the purpose of their trade and business.

AND WHEREAS the VENDOR entered into an Agreement of Sale with the PURCHASER for the sale of all their trade and business and other assets and goodwill of the said trade and business in entirety as a going concern together with all book debts upon terms and conditions mentioned in the said Agreement.

KARNATAKA FOOD PACKERS
Partners
VENDOR



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Diana
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23
2-98
REGISTRAR
LNUH TA
Document No. 375/1982-83
of Book
148-151
7/11/82

Note: Kuff Pending *Shulchana*
23-2-95

Sub-Registrar
BANGALORE TALUK

Note: Doc No: U/24/94-95 assigned
on 6.3.95 *Shulchana*
6.3.95

Sub-Registrar
BANGALORE TALUK

Registered as No. P.P.C. 6124
Year 19.94-95 at Page 295.306
Volume 1202

Date 31-3-1995 *Shulchana*
Sub-Registrar



P. 3215
U/24

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AND WHEREAS to reduce the margin of their liability, the VENDOR had decided to dispose of the schedule property to the PURCHASER for a reasonable market value of Rs.3,22,000/- (Rupees Three Lakhs Twentytwo thousand only).

After mutual discussions, it is agreed to reduce the terms and conditions of the sale into writing and NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. In pursuance of the said Agreement and in consideration of the PURCHASER having paid the liability of the VENDOR to the extent of Rs.3,22,000/- (Rupees Three Lakhs Twentytwo Thousand only) to the various parties and banks (the VENDOR do hereby confirm, admit and acknowledge the said payment towards the full quit- tance of the sale consideration) and the VENDOR do hereby convey, transfer, grant, sell, assign, and dispose of all their right, title and interest in respect of the schedule property absolutely and for ever in favour of the PURCHASER. The PURCHASER, therefore, by virtue of this Deed, shall and may, at all times here after, peaceably and quietly possess, enjoy and deal with the schedule property which is delivered today in any manner they please and as the absolute owners thereof by changing the Khata and paying the revenue and taxes

SHAKA FOOD PACKERS


VENDOR



Document No. P-2215-4124
15-9-95 of Deed

id
30

197

to the concerned authorities without any let or hindrance or interruption of whatsoever nature from the VENDOR or any persons claiming through or purporting to act under them.

The VENDOR hereby declare that as they have fully and completely divested themselves of the schedule property and vested the same in the PURCHASER, the VENDOR shall have henceforth no right, title or interest whatever therein.

The VENDOR covenant with the PURCHASER that they have absolute marketable title and that they are not debarred from selling the schedule property.

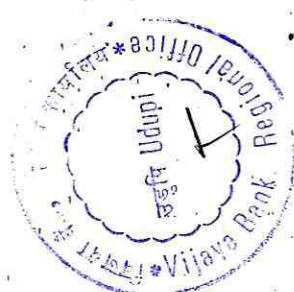
The VENDOR further covenant with the PURCHASER that they will always be ready to do all acts, deeds and things and at the request and cost of the PURCHASER execute any document or instrument which may reasonably be necessary or required for morefully confirming and perfecting the title of the PURCHASER in respect of the schedule property.

The VENDOR assure the PURCHASER that the schedule property is free from all encumbrances, such as mortgage, lien, charges, court-sale, injunction, attachment, etc.

KALAKA FOOD PACKERS

VENDOR Partner

Handwritten notes and stamps on the left margin, including a circular stamp and the name P. S. R. C. W. D. Y.





IN WITNESS WHEREOF, the VENDOR and the
PURCHASER have signed on the day, month
and year first written above at Mangalore.

KARNATAKA FOOD PACKERS

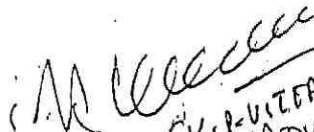

PURCHASER
VENDOR

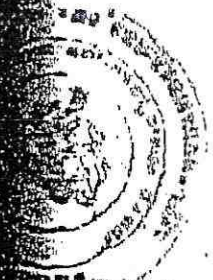
Witnesses:

1. 
SRI S. ANAND S/o. G. H. JOSHI, Maheshwari Arcade
Karayalpada, Mangalore. 3

2. 
S. RATNAKER
25-1-67, Kantharady Bypass Road
Mangalore - 575002

Prepared by:


CK. P. VITRALPAO
ADVOCATE
Advocate, Mangalore-3



PROCESSED BY
M. P. 94-415
Karnataka Food Packers
Mangalore



District: Dakshina Kannada

Field No. 22

Taluk : Mangalore

Village Hosebettu.

Scale: 1/2" = one chain

N



Regional Office
P. 22 K. C. 4124

INDEX

S. No.	Extent	
	A	C
23-9B2	0	46

KARNATAKA FOOD PACKERS


Partner
VENLOR



