

ENTRY NO. 255

J. K. TYRE & INDUSTRIES LIMITED

Vikrant Tyre Plant

On 30<sup>th</sup> Day of September of 2021, Shri Arun. K. Bajoria, Director & President (International Operations) of JK Tyre & Industries Limited, a company within the meaning of the Companies Act, 1956 and having its registered office at Jaykaygram, PO-Tyre Factory, Kankroli-313342(Rajasthan) and Admin office at 3, Patriot House, Bahadur Shah Zafar Marg, New Delhi-110002 (hereinafter referred to as "the Company") visited the office of IDBI Bank Ltd. (formerly known as Industrial Development Bank of India Ltd. and prior to that known as Industrial Development Bank of India) at 51/3, Desh Bandhu Gupta Road, Opposite Khalsa College, Karol Bagh, New Delhi 110005 and saw Shri Dal Chand, DGM, of IDBI Bank .

2. The said Shri Arun. K. Bajoria, stated that the Karnataka High Court vide its order dated 2<sup>nd</sup> day of September, 2003 in Company Petition No. 71/2003 and the Calcutta High Court vide its order dated 6<sup>th</sup> day of May, 2003 in Company Petition No. 139/2003 approved, inter alia, the Scheme of Arrangement/ Amalgamation submitted by the erstwhile Vikrant Tyres Limited, a company within the meaning of the Companies Act, 1956 and having its registered office at Vikrant House, No.54, First Main Road, V.V. Mohalla, Mysore, Karnataka hereinafter referred to as the "Amalgamating Company" with the Company.

3. Consequent to the aforesaid Scheme of Arrangement/ Amalgamation coming into effect from the appointed date, i.e., 1<sup>st</sup> April 2002, the Amalgamating Company stands dissolved without being wound up by the aforesaid orders of the Karnataka and Calcutta High Courts. Further, in terms of Part IX of the approved Scheme of Arrangement/ Amalgamation, all debts, liabilities, duties and obligations, secured or unsecured, and whether or not provided for in the books of accounts of the Amalgamating Company, whether disclosed or undisclosed in the balance sheet, shall be the debts, liabilities, duties



and obligations of the Company and the Company undertakes to meet, discharge and satisfy the same.

4. The Karnataka and Calcutta High Courts further clarified in their respective orders that it shall not be necessary to obtain the consent of any third party or other person who is a party to any contract or arrangement by virtue of which such debts, liabilities, duties and obligations have arisen in order to give effect to the provisions of the aforesaid Scheme. It was further clarified by the Karnataka and Calcutta High Courts that in so far as the assets of the Amalgamating Company are concerned, the security or charge over such assets or any part thereof, relating to any loans, debentures or borrowings attributed to the Amalgamating Company, shall, without any further act or deed continue to relate to such assets or any part thereof of the Company. By virtue of the aforesaid order of the Karnataka and Calcutta High Courts, the assets and liabilities of the Amalgamating Company shall stand vested with the Company and all acts, deeds and things done by the Amalgamating Company shall be deemed and treated to be done by the Company, for all practical purposes.

5. The said Shri Arun. K. Bajoria, stated that

- (i) the documents of title, evidences, deeds and writings more particularly described in Part A of the First Schedule hereunder written in respect of the Amalgamating Company's all immovable properties situate at Village Hebbal in the Industrial Area within the limits of Villages Metagalli and Hebbal, Hobli Kasaba, Taluk Mysore, District Mysore and Vikrant House at Mysore in the State of Karnataka, more particularly described in Part A of the Second Schedule hereunder written ( hereinafter referred to as "the said Existing immovable properties") were deposited on the 26<sup>th</sup> day of November, 1986 and further deposited by way of constructive delivery on the 13<sup>th</sup> day of September , 1990, the 9<sup>th</sup> day of April, 1992, the 26<sup>th</sup> day of April, 1993, 18<sup>th</sup> day of October, 1993, 19<sup>th</sup> day of September 2000 , the 29th day of April, 2003, 20<sup>th</sup> day of May 2004, 23rd day



November 2005 , 21st day of March 2006 , 16<sup>th</sup> day of June, 2007, 27<sup>th</sup> day of October 2009, 13<sup>th</sup> day of June 2012, 1<sup>st</sup> day of February 2013, 27<sup>th</sup> February of 2017 and lastly on 28<sup>th</sup> day of June 2018.

- (ii) The documents of title, evidences, deeds and writings, more particularly described in Part B of the First Schedule hereunder written in respect of the Amalgamating Company's immovable properties situate at Village Hebbal and Metagalli, Hobli Kasaba, Taluk Mysore, District Mysore, in the State of Karnataka, more particularly described in Part B of the Second Schedule hereunder written (hereinafter referred to as " the said additional immovable properties") were deposited on the 13<sup>th</sup> day of September, 1990 and further deposited by way of constructive delivery on the 9<sup>th</sup> day of April, 1992, the 26<sup>th</sup> day of April 1993, the 18<sup>th</sup> day of October, 1993, the 19<sup>th</sup> day of September 2000, the 29<sup>th</sup> day of April, 2003, 20<sup>th</sup> May 2004, 23<sup>rd</sup> day November 2005 , 21<sup>st</sup> day of March 2006 , 16<sup>th</sup> day of June, 2007, 27<sup>th</sup> day of October 2009, 13<sup>th</sup> day of June 2012, 1<sup>st</sup> day of February 2013, 27<sup>th</sup> February of 2017 and lastly on 28<sup>th</sup> day of June 2018.
- (iii) the documents of title, evidences, deeds and writings, more particularly described in Part 'C' of the First Schedule hereunder written in respect of the Amalgamating Company's immovable properties mentioned in Part A and Part B of the Second Schedule hereunder written were deposited on the 26<sup>th</sup> day of April, 1993 and further deposited by way of constructive delivery on the 18<sup>th</sup> day of October, 1993, the 19<sup>th</sup> day of September 2000 , the 29<sup>th</sup> day of April, 2003, 20<sup>th</sup> May 2004, 23<sup>rd</sup> day November 2005 ,21<sup>st</sup> day of March 2006 ,16<sup>th</sup> day of June, 2007; 27<sup>th</sup> day of October 2009, 13<sup>th</sup> day of June 2012, 1<sup>st</sup> day of February 2013, 27<sup>th</sup> day of February 2017 and lastly on 28<sup>th</sup> day of June 2018.
- (iv) the documents of title, evidences, deeds and writings, more particularly described in Part D of the First Schedule hereunder written in respect of the Amalgamating Company's immovable properties mentioned in Part A and Part B of the Second Schedule hereunder written were deposited on the 29<sup>th</sup> day of April, 2003 and further deposited by way of constructive delivery on 20<sup>th</sup> day of May 2004, 23<sup>rd</sup>



day of November 2005 , 21st day of March 2006 , 16<sup>th</sup> day of June , 2007, 27<sup>th</sup> day of October 2009, 13<sup>th</sup> day of June 2012 1<sup>st</sup> day of February 2013, 27<sup>th</sup> day of February 2017 and lastly on 28<sup>th</sup> day of June 2018

by Amalgamating Company/ the Company with IDBI Bank and IDBI Bank acting for itself and as agent of –

- a) IFCI Ltd. formerly known as Industrial Finance Corporation of India Limited (hereinafter called “IFCI”);
- b) Life Insurance Corporation of India (hereinafter called “LIC”);
- c) Industrial Investment Bank of India Limited (formerly know as Industrial Reconstruction Bank of India) (hereinafter called “IIBI”);
- d) General Insurance Corporation (hereafter called “GIC”);
- e) National Insurance Company Ltd. (hereafter called “NIC”);
- f) The New India Assurance Co. Ltd. (hereafter called “NIA”)
- g) The Oriental Insurance Co. Ltd. (hereafter called “OIC”);
- h) United India Insurance Company Ltd. (hereafter called “UIP”);
- i) Export-Import Bank of India (hereafter called “EXIM”);
- j) Bank of India (hereinafter called as “BOI”)
- k) State Bank of India (hereinafter called as “SBI”)
- l) Punjab National Bank (hereinafter called “PNB”)
- m) State Bank of Bikaner & Jaipur (hereinafter called “SBBJ”)
- n) UCO Bank (hereinafter called “UCO”)
- o) The Federal Bank Ltd. (hereinafter called “FB”)
- p) Corporation Bank (hereinafter called “CB”)
- q) Syndicate Bank (hereinafter called “SYB”)
- r) State Bank of Mysore (hereinafter called “SBM”)
- s) Indian Bank (hereinafter called “IB”)
- t) IDBI Trusteeship Services Ltd. (ITSL) in capacity as Trustee for Zero Coupon Non-Convertible Debentures subscribed of Rs.2735.30 lacs by IDBI, Rs.446.80 lacs by LIC, Rs.59.90 lacs by GIC, RS.37.50 lacs by NIC, Rs.59.90 lacs by NIA, Rs.36 lacs by OIC and Rs.265.50 lacs by IIBI (since assigned to IFCI),

in order to create a security on the Amalgamating Company's immovable properties i.e., Company's immovable properties pertaining to Vikrant Tyre Unit – I & II by way of joint mortgage by deposit of title deeds for securing the due repayment, discharge and redemption by the Amalgamating Company/the Company -

- a) IDBI Bank of its
  - i) Foreign Currency Loan of Pound Stg.135904 and US\$ 6975 (both equivalent to Rs.21.75 lacs approx) (since repaid);
  - ii) Foreign Currency Loan of US\$ 175000 and Pound Sterling 6000 (since repaid);



- iii) Foreign Currency Loan of DM 893000 then equivalent to about Rs.170 lacs (since repaid);
- iv) Rupee Term Loan of Rs.4000 lacs (since repaid);
- v) Foreign Currency Loan of US\$ 15 million equivalent to Rs.6000 lacs (since reduced to US\$ 2.06 lacs equivalent to Rs.97 lacs and an amount of Rs.3753 lacs has since been converted into rupee term loan); (since repaid)
- vi) Term Loan of Rs. 3500 lacs (since repaid).

b) IFCI of its

- i) Term Loan Rs.50 lacs
- ii) Additional Term Loan of Rs.75 lacs;
- iii) Additional Term Loan of Rs.220 lacs;
- iv) Funded Interest as on 31.12.1985 of Rs.104.32 lacs in respect of loans at (i), (ii) and (iii) above;
- v) Term Loan of Rs.250 lacs (since reduced to Rs.219.16 lacs) being its share out of the Term Loan of Rs.1600 lacs (since reduced to Rs.1507.47 lacs) sanctioned under PFPS;
- vi) Guarantee assistance of Rs.180 lacs under PFPS;
- vii) Foreign Currency Loan of US\$ 175000 and Pound Sterling 6000.
- viii) Term Loan of Rs.160 lacs (since reduced to Rs.149 lacs) being its share out of the term loan of Rs.640 lacs (since reduced to Rs.470 lacs) under PFPS;
- ix) Additional Term Loan of Rs.180 lacs being its share out of the term loan of Rs.1145 lacs under PFPS;
- x) Guarantee assistance of Rs.68 lacs;
- xi) Term Loan of Rs.2700 lacs (since reduced to Rs.2100 lacs);
- xii) Term Loan of Rs.900 lacs (since assigned by IIBI)

c) IIBI of its

- i) Term Loan Rs.150 lacs (since repaid);
- ii) Additional Term Loan of Rs.20 lacs (since repaid);
- iii) Funded Interest as on rupee term loans upto 31.12.1985 of Rs.22.07 lacs in respect of loans at (i), and (ii) above (since repaid);
- iv) Additional Term Loan of Rs.100 lacs being its share out of the term loan of Rs.1600 lacs under PFPS (since reduced to Rs.1507.47 lacs) (since repaid);
- v) Term Loan of Rs.70 lacs being its share out of the Term Loan of Rs.1145 lacs (since repaid);

d) LIC of its

- i) Term Loan Rs.100 lacs (since repaid);



- ii) Additional Term Loan of Rs.56 lacs (since repaid);
- iii) Additional Term Loan of Rs.50 lacs (since repaid);
- iv) Funded Interest as on 31.12.1985 of Rs.89.53 lacs in respect of loans at (i), (ii) and (iii) above (since repaid);
- v) Additional Term Loan of Rs.200 lacs being its share out of term loan of Rs.1600 lacs under PFPS (since reduced to Rs.1507.47 lacs) (since repaid);
- vi) Term Loan of Rs.140 lacs being its share out of term loan of Rs.1145 lacs (since repaid);
- vii) Rupee Term Loan of Rs.1600 lacs (since repaid);
- e) EXIM Bank of its Term Loan of Rs.2100 lacs (since repaid);
- f) OIC of its Rupee Term Loan of Rs.150 lacs (since repaid);
- g) UIIC of its rupee term loan of Rs.200 lacs (since repaid);
- h) NIC of its rupee term loan of Rs.150 lacs (since repaid);
- i) UCO Bank of its rupee term loan of Rs.3000 lacs (since repaid);
- j) SBI of its Term Loan of Rs.2000 lacs (since repaid);
- k) SBBJ of its Term Loan of Rs.3900 lacs (since repaid);
- l) SBM of its Term loan of Rs. 994 lacs (since repaid);
- m) GIC of its Term Loan of Rs.250 lacs (since repaid);
- n) ITSL in its capacity as Debenture Trustees for the subscribers of Zero Coupon Non-Convertible Debentures (ZCNDs) of aggregate face value of Rs. 905.60 lacs (LIC-Rs.446.80 lacs, GIC-Rs.59.90 lacs, NIC- Rs.37.50 lacs, NIA-Rs.59.90 lacs , OIC-Rs.36 lacs and IIBI ( since assigned to IFCI) -Rs.265.50 lacs);
- o) NIA of its Term loan of Rs.250 lacs (since repaid);
- p) IB of its Term loan of Rs.740 lacs (since repaid);

### **Working Capital**

1. **BOI** of its Working Capital Facilities aggregating Rs.75050 lacs;
2. **PNB** of its Working Capital Facilities aggregating Rs.15000 lacs;
3. **CB** of its Working Capital Facilities aggregating Rs.10500 lacs
4. **SBI** of its Working Capital Facilities aggregating Rs. 53950 lacs;
5. **FB** of its Working Capital Facilities aggregating Rs.7000 lacs;
6. **IB** of its Working Capital Facilities aggregating Rs. 66000 lacs; and
7. **IDBI Bank** of its Working Capital Facilities aggregating Rs.17500 lacs

including any bridge loan(s)/interim disbursement(s) and together with interest and all other moneys payable to them under their respective Loan Agreements/ Trusteeship Agreement/ Subscription Agreement /Letters of Sanction/ Trusteeship Agreement/ Memorandum of Terms and Conditions etc. as amended from time to time.



6.A Shri Arun. K. Bajoria, further stated that the said title deeds in respect of the Company's additional immoveable properties (more particularly described in Part B of Second Schedule hereunder written) together with all buildings, and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth were further deposited by way of constructive delivery by the Company with IDBI as security for the due repayment and discharge by the Company to

(a) IDBI of its Term Loan of

- i) Foreign Currency Loan of US\$ 15 million equivalent to Rs.6000 lacs  
(since reduced to US\$ 2.06 lacs equivalent to Rs.97 lacs). (since repaid)
- ii) Term Loan of Rs 10000 lacs. (since repaid)

(b) IFCI of its:

- i) Term Loan Rs.50 lacs
- ii) Additional Term Loan of Rs.75 lacs;
- iii) Additional Term Loan of Rs.220 lacs;
- iv) Funded Interest as on 31.12.1985 of Rs.104.32 lacs in respect of loans at (i),  
(ii) and (iii) above;
- v) Term Loan of Rs.250 lacs (since reduced to Rs.219.16 lacs) being its share  
out of the Term Loan of Rs.1600 lacs (since reduced to Rs.1507.47 lacs)  
sanctioned under PFPS;
- vi) Guarantee assistance of Rs.180 lacs under PFPS;
- vii) Foreign Currency Loan of US\$ 175000 and Pound Sterling 6000;
- viii) Term Loan of Rs.160 lacs (since reduced to Rs.149 lacs) being its share  
out of the term loan of Rs.640 lacs (since reduced to Rs.470 lacs) under  
PFPS;
- ix) Additional Term Loan of Rs.180 lacs being its share out of the term loan  
of Rs.1145 lacs under PFPS;
- x) Guarantee assistance of Rs.68 lacs;
- xi) Term Loan of Rs.2700 lacs (since reduced to Rs.2100 lacs);
- xii) Term Loan of Rs 900 lacs (Assigned by IIBI);



- (c) ITSL in its capacity as Debenture Trustees for the subscribers of Zero Coupon Non-Convertible Debentures (ZCNDs) of aggregate face value of Rs. 905.60 lacs (LIC-Rs.446.80 lacs, GIC-Rs.59.90 lacs, NIC- Rs.37.50 lacs, NIA-Rs.59.90 lacs, OIC-Rs.36 lacs and IIBI (Assinged to IFCI) -Rs.265.50 lacs);
- (d) BOI of its Rupee Term Loan of Rs.10000 lacs;
- (e) IB of its Rupee Term Loan of Rs.5000 lacs

together with interest, additional interest, liquidated damages, compound interest, costs, charges, expenses and other monies including fee and other expenses payable under their respective Heads of Agreements/Letters of Sanction/Memorandum of Terms and Conditions etc., as amended from time to time.

B. Shri Arun. K. Bajoria, on 30<sup>th</sup> Day of September of 2021 accorded and gave oral consent on behalf of the company to Shri Dal Chand, DGM of IDBI Bank, IDBI acting for itself and as agent of BOI, PNB, UBI, SBI, FB, IB, BOB and HDFC Bank Ltd., to hold and retain the title deeds pertaining to **the said existing immovable properties and the said additional immovable properties** as and by way of joint mortgage by deposit of title deeds by constructive delivery, on the Company's the **said existing immovable properties and the said additional immovable properties** together with all buildings, and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth as security also for the due repayment, discharge and redemption by the Company to Bank of India as a leader of Consortium of Banks to secure the Working capital Facilities aggregating to Rs. 287000.00 lacs and Working Capital Demand Loan/Term loan Facility under COVID Scheme 2020 CESS aggregating to Rs.12230 lacs as under;

**Working Capital Facilities:**

- (a) Bank of India (BOI) of its Reduced Working Capital Facilities aggregating Rs. 71050 lacs (reduced from Rs.75050 lacs to Rs.71050 lacs)
- (b) Punjab National Bank (PNB) of its Working Capital Facilities aggregating Rs.15000 lacs.





- (c) State Bank of India (Combined Exposure of SBBJ and SBI) of its Reduced Working Capital Facilities aggregating Rs.43950 lacs (reduced from Rs. 53950 lacs to Rs.43950 lacs);
- (d) The Federal Bank Limited (FB) of its Working Capital Facilities aggregating to Rs.7000 lacs
- (e) Indian Bank (IB) of its Working Capital Facilities aggregating Rs. 66000 lacs
- (f) Union Bank of its Working Capital Facilities aggregating Rs. 10500 lacs
- (g) IDBI Bank Limited (IDBI) of its Working Capital Facilities aggregating Rs.17500 lacs
- (h) Bank of Baroda of its New Sanction of Working Capital Facilities aggregating Rs. 46000 lacs
- (i) HDFC Bank Ltd. of its New Sanction of Working Capital Facilities aggregating Rs. 10000 lacs

**Working Capital Demand Loan/Term loan Facility under COVID Scheme 2020 CESS**

- (a) Bank of India of its Working Capital Demand Loan aggregating Rs.3500 lacs
- (b) Indian Bank of its Term Loan aggregating Rs.6180 lacs
- (c) Punjab National Bank of its Demand Loan aggregating Rs.1500 lacs
- (d) Union Bank of India (Erst. Corporation Bank) of its Term Loan aggregating Rs.1050 lacs

together with interest, additional interest, liquidated damages, compound interest, costs, charges, expenses and other monies including fee and other expenses payable under their respective Heads of Agreements/Letters of Sanction/Memorandum of Terms and Conditions etc., as amended from time to time.

7. The said Shri Arun. K. Bajoria, stated that the said title deeds so deposited were the only documents of title relating to the said existing and additional immoveable Properties in the possession and control of the Company and that the Company has a clear and marketable title to the said immoveable properties.

8. Whist giving such oral consent and depositing the said title deeds by constructive delivery on behalf of the Company Shri Arun. K. Bajoria, stated that he did so in his



capacity as a director of the Company with an intent to create security on the said existing and additional Properties as aforesaid.

9. Shri Arun. K. Bajoria, also stated that he was authorised to give such oral consent pursuant to the resolution passed by the Board of Directors of the Company at their meeting passed in the meeting dated 25.03.2020 read along with resolution passed in the meeting of Committee of Directors held on 03.11.2020 and he furnished a certified copy of the said resolutions to Shri Dal Chand (Dy. General Manager) and further stated that the said resolutions were in full force and effect.

10. The aforesaid deposit by constructive delivery and oral consent was given by Shri Arun. K. Bajoria, on behalf of the Company in the presence of Madhabi Kumari, Assistant Manager of IDBI Bank.



## FIRST SCHEDULE

### PART A

#### (List of documents of title, evidences, deeds and writings)

1. Notification under Section 3 and 28 dated 7<sup>th</sup> June 1967 and 25<sup>th</sup> November 1969 and 25<sup>th</sup> March 1971 respectively of Industrial areas Board Act declaring the area as "Industrial Area".
2. Lease-cum-sale deed dated 22.3.1977 executed by KIADB and the Amalgamating Company in respect of 53 acres and 27 gunthas allotted.
3.
  - a) Re-revised Possession Certificate No.IADB.4377/6941/76-77 dated 18/22<sup>nd</sup> March 1977 given by KIADB.
  - b) Letter No.IADB/427/1069/77-78 dated 14<sup>th</sup> June 1977 of KIADB handing over possession of 53 acres and 27 gunthas out of the original allotment of 137 acres and 26 gunthas.
4. Exemption granted by Government of Karnataka in terms of Section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976 (Notification NO.HMA/26/CUP/76 dated 25<sup>th</sup> June, 1977).
5. Permission granted by Competent Authority under Section 27(2) of Urban Land (Ceiling and Regulation) Act, 1976 (Order No.ULCA/C4/1364/76 dated 13<sup>th</sup> July, 1977).
6. Revenue Extracts showing VTL as lessee of the land of 53 acres and 27 gunthas in Metagalli and Hebbal villages (RTC and Index of Lands) dated 18.4.1977.



7. Letter from KIADB agreeing to give notice of 120 days for Financial Institutions and Banks before resumption of land allotted to the Amalgamating Company (No.IADB/427/630/77-78 dated 10.5.1977).
8. Permission granted by KIADB to the Company to mortgage the land in favour of Term Lending Institutions and Commercial Banks (No.IADB/427/1487/77-78 dated 13<sup>th</sup> July 1977).
9. Letter dated 24.11.1977 from Indian Bank vacating the equitable mortgage created in favour of Banks.
10. Letter from KIADB extending time for completion of building and commencement of production No.IADB/427/77-78 dated 25<sup>th</sup> August 1977.
11. Original Lease-cum-sale agreement dated the 12<sup>th</sup> May 1975 between KIADB and the Amalgamating company (since cancelled by execution of a fresh lease-cum-sale agreement dated the 22<sup>nd</sup> March, 1977).
12. Registered sale deed dated 31.12.1955 (Doct.No.3904/55) of site No.54 in favour of Smt. Prem Kaur along with other properties executed by Munishilal and others vesting the property in favour of Smt. Vidya Kapoor.
13. Registered certified copy of the Will dated 24.12.1964 of Smt. Prem Kaur in favour of Smt. Vidya Kapoor.
14. Original endorsement dated 22.2.1971 from CITB transferring the khatas in favour of Smt. Vidya Kapoor.
15. Affidavit dated 24.3.1980 by Smt. Vidya Kapoor that she is the owner of the property and entitled to dispose it.



16. Registered sale deed dated 27.1.1972 (Doct.No.3324/72) executed by Smt. Vidya Kapoor in favour of Smt. Saroja.
17. Original endorsement dated 30.5.1973 from Mysore City Corporation in favour of Smt. H. N. Saroja transferring the Khata in her favour.
18. Affidavit dated 24.8.1979 by Smt. H.N. Saroja that she is the owner of the property and entitled to dispose it.
19. Registered sale deed 21.8.1979 (Doct. No.1520/79/80) from Smt. H. N. Saroja in favour of Amalgamating Company.
20. Vikrant House Building Plan – 2 nos.
21. Original endorsement dated 1.4.1980 Mysore City Corporation in favour of Vikrant Tyres Ltd. transferring the Khata in its favour.
22. 3 Nos. Nil Encumbrance Certificates
  - a) from 27.1.1979 to 21.8.1979
  - b) from 11.1.1977 to 27.1.1979
  - c) from 1.4.1965 to 10.1.1977
23. Original sale deed dated October 29, 1985 (Doct. No.1198 of 85-86) and Mutation Certificate dated 14.11.1986 and Urban Land Permission No.VAL.356/81-85 dated October 19, 1984.



## PART-B

1. Lease cum sale agreement dated April 20, 1989 executed by KIADB in favour of the Amalgamating Company and registered as document No.230 at pages 143 to 147 in volume 780 of no.1 maintained at the office of Sub-Registrar of Assurances.
2. Receipt No.30455 dated April 6, 1988 issued by KIADB against payment of Rs.12,99,870/- towards the cost of land.
3. Possession Certificate No. IADB/7601/4372/88-89 dated June 9/20, 1988

## PART C

1. KIADB consent letter No.KIADB/7601/13630/92-93 dated 9.3.1993.

## PART D

1. Deed of Sale dated November 11, 2002 (Doc.No.12766) executed by the Karnataka Industrial Areas Development Board in favour of the Amalgamating Company.
2. Order No.ULCVAL-356/84-85 dated December 21, 1988 and
3. Order No. ULA 26/88 dated June 26, 1989 made under section 27 of the Urban Land (Ceiling & Regulation) Act, 1976, and regarding the excess vacant lands, the holding of which is exempted under Section 20 of the said Act vide order No.HMA/26/CUP/76 dated 25<sup>th</sup> June, 1977 and Order No. HUD 2UEM 89 dated March 10, 1989 read with Corrigendum HUD 2UEM Bangalore dated May 4, 1989.



## SECOND SCHEDULE

(Description of entire immovable properties)

### **PART-A**

ALL that piece of land known as Block Nos. A and B2 in S.No.22P, 23P of Block A of Metagalli and S.Nos. 50P, 54, 55/1, 55/2, 55/3, 56/P, 57/1P, 57/2P, 58P, 59/P, 67/1P, 67/2P, 67/3P, 61P of Block A and S.Nos. 61P, 63, 58P, 66P, 67/2P, 67/1P, 67/3P, and 62P of Block B2 of Hebbal Village, in the Industrial Area within the village limits of Metagalli and Hebbal, Hobli Kasaba, Taluka Mysore, District Mysore containing by admeasurement 53 acres and 27 gunthas or thereabouts and bounded as follows, that is to say:

#### **Block A**

#### **Block B2**

On or towards the North by S.N.61P, 58, N Part of S.Nos 62, 61 of Hebbal Village  
59 and 50 of Hebbal Village -

On or towards the South by 40 KIADB S M/s. Bangalore Heavy Forgings &  
Road - Stamping

On or towards the East by Mysore E- V.V.W.W. Pipeline Road  
K.R.S. Road

On or towards the West V.V.W.W. W Mysore Arasikere Railway line and  
Pipeline Road - village track

and



ALL that piece and parcel of land compromised in the site No.54, Block No.4 (a) situate at vanvilas Mohala, Mysore City measuring 99 (North to South) X 160 (East to West) approximately measuring 1760 sq. yards.

TOGETHER WITH all plant and machinery erected thereon or to be erected thereon and all building constructed or to be constructed thereon.

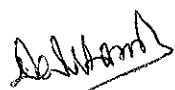
**PART – B**

ALL that piece and parcel of land contained in S.Nos. 76, 77, 95 and 96 in Plot Nos. 437 (Part) in the Mysore Hebbal Industrial Area within the village limits of Metagalli and Hebbal, Hobli Kasaba, Taluka Mysore, District Mysore, containing by admeasurement 1,11,116 sq.mtrs or thereabouts and bounded as follows, that is to

On or towards the North by	KSSIDC Land
On or towards the South by	KIADB Road
On or towards the East by	KSSIDC & KIADB Land
On or towards the West by	KIADB Road

TOGETHER WITH all plant and machinery erected thereon or to be erected thereon and all building constructed or to be constructed thereon.

Dated this 30<sup>th</sup> day of September, 2021

  
(Shri Dal Chand))  
Dy. General Manager  
IDBI Bank Limited  
Karol Bagh- New Delhi