



S. Sangeevi

Ranipet 632405

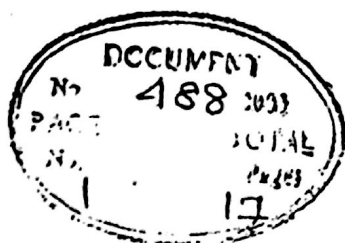
03AA 040919
R. NIRMALA
STAMP VENDOR
9, Shanthi Road
Tamil Nadu, Chennai-43
L. No. 95/17/2000 dt. 7-9-2000

SALE DEED

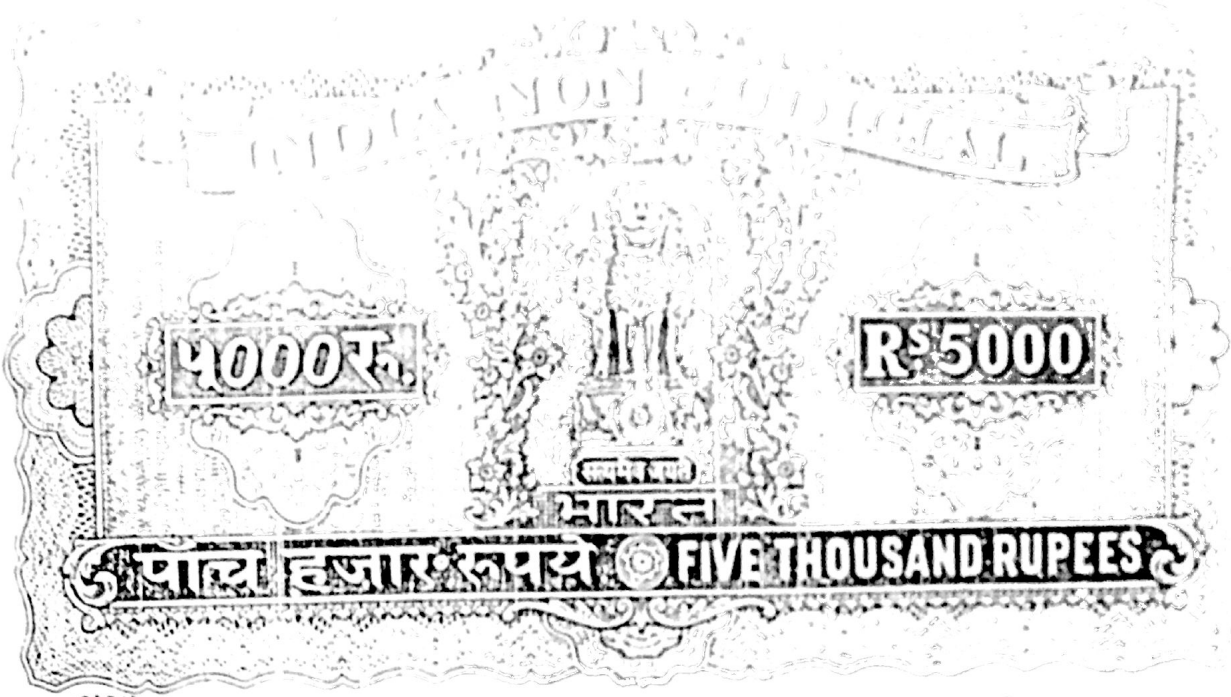
THIS DEED OF SALE EXECUTED AT CHENNAI on this 3rd day of
FEBRUARY 2003, by STATE INDUSTRIES PROMOTION CORPORATION
OF TAMILNADU LIMITED (SIPCOT), a company registered under the
Companies Act, 1956, having its Registered Office at No. 19-A, Rukmani
Lakshmi Pathy Road, Egmore, Chennai - 600 008, represented by its authorised
officer Tmt. C. INDHIRA, Asst. General Manager (Law), hereinafter called
'THE VENDOR' (which expression shall include unless such inclusion is
excluded by or repugnant to the context, its successors and assigns) on the
ONE PART.

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

C. Indhira
Asst. General Manager (Law)



Dr. YOGALAKSHMI
Asst. General Manager
No. 488



871
29/10/03

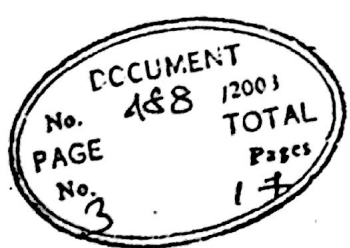
S. Sanjeevi.
Ranipet - 632405

R. NIRMALA
S. N. S. ROAD
T. S. S. ROAD
T. S. S. ROAD
L. No. 632405/2000 dt 7-9-2000

- 2 -

TO AND IN FAVOUR OF Thiru. S. SANJEEVI son of
Mr. M.M. Surdaravadivelu, residing at No. 135, Thiru Nagar, SIPCOT,
Ranipet - 632 405, hereinafter called 'THE PURCHASER' (which expression
shall include unless such inclusion is excluded by or repugnant to the context,
its successors in interest and assigns) on the **OTHER PART WITNESSETH.**

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.



C. Anethina.
App. General Manager (Law)

Attested
[Signature]

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30/11/03

S. Sanjeevi
Ravipet 632405

R. NIRMALA
STAMP VENDOR
9, Shennugam Road
Tadibram, Chennai-45
L No: 9566 B1/2000dt.7-9-2000

- 3 -

WHEREAS M/S ELCOT VISTAS LIMITED a public limited company, registered under the Companies Act, 1956, and having its registered office at No. 2450, Anna Nagar, Chennai - 600 040, (hereinafter called 'THE BORROWER') was financially assisted by the vendor herein for putting up a project at Survey No. 86, Veerapuram Village, Chengalput Taluk, Kancheepuram District (more fully described in the schedule hereunder) for the manufacture of Loud Speaker Kits.

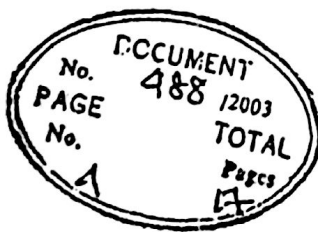
For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

C. Indira
Asst. General Manager (Law)

Attested
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[Signature]

By: [Signature]
ASSISTANT S.D.O.
REG. NO. 47331



5000Rs



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S. Sanjeevi
Raminpet 6321105

Raminpet

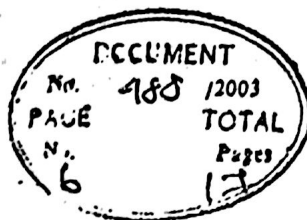
- 5 -

WHEREAS in view of the default committed by the Borrower in repayments of dues, the vendor by virtue of the powers conferred to it under Section 29 of the State Financial Corporations Act, 1951 (SFC Act) and under the powers contained under the Mortgage/Hypothecation Deed referred to above, took possession of the said mortgaged assets belonging to the borrower on 16.2.1993 and thereby the vendor has become the owner of the mortgaged assets namely the schedule mentioned property in terms of the Section 29 of the SFC Act and exercised the right of sale under Section 29 of the SFC Act over the mortgaged assets by calling for vendors through advertisements/limited sealed offer in the Newspapers.

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

C. Indira
Asst. General Manager (Law)

Attested
By
REG. NO. 4331



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S. Sanjeevi

Ranipet 632405

Ranipet

- 6 -

WHEREAS in pursuance of the said advertisement/limited sealed offers the highest bid of Rs. 6.00 lakhs offered by Thiru. S. Sanjeevi, No. 135, Thiru Nagar, SIPCOT, Ranipet - 632 405, in the auction sale of the schedule mentioned properties (besides other assets) thereof was accepted and confirmed by the vendor by letter dated 13.11.2002 and the said Thiru. S. Sanjeevi paid Rs. 6.00 lakhs (Rupees six lakhs only) being the total sale consideration for the schedule mentioned property (Land and Buildings).

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

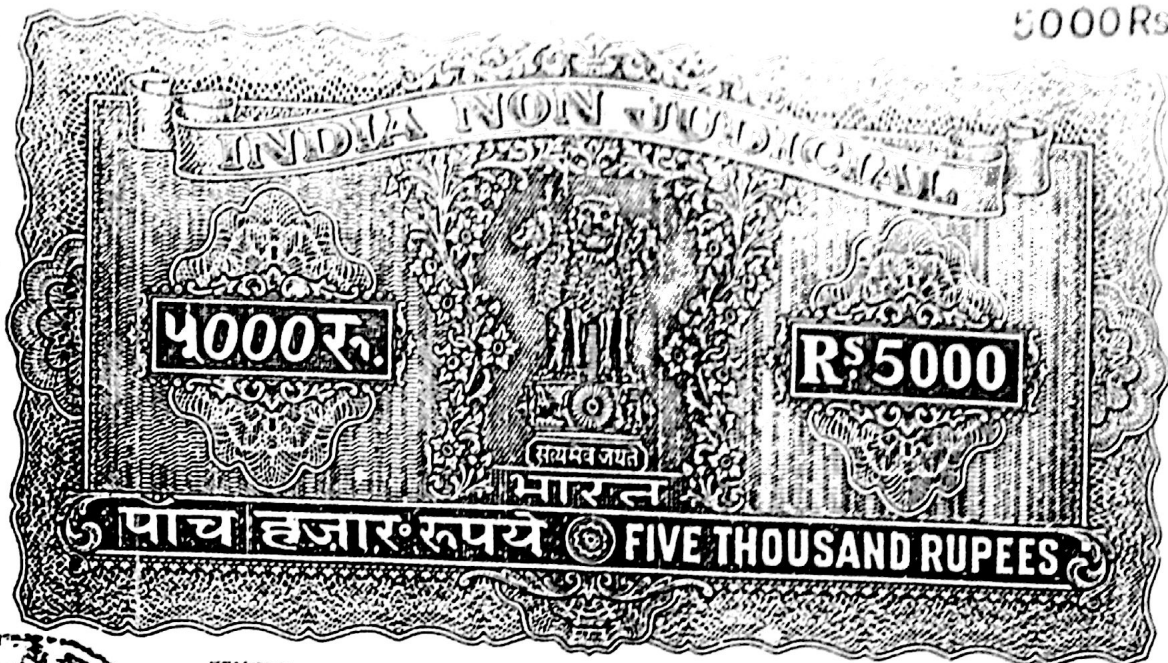
C. Indira
Asst. General Manager (Law)

Attested

REG. NO. 1531



5000Rs



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S. Sanjeevi
Ranipet 632405

R. Nirmala
R. NIRMALA
S. P. V. DCR
9, Shennagan Road
Tambaram, Chennai-45
L No: 9506 E1/2000 dt. 7-9-2000

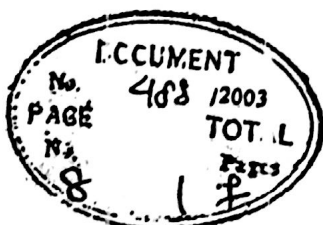
- 7 -

AND WHEREAS Thiru. S. Sanjeevi residing at No. 135, Thiru Nagar, SIPCOT, Ranipet - 632 405 has thereafter requested the vendor herein, by means of their letter dated 27.12.2002 to execute the sale deed over the schedule mentioned property in favour of the purchaser herein/in their favour.

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

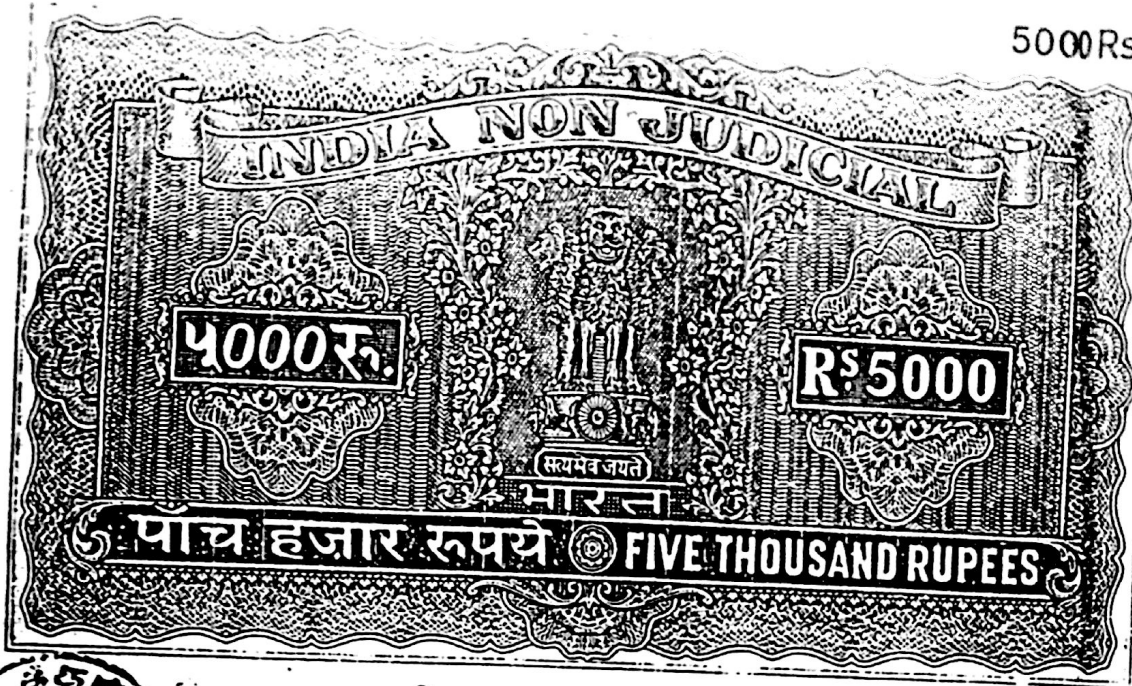
C. Indira
Asst. General Manager (Law)

Attested



[Signature]
REG. NO. 4 531

5000Rs.



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30/1/03

S. Sanjeevi

Ranipet 632405

Ranipet

9, Chennai Road
Tombaram, Chennai-45

L No: SSCB E1/2000 dt. 7-9-2000

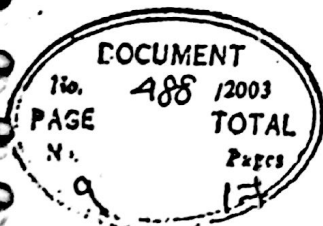
- 8 -

NOW THIS DEED OF SALE WITNESSETH:

1. In view of the acceptance of the request of Thiru. S. Sanjeevi residing at No. 135, Thiru Nagar, SIPCOT, Ranipet - 632 405, the vendor herein executes this sale deed over the schedule mentioned property namely the land and building in favour of purchaser by virtue of the powers contained under Section 29 of the SFC Act, for a consideration of **Rs. 6.00 lakhs (Rupees six lakhs only)** which has been paid by the purchaser, Thiru. S. Sanjeevi as stated above which the vendor hereby acknowledges.

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

E. Indira
Asst. General Manager (Law)



Attested
REG. NO. 1731


$$\begin{array}{r} 957 \\ 30 \overline{) 29153} \end{array}$$

S. Sanjeev

Paripet 632405

R. NIRMALA
STAMP VENDOR

9, Shanmugam Road
Tambaram, Chennai-43

L No: 9566 B1/2000dt.7 9-2000

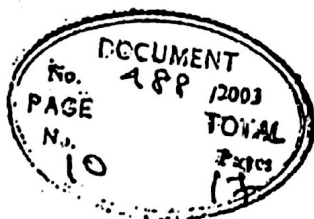
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For STATE INDUSTRIES PROMOT. CORP.
CORPORATION OF TAMILNADU LTD.

C. Indira.
Asst. General Manager (Law)

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SISTAT
REG. NO. - 1931





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30/11/03

S. Sankaran

Range 63, 2003

R. NIRMALA
STAMP VENDOR
9, Shanmugam Road
Tambaram, Chennai-45
L. No: 9566 E1/2000dt. 7-9-2000

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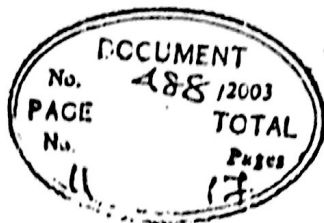
3. The purchaser hereafter peacefully hold, use and enjoy the property as his own property without any hindrance, interruption, claim or demand by or from the vendor subject to terms and conditions that may imposed by the vendor.

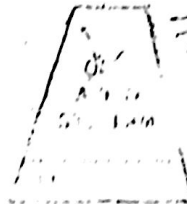
For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

C. Indira
Asst. General Manager (Law)

Attested

By *[Signature]*
RE. S. 14. 11. 03





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30/11/03

S. Sangeetha

Varigat 632405

R. NIRMALA
STAMP VENDOR

9, Shanmugam Road

Tambaram, Chennai-43

L No: 9563 B1/2000 dt. 7-9-2000

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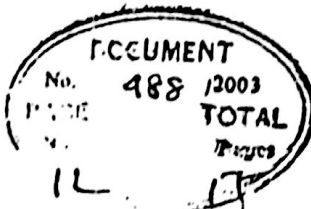
DESCRIPTION OF PROPERTY

LAND AND BUILDING

All that piece and parcel of land known as **Survey No. 86** within the village limits of **Veerapuram Taluk** of **Chengalput District** of **Kancheepuram Sub-Registration District** of **Chengalput Revenue District** containing admeasurement **2.36 acres** thereabouts.

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

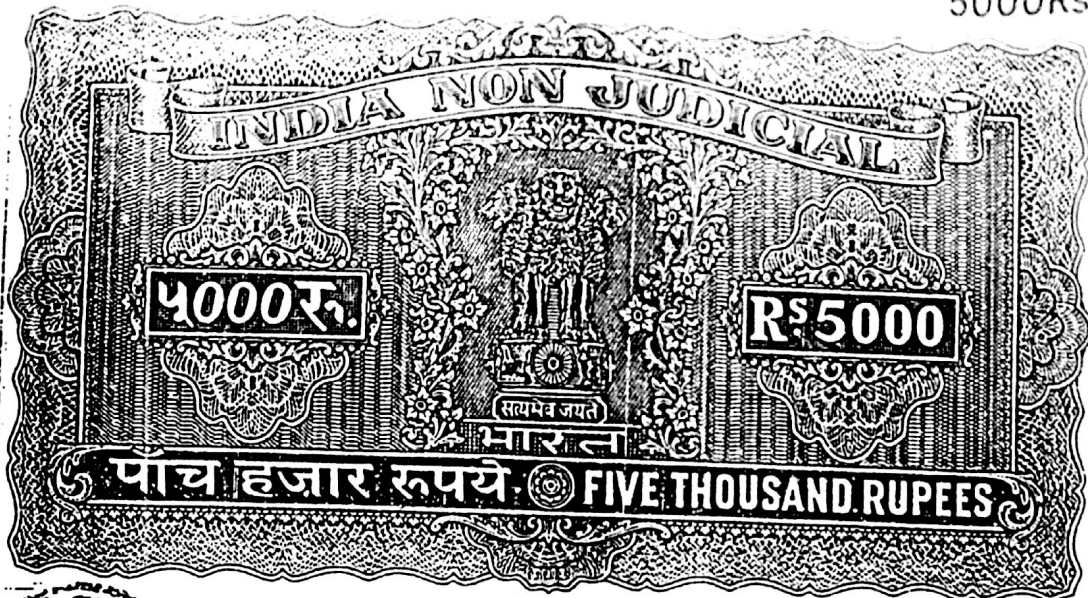
C. Indira
Asst. General Manager (Law)



Attested
[Signature]

REG. NO. 131

5000Rs



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S. Sangeetha

Rampet 632405

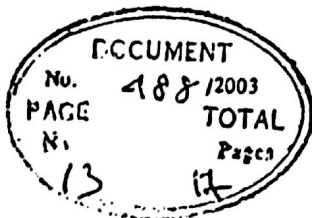
R. NIRMALA
STAMP VENDOR
9, Shanmugam Road
Tambaram, Chennai-45
L.No: 9566 B1/2000 dt.7-9-2000

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BOUNDED ON THE NORTH BY : Survey No. 157,
SOUTH BY : Survey No. 87, ✓
EAST BY : Survey No. 84, ✓
WEST BY : Paranoor Village. ✓

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

C. Indira.
Asst. General Manager (Law)



Attested

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30/11/03

S. Sanjeevi

Remit 632405

R. NIRMALA
STAMP VENDOR
9, Shanmugam Road
Tambaram, Chennai-43
L.No: 9566 B1/2000 dt. 7-9-2000

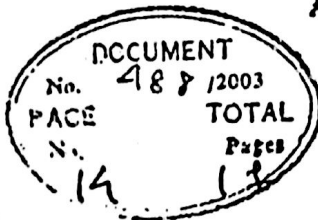
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LINEAR MEASUREMENTS:

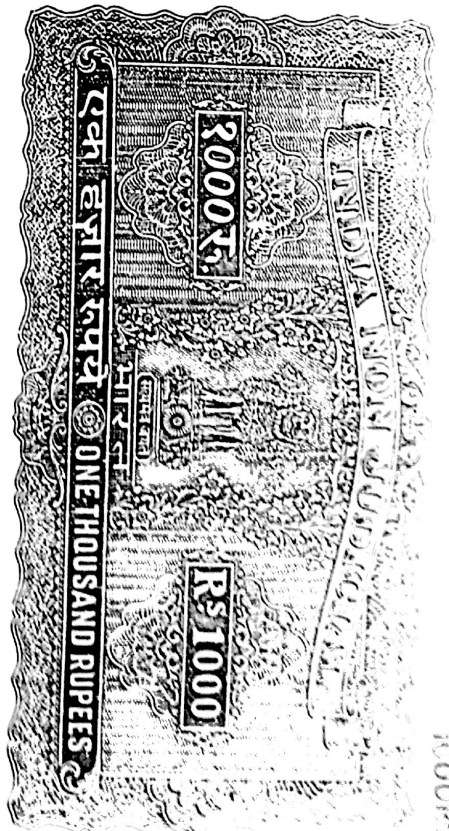
East to West on the North : 347'.2"
East to West on the South : 274'.6"
North to South on the East : 392'.0"
North to South on the West : 294'.4"

For STATE INDUSTRIES PROMOTION
CORPORATION OF TAMILNADU LTD.

C. Indira
Asst. General Manager (Law)



Attested
[Signature]
REG.



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BUILDINGS:

All the building and superstructures, now constructed, erected and installed thereon, or hereinafter to be constructed erected or installed on the above said lands including the following:-

1. Factory Building	ACC 779	M 2
2. Labour rest room	ACC 42	M 2
3. Generator room	ACC 78	M 2
4. Toilet	RCC 47	M 2
5. Overhead tank (30000 GPs)	RCC 27	M 2
6. Security room	ACC 14	M 2
7. Kitchen room	ACC 18	M 2

1005 M 2



For STATE INDUSTRIES PROMOTING CORPORATION OF TAMILNADU LTD.
Asst. General Manager

Chelliah Arulselvan
Asst. General Manager