

Handwritten number: 1190/23

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NON JUDICIAL

₹ 720200

₹ 720200

കേരള സർക്കാർ
GOVERNMENT OF KERALA



e-Stamp Serial No. : ES00029295487961110E
 Govt. Reference No.(GRN) : KL031202682202223M
 Department Reference No : 620T697845901
 Payment Date & Time : 23/03/2023, 02:21 PM
 Value of e-Stamp : Rs 7,20,200/- (Rupees Seven Lakh Twenty Thousand Two Hundred Only)
 Name of Stamp Purchaser : BASTIN CHERIAN
 41/3719 B MANNOOPARAMBIL ANNS APARTMENTS, Ernakulam
 North, ERNAKULAM
 - 682018

Please write or type below this line.

DEED OF SALE

M/s. ADOR WELDING LTD through
 its Authorized Signatory Mr. S.BALAJI (Vendor)
 1) BASTIN CHERIAN 2) Dr. S. DA DAVIS (Purchasers)



24.03-2023 This Deed of Sale is executed on this the Twenty Fourth day

M/s. ADOR WELDING LTD through
 its Authorized Signatory Mr. S.BALAJI
 (Vendor)

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Handwritten signature and date: 29/4/2023

CHERIAN SEBASTIAN
ADVOCATE & NOTARY
Govt. Press Road, Cochin-11

Original of this deed is Deposited
 with our Bank as Security
 Canara Bank HF CPU
 കൂതേ കേനരാ ബാങ്ക്, For CANARA BANK

Handwritten signature: Sheela V.P.

The authenticity of this e-stamp can be verified at "<https://pearl.registration.kerala.gov.in/pearlpublic>"
 കേരള സർക്കാർ റിജിസ്ട്രേഷൻ വെബ്സൈറ്റ് - "<https://pearl.registration.kerala.gov.in/pearlpublic>" എന്ന വെബ്സൈറ്റ് വഴി.

No. 1190/23

Presented in the office of the Sub Registrar of Ernakulam with the photographs and fingerprints of Buyers/s Seller/s and presentant affixed under Section 32 A of Registration Act and a fee of RS. 80/-
Paid at Ernakulam on this 24th day of March 2023 by S. Balaji

(S. BALAJI) & DW
Residing at - 4C, Fourth Floor, Rajammal Layout

[EXECUTION ADMITTED BY]

24th March 2023

K.V. ANTONY
AMALGAMATED
SUB REGISTRAR

For Ador Welding through Ltd.
through its Authorized Signatory

x S. BALAJI & DW



Residing at - 4C, Fourth Floor, Rajammal Layout
S/o Seshadri, Company employee
Coimbatore

IDENTIFIED BY

Sanal Kumar for S/o Sureshan Adm: cleric
Vallathal Nilayam chennai

16 Sheets 1 Sheet

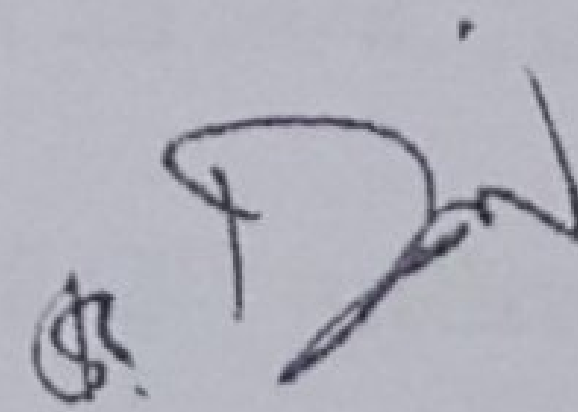
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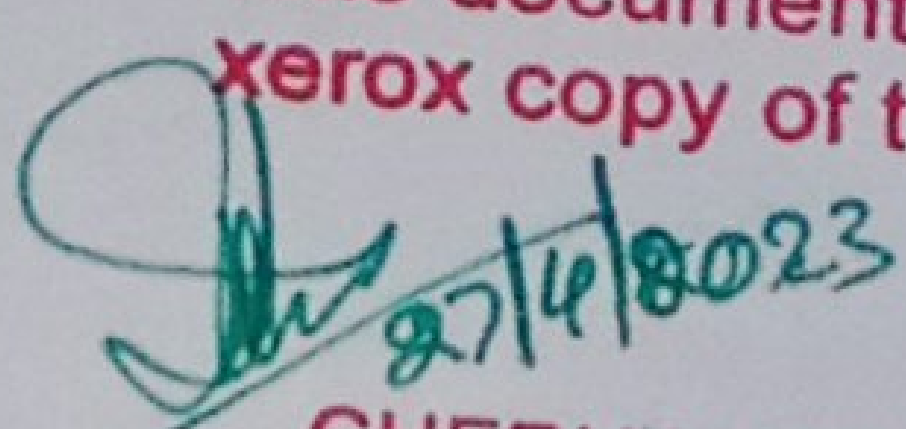
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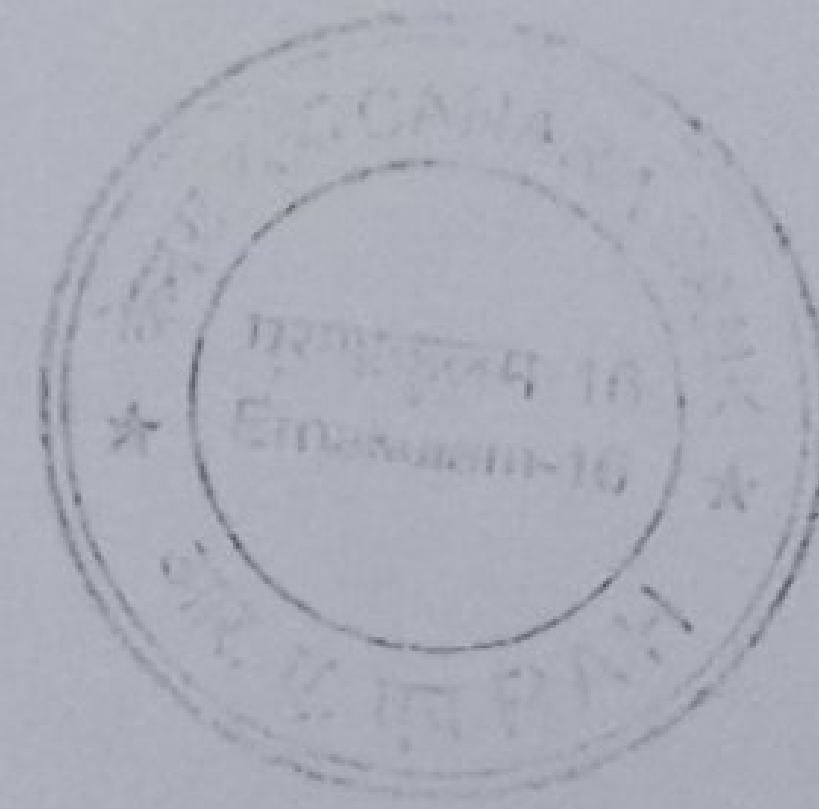
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ADVOCATE & NOTARY
Govt. Prescribed Court

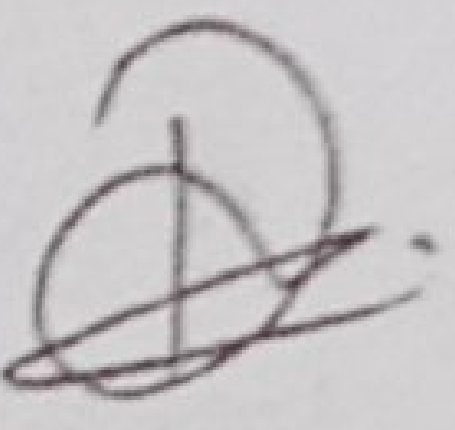
of March Two Thousand and Twenty Three by M/s. **ADOR WELDING LTD** (PAN AAACA 9076B) , a Public Limited and Listed Company, formerly known as *M/s.Advani Oerlikon Ltd*, registered under the provisions of the Indian Companies Act VII of 1913, No.11-8647 dated 09-09-2003 and having its registered office at Ador House, 6,K, Dubash Marg, Fort Mumbai, 400001, Maharashtra State, *through its Authorized Signatory Mr. S.BALAJI* (PAN - ANHPB3008R,Aadhaar No.4196 3416 6367) aged 51 Fifty One Years, Company Employee, son of Seshadrii, residing at 4C, Fourth Floor, Rajammal Lay Out, 1st Street, Ponnairajapuram, Coimbatore, 641 001,Tamilnadu authorized by the Board of Directors of the Company, as per Resolution dated 11th August 2022 (hereinafter referred to as the Vendor/Company which expression wherever it so requires shall permit/mean and include its , legal representatives, executors, administrators and assignees and persons deriving title under the Vendor/Company).

M/s. **ADOR WELDING LTD** through
its Authorized Signatory **Mr. S.BALAJI**
(Vendor)



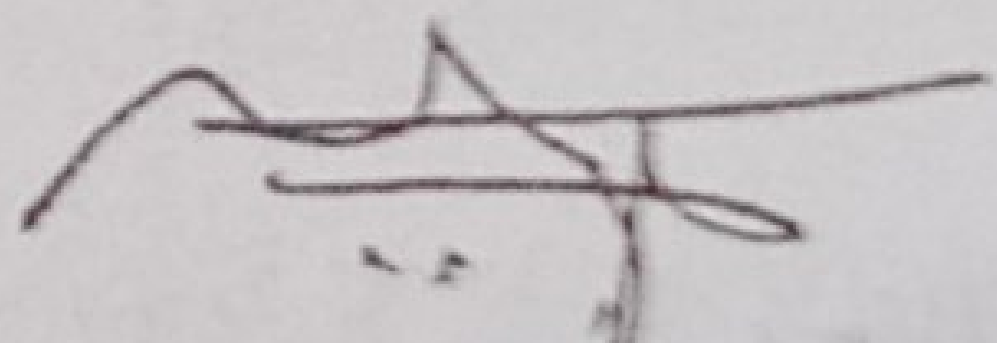
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2) JIMMY MATHEW  S/o P.T MATHEW
Deputy Manager. Kallatu (H)
Beemondy Pw
Kasaragod dist

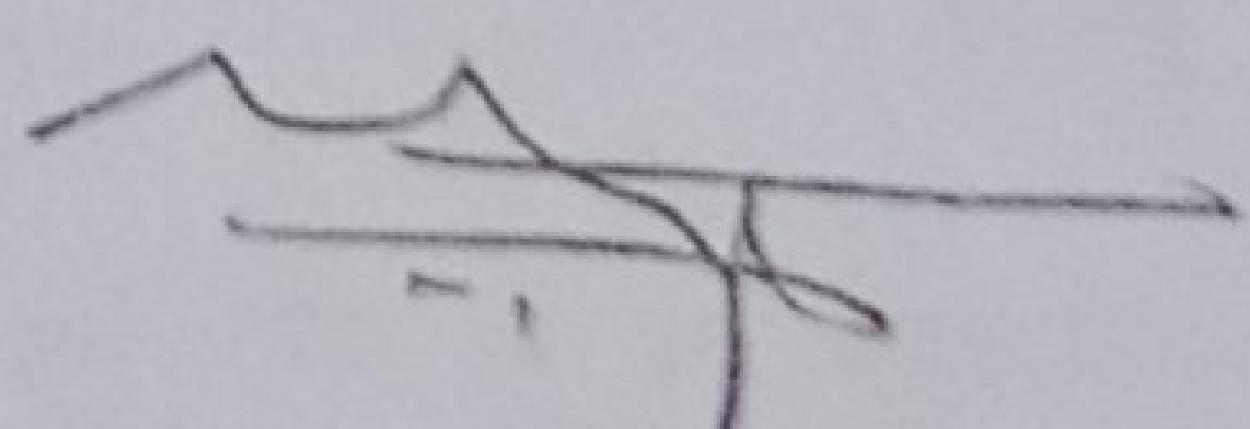
24/12 March 2023

REGISTERED AS IO...U 90...OF...2023...
BY BOOK...1...VOLUME...1098...ON PAGES
FROM...51...TO...68...
.....16.....SHEETS
.....2.....SHEET
.....DAY OF.....



K.V. ANTONY
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SUB REGISTRAR

24/12 March 2023



K.V. ANTONY
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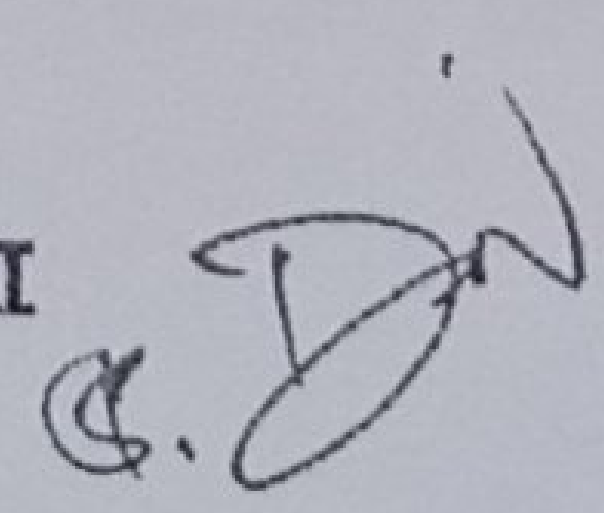
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IN FAVOUR OF

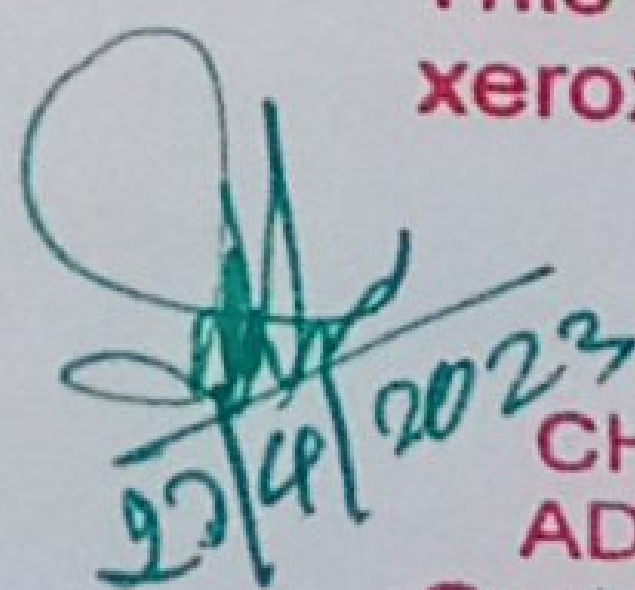
1) **BASTIN CHERIAN** (Aadhaar No 4809 9873 7728 & PAN BBIPC 6188B) aged 34 Thirty Four Years, Dentist, son of Cherian Sebastian, residing at 41/3719, Mannooparambil House, Ann's Apartments, Amulia Street, Ernakulam Village, Thrikkanarvattom Desom, Ernakulam North P.O. Pin 682 018, Kanayannur Taluk, Ernakulam District and 2) **Dr.ALDA DAVIS** (Aadhaar No 7070 6524 2188 & PAN BUDPD3666H) aged 29 (Twenty Nine) Years, Dentist, Daughter of K.K.Davis, residing at 41/3719B, Mannooparambil House, Anns Apartments, Amulia Street, Ernakulam Village, Thrikkanarvattom Desom, Ernakulam North P.O. Pin 682 018, Kanayannur Taluk, Ernakulam District (hereinafter referred to as the Purchasers, which expression wherever, it so requires, shall permit/ mean and include their heirs, legal representatives, executors, administrators and assignees and persons deriving title under the Purchasers)

Whereas the Vendor/Company which was formerly known as M/s.Advani Oerlikon Ltd, and now known as M/s. ADOR WELDING LTD in absolute possession and enjoyment of 2/3rd undivided share over the

M/s. ADOR WELDING LTD through
its Authorized Signatory **Mr. S.BALAJI**
(Vendor)

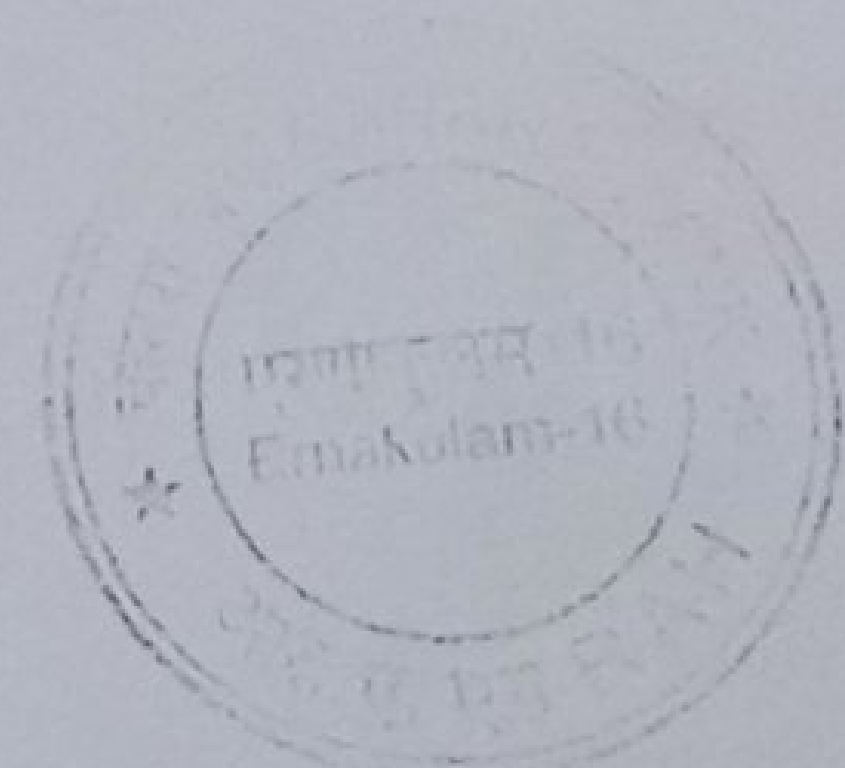


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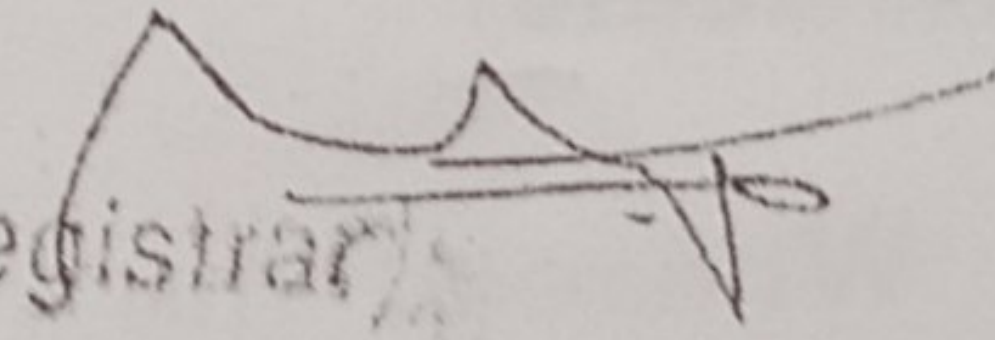


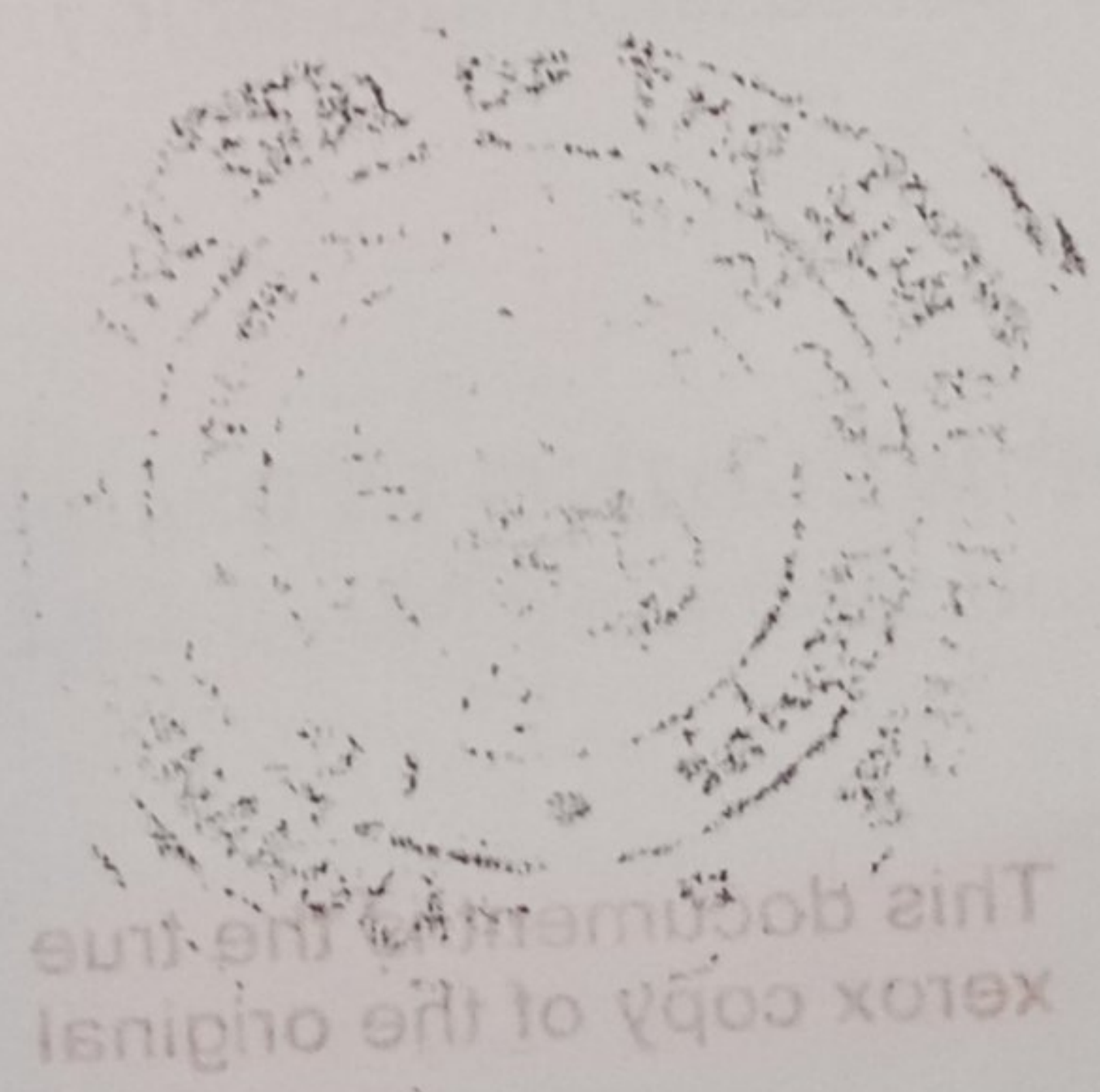
22/09/2023

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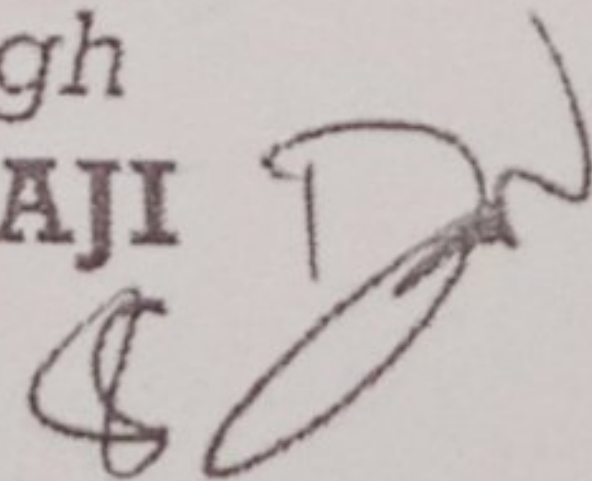
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property having an extent of 2.43 Ares (6-Cents) in Sy:No;305/4 of Ernakulam Village, Kanayannur taluk together with a building etc; bearing door No. 67/2566 (old No.41/3031A) and 67/2568 (Old No. 41/3031-C) of the Corporation of Cochin with 950 Sq:Ft on the ground and 1.200 Sq:Ft first floor as per the Deed of Sale Registered as No. 1169/1997, Registered in Book No.1, Volume 1236, pages Nos. from 153 to 157 of the office of the Sub Registrar Ernakulam, and is paying revenue taxes as per receipt No.1079K2ZB dated 14.09.2022 of Cochin Municipal Corporation.

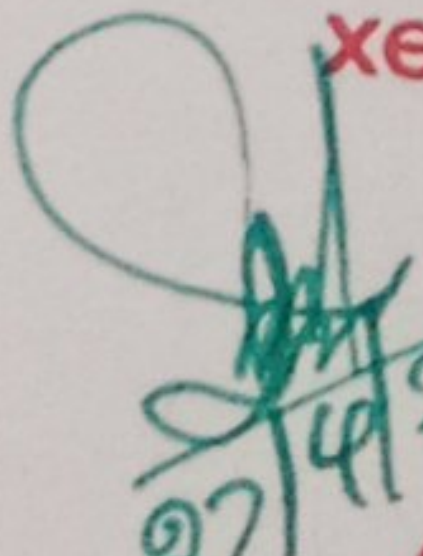
Whereas the Vendor and the purchasers herein entered into a Agreement for Sale in respect of the said properties, vide 'Sale Agreement' No.3495/2022 registered in book No:1., pages from 47 to 58 of the Sub Registrar Office Ernakulam.

Whereas the Purchasers were desirous of purchasing an extent of 1/3rd undivided shares of land in the above mentioned properties and 1st-floor of the three storied buildings bearing Door No.67/2568 (Old No. 41/3031-C), therein , had executed an agreement for sale for a total price of Rs.90,00,000/- (Rupees ninety Lakhs only) and has paid an initial payment of Rs. 50,00,000/- (Rupees fifty Lakhs only) as advance.

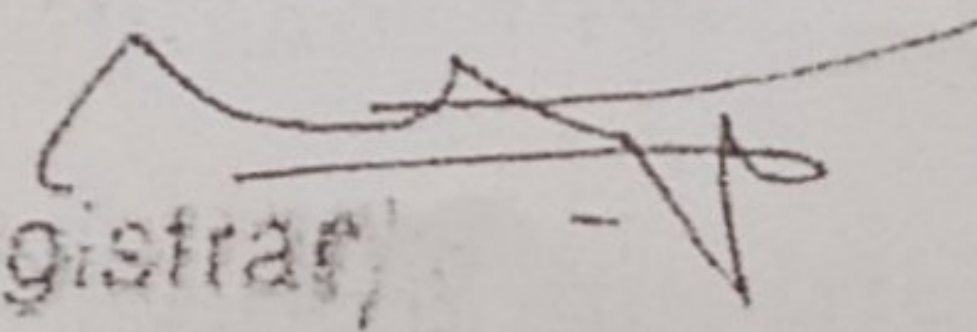
M/s. ADOR WELDING LTD through
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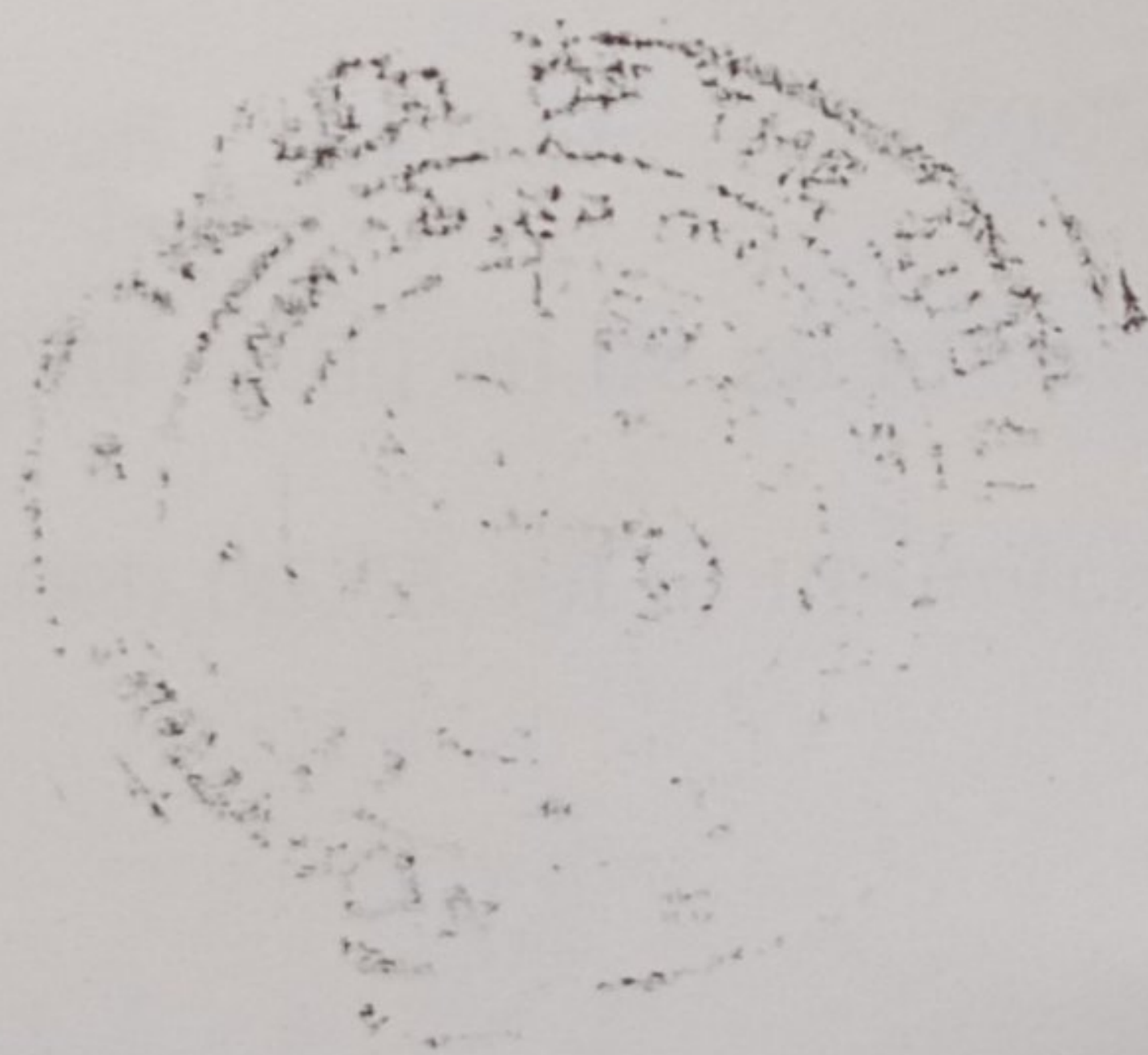


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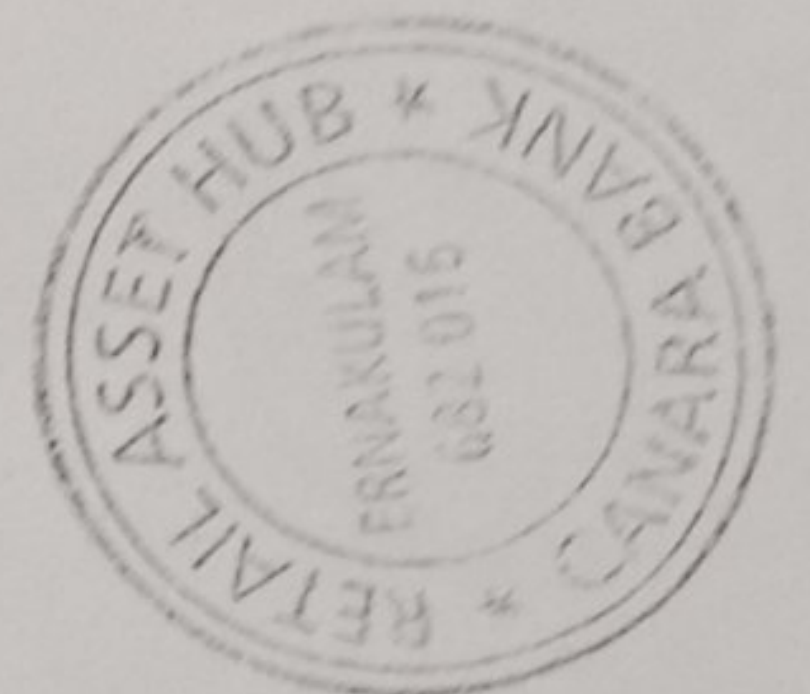
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And Whereas the Purchasers purchasing the 1/3rd undivided shares of the above mentioned property and the first floor of the building bearing Door No.67/2568 (Old No. 41/3031-C), more particularly described in the schedule hereunder, for a mutually agreed Sale consideration of Rs 90,00,000/- (Rupees Ninety Lakhs only) out of which, the value of the undivided share in the land is fixed as Rs.52,00,000/- (Rupees Fifty Two Lakhs only) and the Value of the Buildings are fixed as Rs.38,00,000/-(Rupees Thirty Eight Lakhs only) making the total consideration as Rs 90,00,000/- (Rupees ninety Lakhs only), out of which an amount of Rs.50,00,000/-(Rupees fifty lakhs) has been paid at the time of the execution of the agreement for Sale and the balance amount of Rs.39,10,000/- (Rupees Thirty nine lakhs and ten thousand only) has been paid Cheque No.999282 drawn on the Canara Bank, Ernakulam Banerji Road Branch, and Rs.90,000/-being the 1 % of the total sale consideration given to Vendor has been paid as TDS by the Purchasers on behalf of the Vendor for purchase of immovable property for value exceeding Rs.50,00,000/- as contemplated under The Finance Act, 2013, vide Challan Serial Nos 16480 and 17140 and the

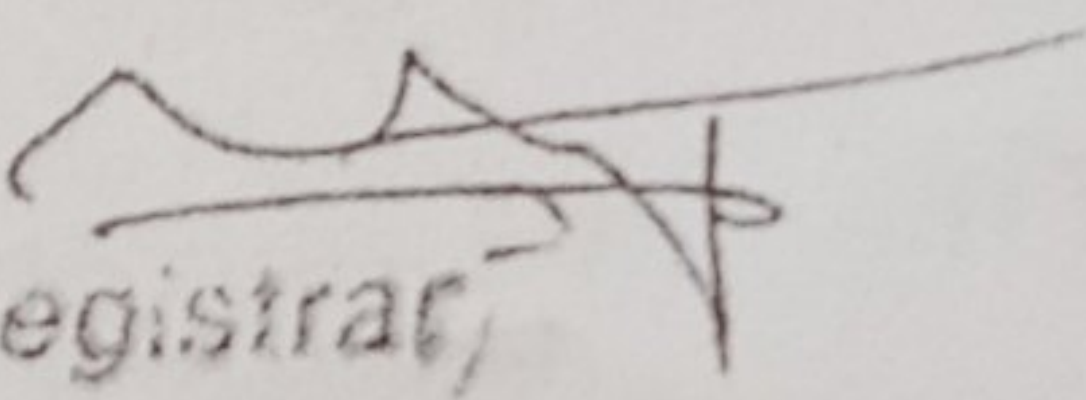
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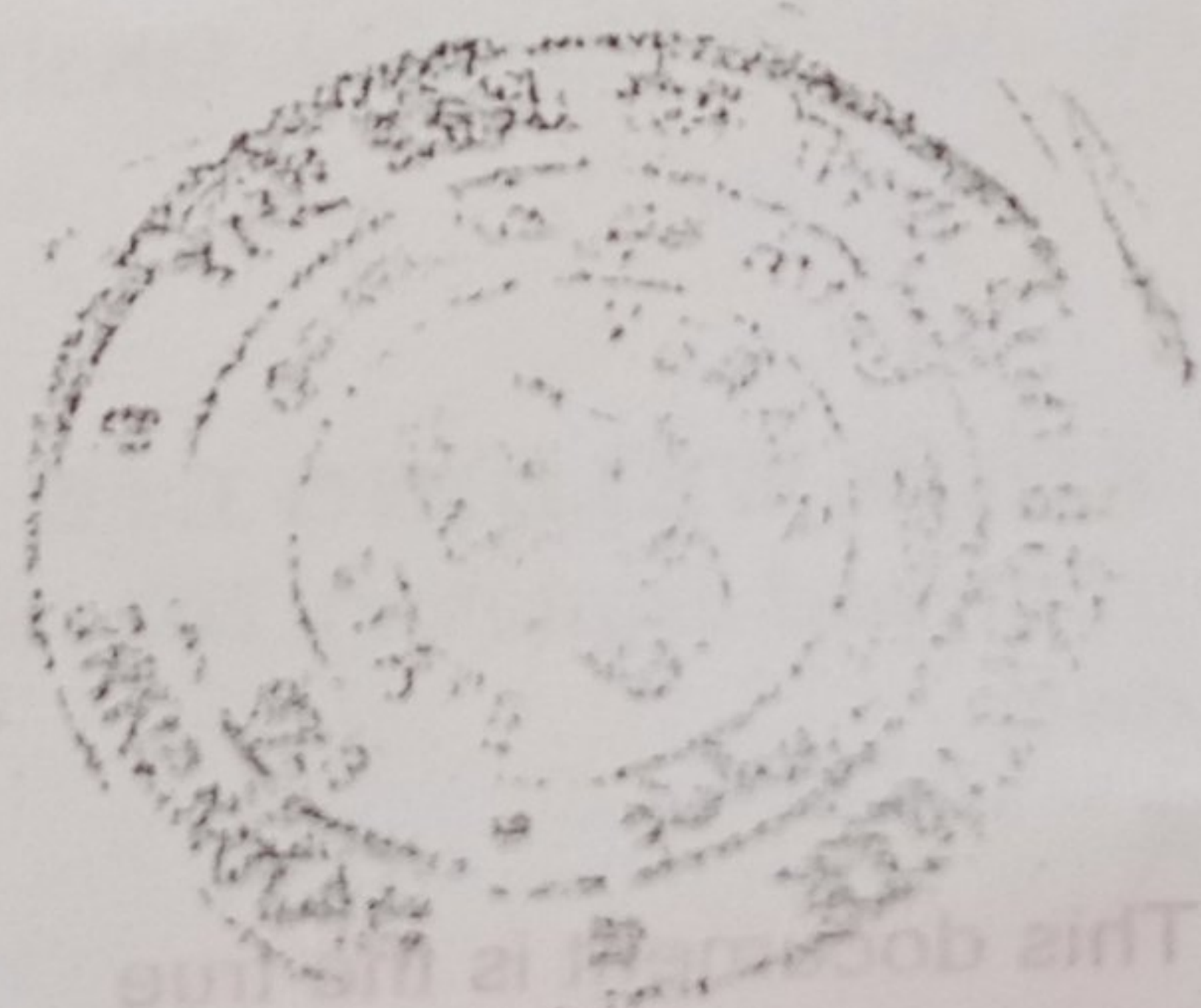
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Vendor/Company has thus received the balance full sale consideration of Rs 39,10,000/- (Rupees thirty nine Lakhs and ten thousand only) from the Purchasers by Bank Cheque transfer in the name of the Vendor/Company, and the Vendor/ Company has thus received the full sale consideration of Rs 90,00,000/- (Rupees Ninety Lakhs only) for the 1/3 undivided shares and first floor office of the building therein, as detailed above.

NOW THIS SALE DEED WITNESSES AS FOLLOWS;

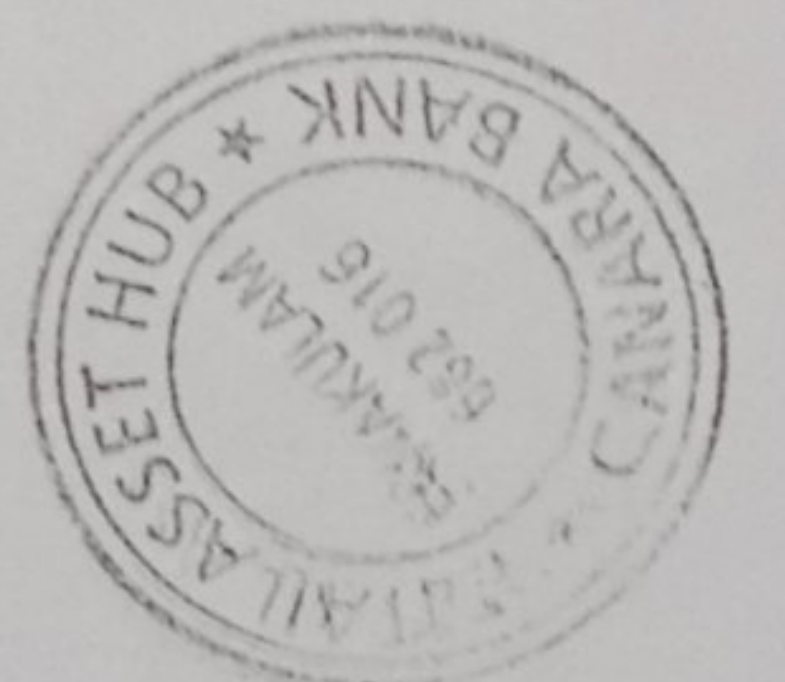
In pursuance and in consideration of a total sale price of Rs.90,00,000/- (Rupees Ninety Lakhs only) as detailed above paid by the Purchaser to the Vendor the receipt of which the Vendor/Company hereby admits and acknowledges, the entire sale consideration THUS FULLY SATISFIED, the Company hereby transfers, conveys and assigns unto the Purchasers by way of absolute sale unto the Purchasers, the undivided share of 1/3rd in the land, from the undivided share of 2/3 in the land belonging to the Vendor / Company, more particularly described in the schedule & Description of Property of Sale Deed No. 1169 of 1997 with respect to the first floor of the building, as per all such

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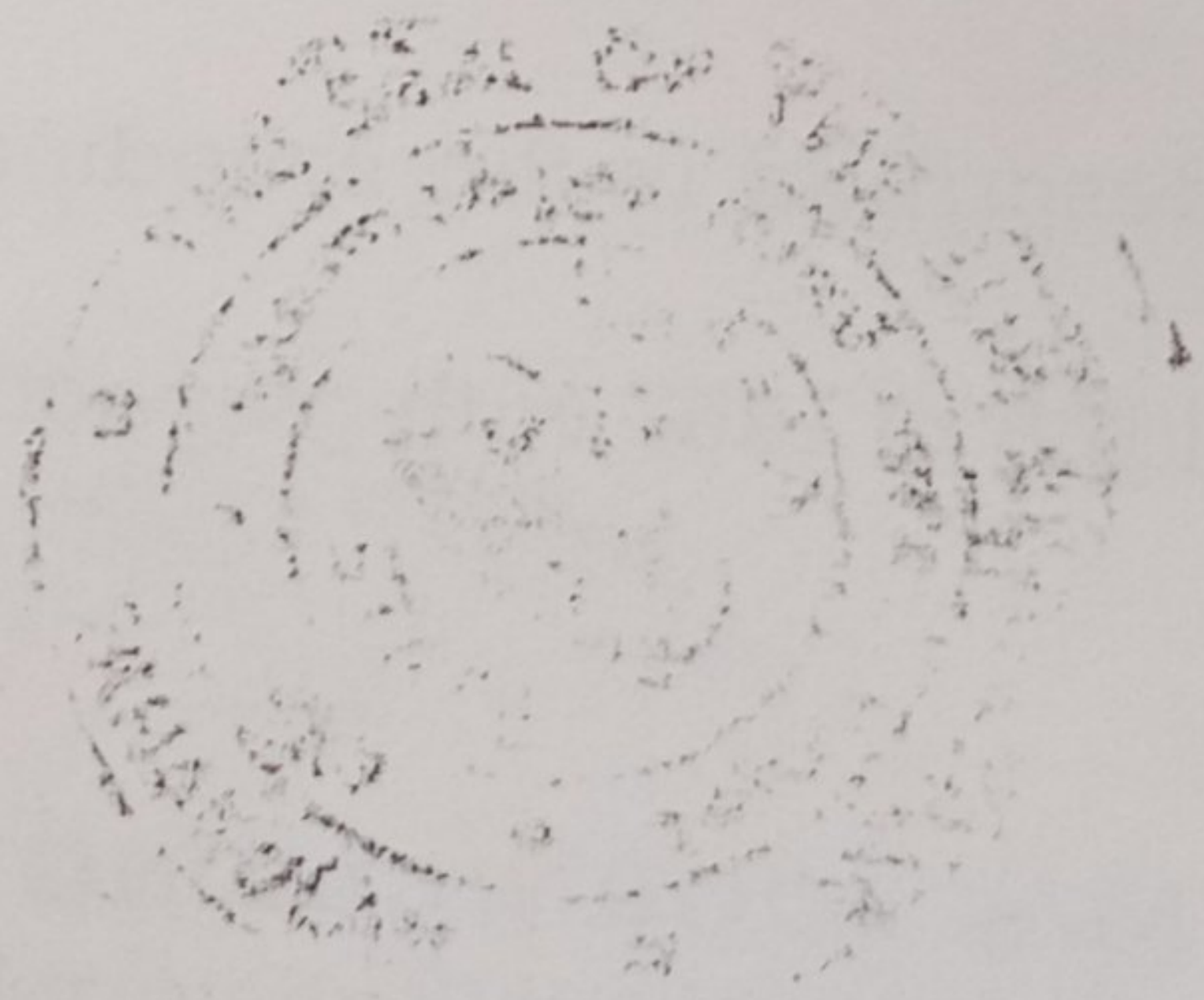
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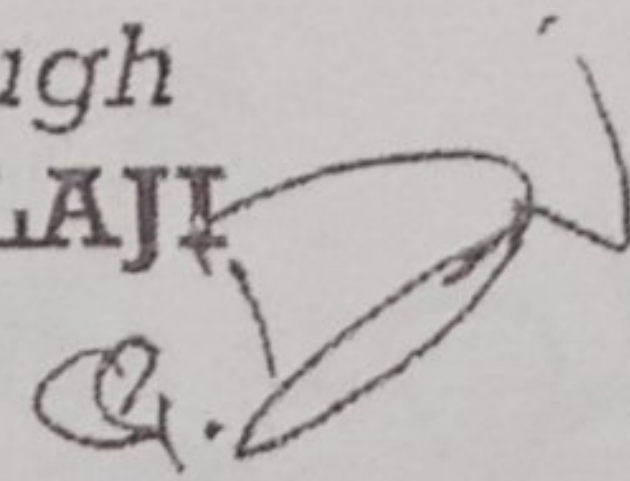
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legally enforceable conditions as may be applicable and specifically stated there in. The Vendor / Company represents that such transfer of ownership, use, possession, title and interest with respect to the property supra is on 'as-is' basis and Vendor / Company only transfers such rights, title and interest that are vested in it.

As such the Vendor is paying the land tax with respect to his 2/3 undivided share in Ernakulam Village under Tandaper No.1163/a, and also remitting the building tax in Cochi Corporation and this building has common water connection and electric connection. On Mutation Sy:No. 305/4 is changed to Sy:305/4-12. The nature of the land is classified as Purayidom.

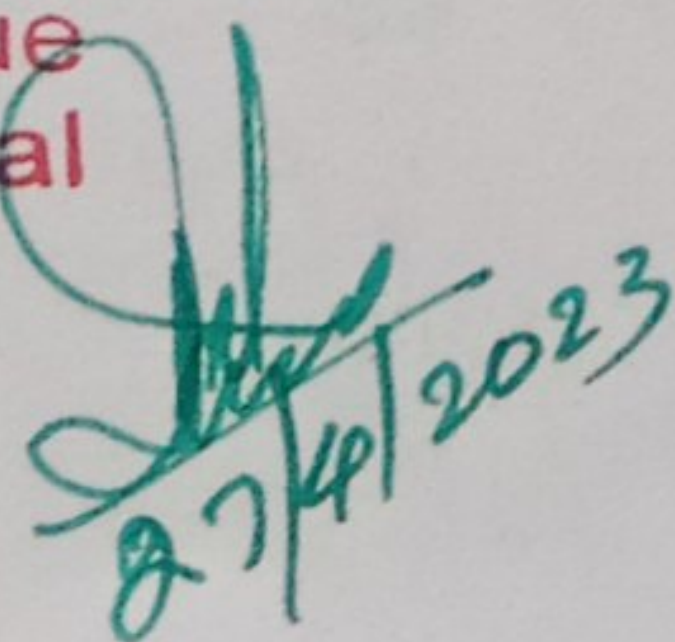
In pursuance of the said agreement and in consideration of a total sale price of Rs 90,00,000/- (Rupees Ninety Lakhs only) of which an amount of Rs:90,000(Ninety Thousand) remitted towards (1% of the Sale Consideration) by the purchasers in the name of the Vendor vide Challan No16480 &17140.dated 20.3.2023 of Income Tax Department and the remaining consideration

M/s. ADOR WELDING LTD through
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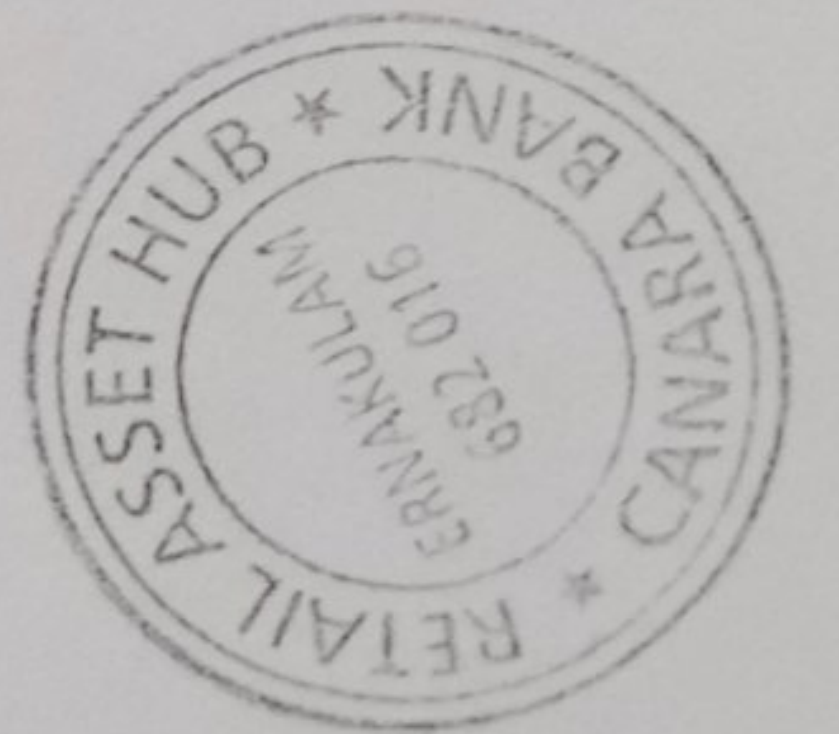


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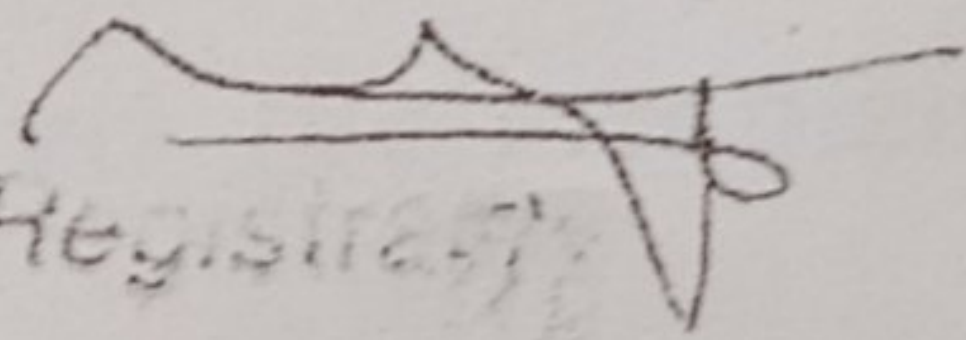


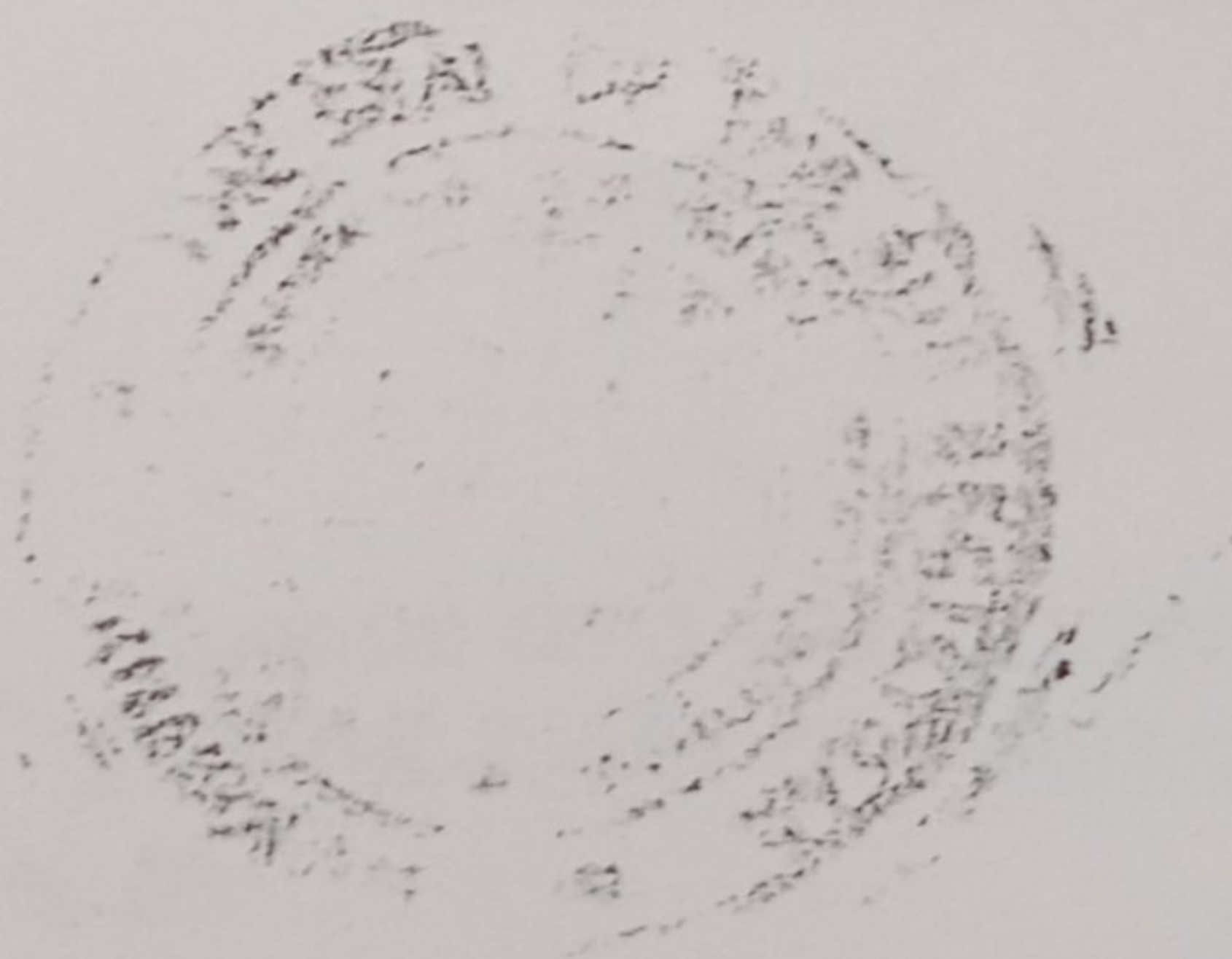
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THE VENDOR/COMPANY HEREBY ASSURES AND
COVENANTS WITH THE PURCHASERS.

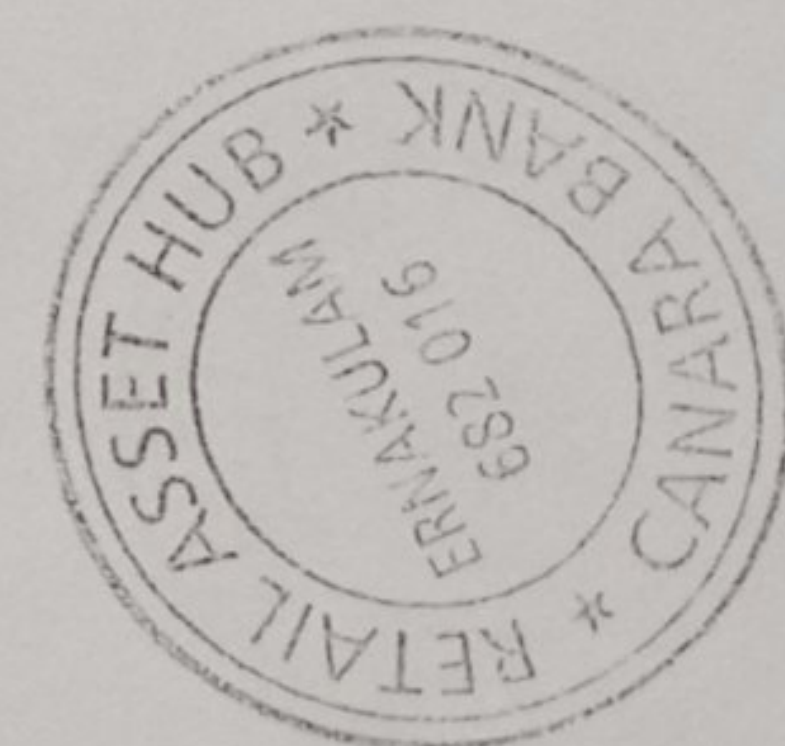
1. That the Vendor/Company is the true, lawful, absolute owners of the land described in the schedule hereto and that the Vendors have not done anything or had ever been privy to any acts or thing by which the rights, title, interest of the Vendor/Company to convey the aforesaid interest therein in any manner curtailed or clouded and in particular the Vendor/Company doth hereby declare that the property 1/3rd undivided share and the 1st-floor of the building having door No.67/2568-A (old No. 41/3031 C) described in the schedule is not subjected to any lease, trust, mortgage, charge, acquisition or court proceedings and that the Vendor/Company has paid all taxes and outgoings in respect of the undivided interest hereby conveyed and undertakes to discharge any such amount found to be levied or livable up to this date.

2. That the Vendor/Company doth hereby further assures the Purchasers that the Vendor/Company shall do or caused to be done all such acts or things, however at the cost of the Purchaser for more perfectly assuring the undivided interest in the land described in the

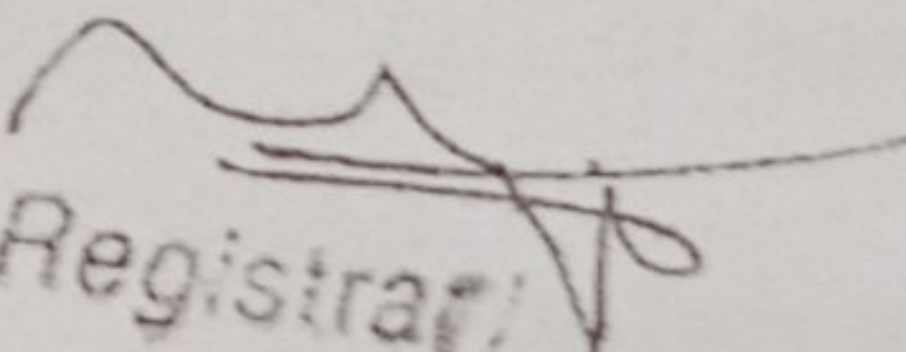
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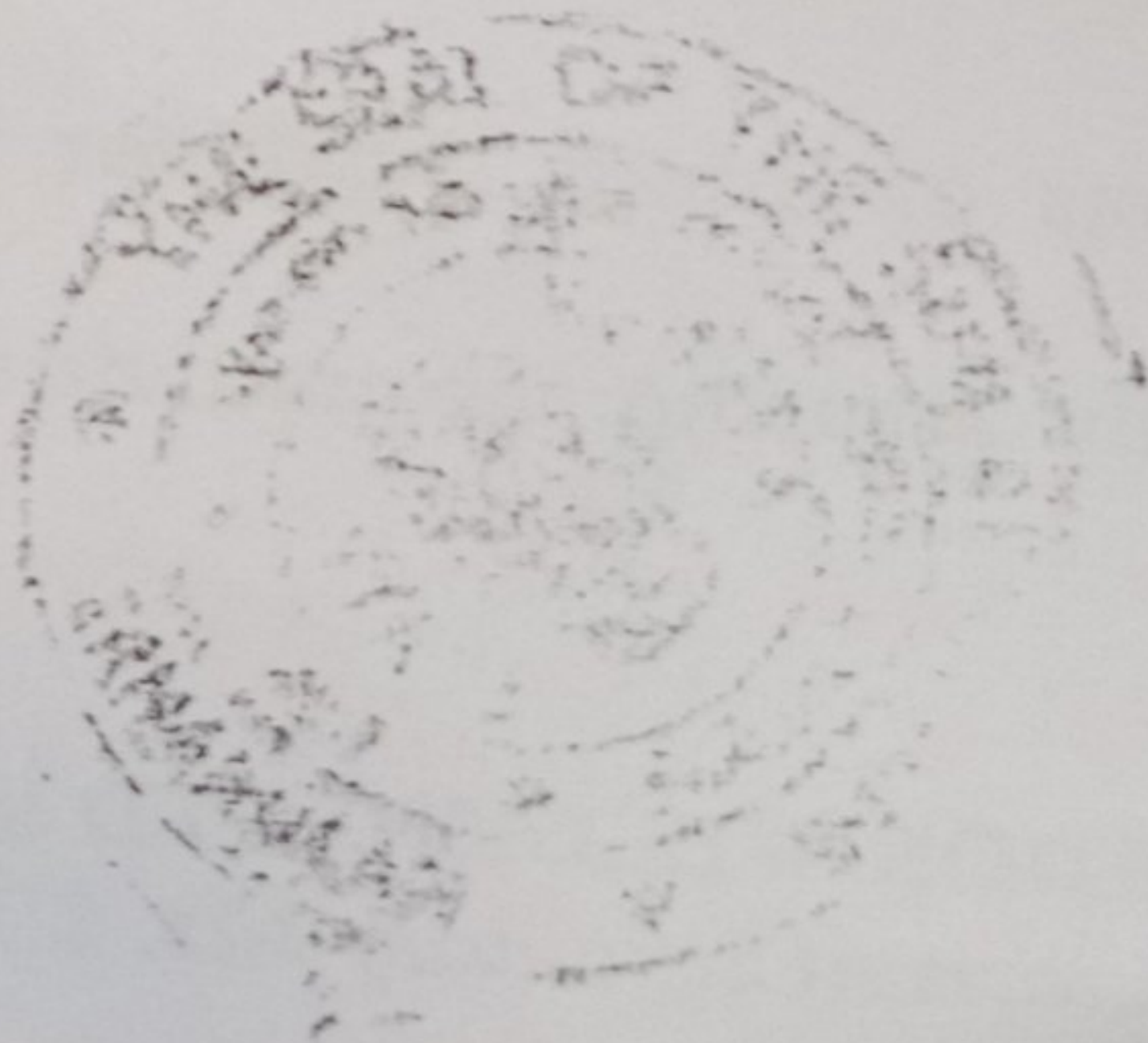
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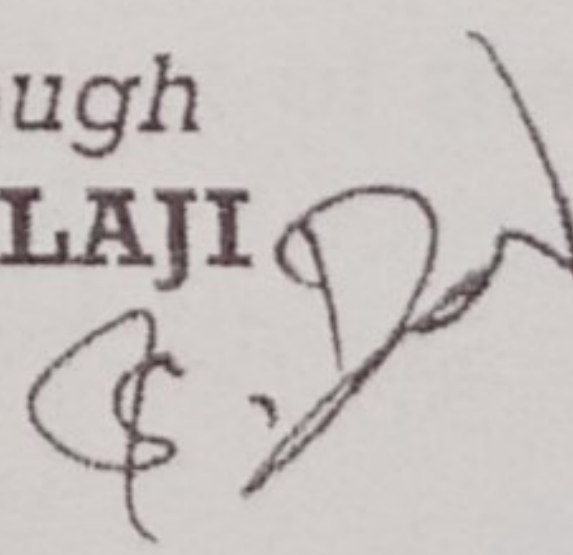
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schedule thereto hereinbefore expressed to be hereby conveyed, granted, transferred or sold unto the Purchasers, subject to all legally enforceable conditions, as mentioned in the Sale Deed No. 1169 of 1997.

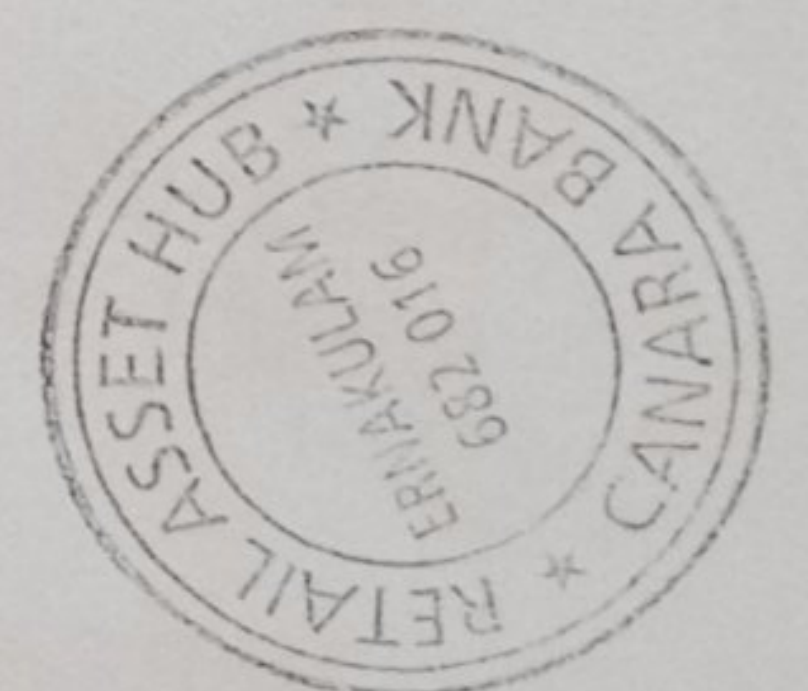
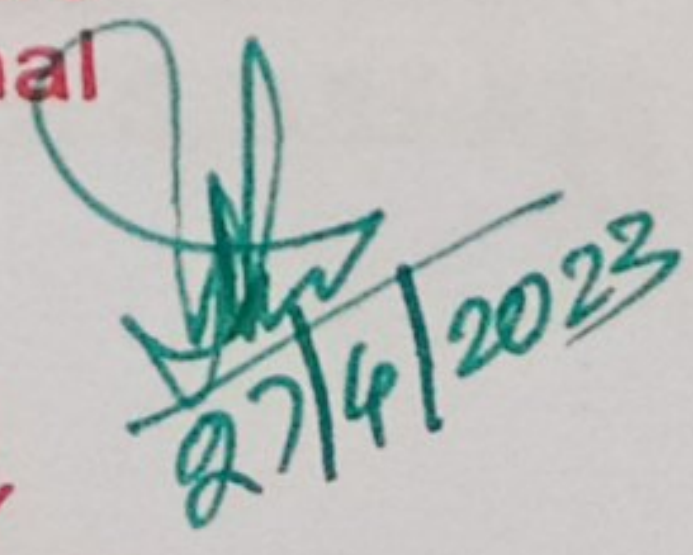
3. That the Vendor/Company hereby agree always and at all times, to keep the Purchasers indemnified against all risks, costs, losses, old leases and damages that the Purchasers may be put into on account of any defect in the title of the Vendors to be conveyed the in the Schedule herein TO HAVE AND TO HOLD the same as the property of the Purchasers with all easement, privileges, appurtenances and free from all claims and demands of the Vendor/Company with full power of disposal and disposition as its owner with transferable and inheritable rights of succession as per law of land absolutely forever with exclusive title possession and enjoyment without any let, hindrance or interruption from the Vendor/Company or in trust with the Vendor/Company and hereafter the Vendor/Company shall have no right title claim or interest in the said property.

M/s. ADOR WELDING LTD through
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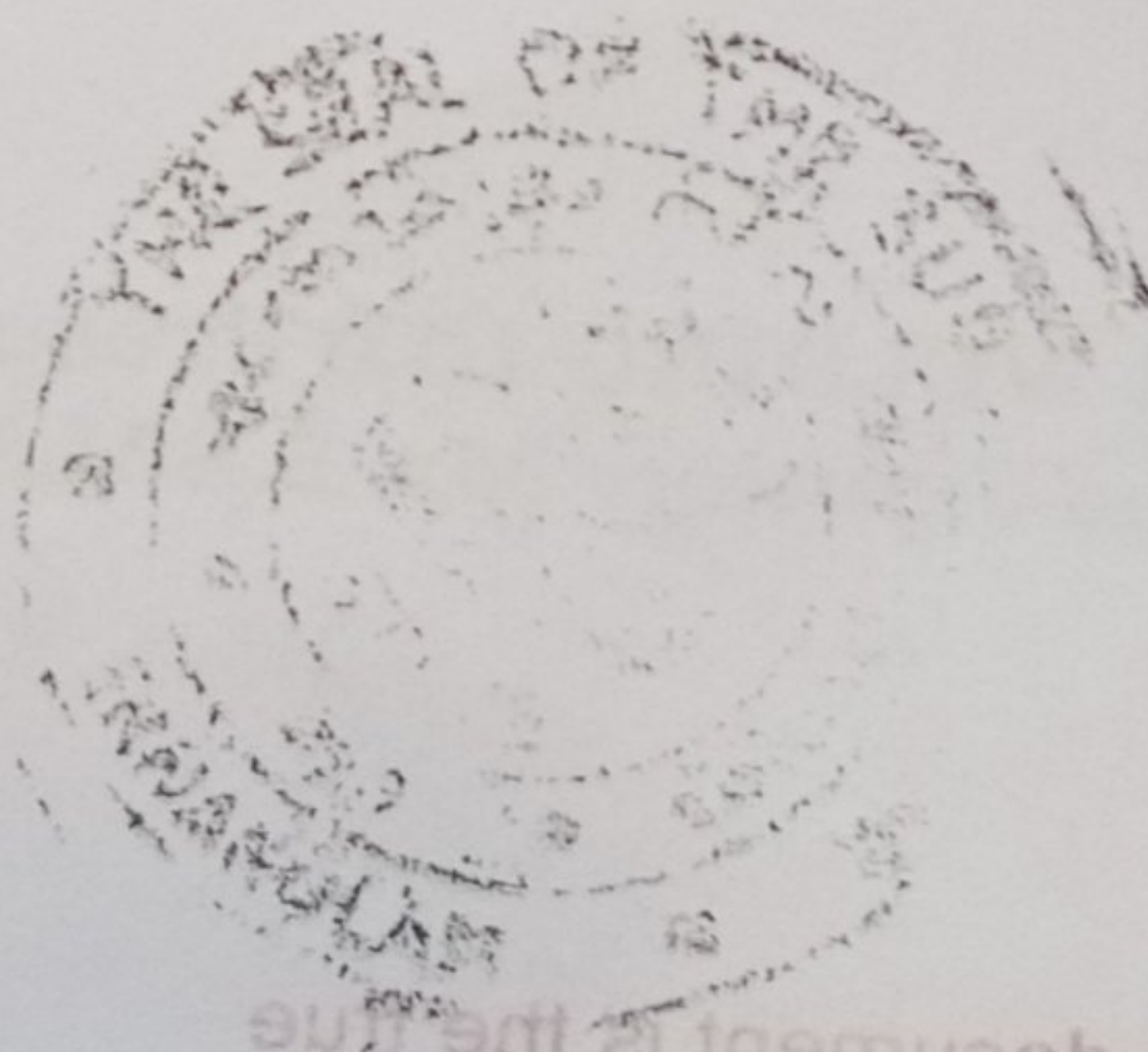
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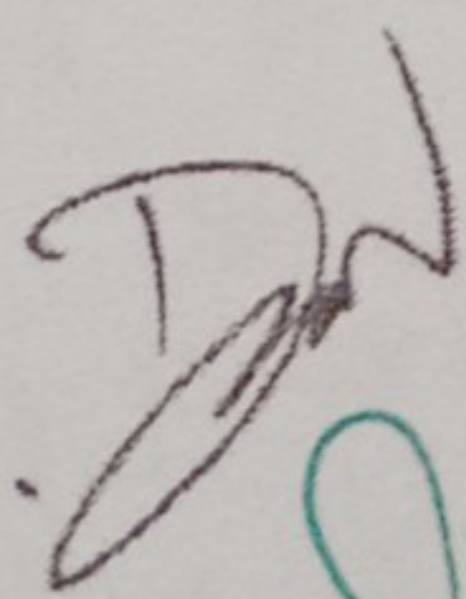
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4. That the Scheduled property being transferred to the Purchasers is completely free from mortgage, charge, lease, lien, attachment, suit arrears of taxes and other dues, claims of workers or employees of the Vendor/Company, proceedings under the Kerala Land Reforms Act Kerala Land Acquisition Act, and any other encumbrances and impediments whatsoever.

5. That the Vendor /Company does not own or possess lands in excess of the ceiling area fixed by the Kerala Land Reforms Act (Act 1 of 1964) as amended up to date. The schedule property not a subject matter of any Cases relating to land ceiling. The Schedule property is neither a Forest under the provisions of Kerala Forest Act 1961, Forest Conservation Act, Private Forest Vesting and assignment Act 1971 nor an environmentally fragile area or an excess land. The scheduled property is not included in any lands allotted to Scheduled Caste or Scheduled Tribe persons.

6. That the Purchasers shall be at full liberty to apply for mutation of names in the records and records of Land Revenue, and other authorities and obtain grant of Patta or other confirmation of title in the name of the Purchasers with respect of the land described in Schedule hereunder.

M/s. ADOR WELDING LTD through
its Authorized Signatory Mr. S. BALAJI
(Vendor)



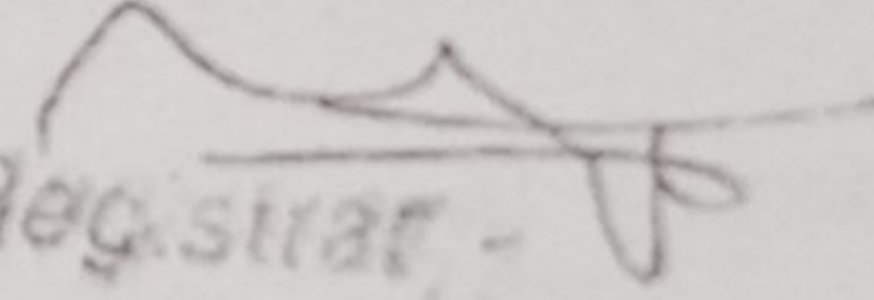
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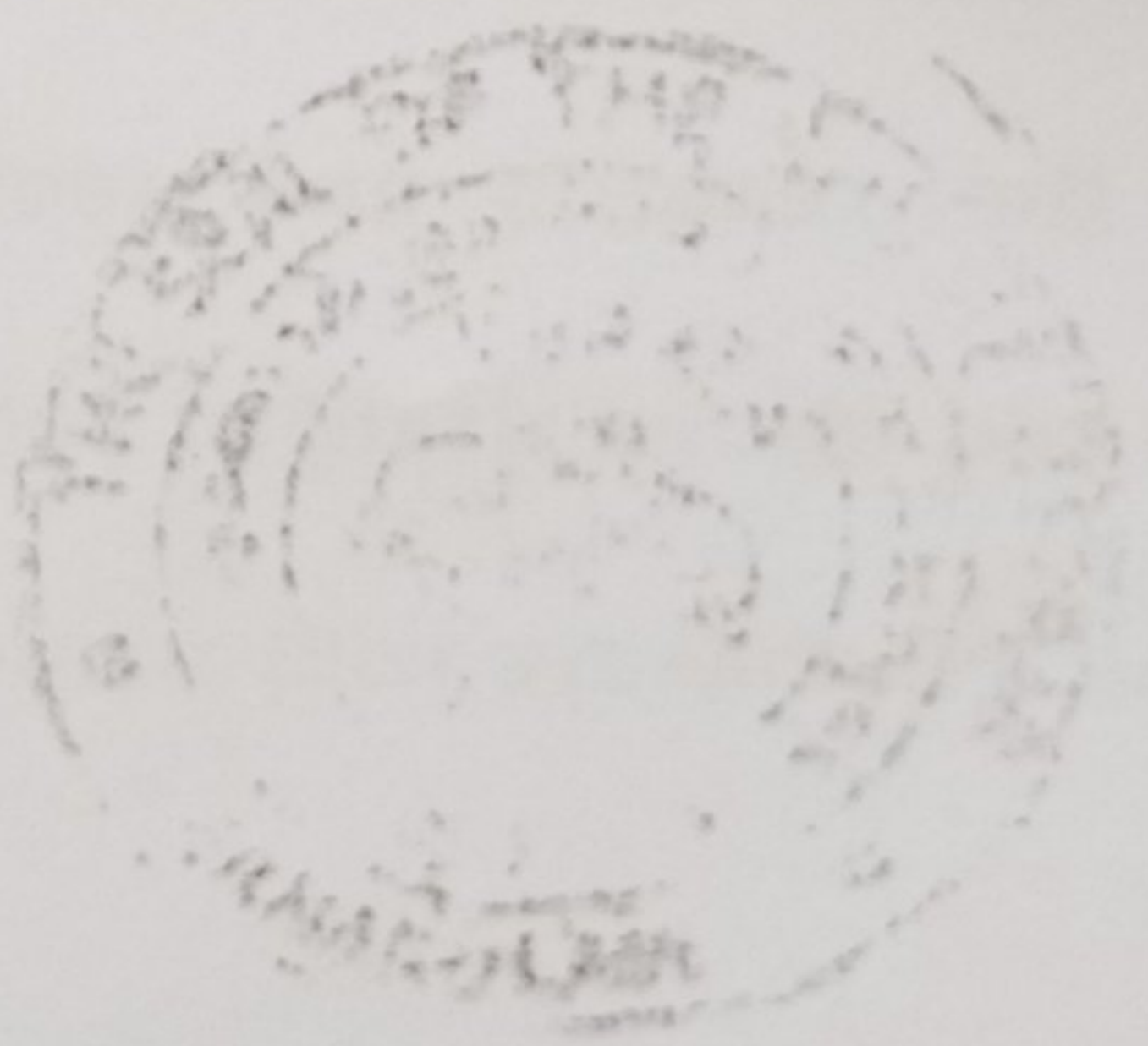
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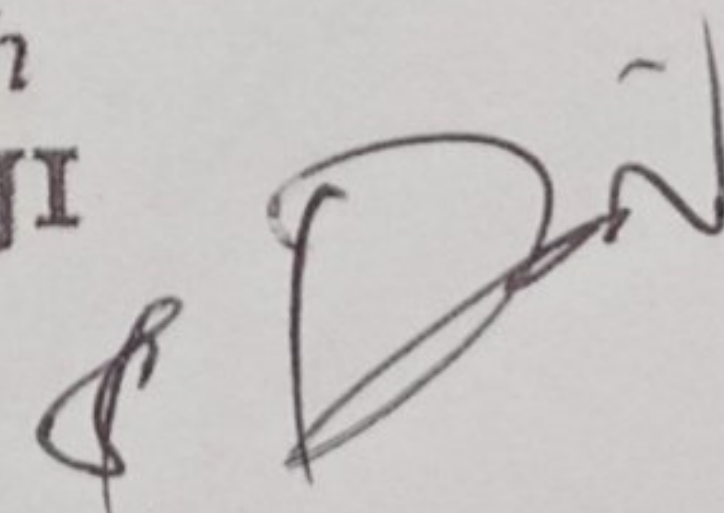
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Govt. Press Road, Cochin-11

7. That the Vendor/Company shall at all times hereafter at the cost and request of the Purchasers execute or cause to be executed or done all such further acts, deeds, assurances and things as may be necessary or expedient for the further and better assuring of the said property and vesting the same with the Purchasers.

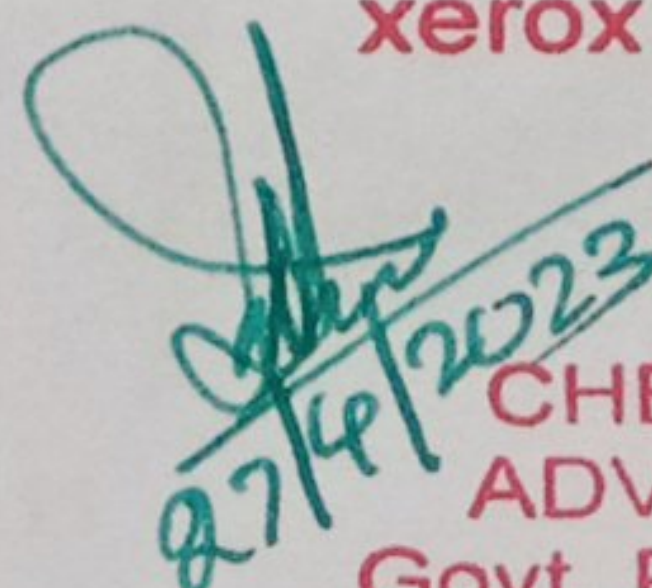
8. That the Vendor/Company further covenants and agrees with the Purchasers that the Vendor/Company shall, at all times, indemnify and keep the Purchasers indemnified against all claims, debts, damages, losses, interest, costs and expenses incurred or sustained by the Purchasers by reason of any recitals, averments declaration or any of them in these presents, proving or being found to be incorrect or incomplete or if some act required to be done by the Vendor/Company are not performed or observed by the Vendor/Company or if any right, privilege or easement herein mentioned is obstructed by the Vendor/Company or any person claiming under them.

9. The Vendor/Company further covenants with the Purchaser that by this document no person with any of the disabilities mentioned under the National Trust Act has any legal rights over the property which is

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its Authorized Signatory Mr. S. BALAJI
(Vendor)

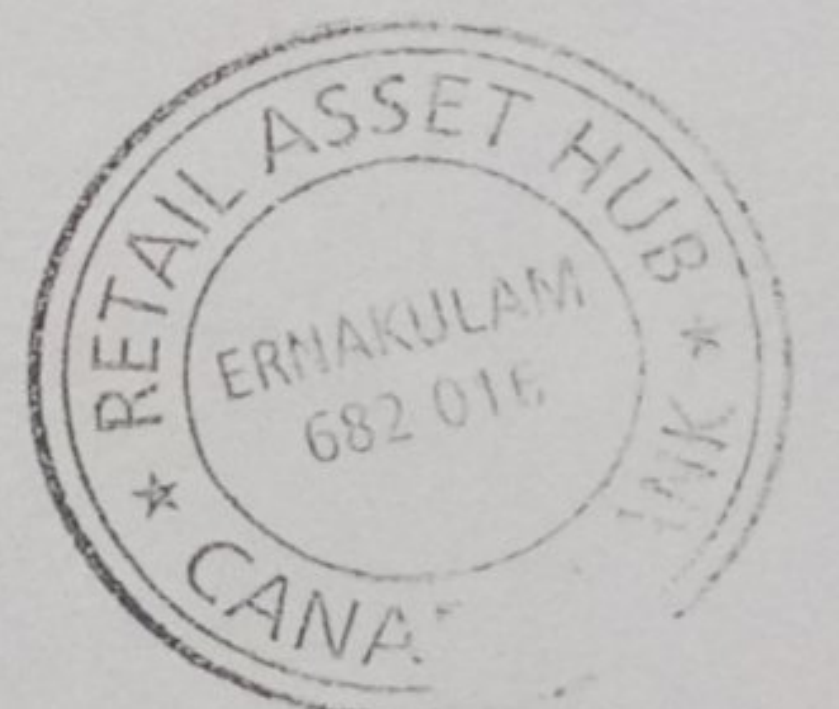


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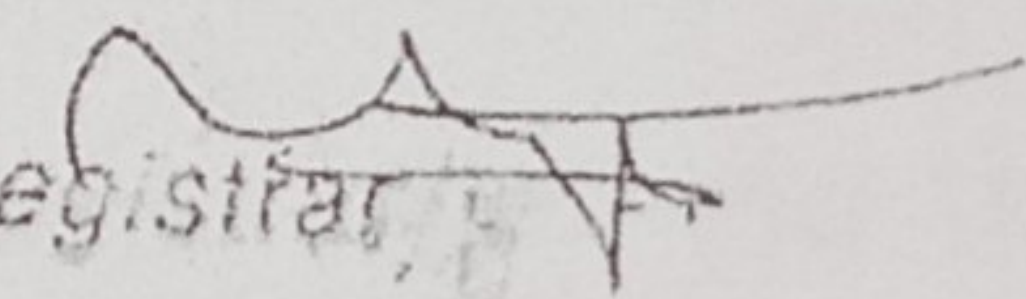


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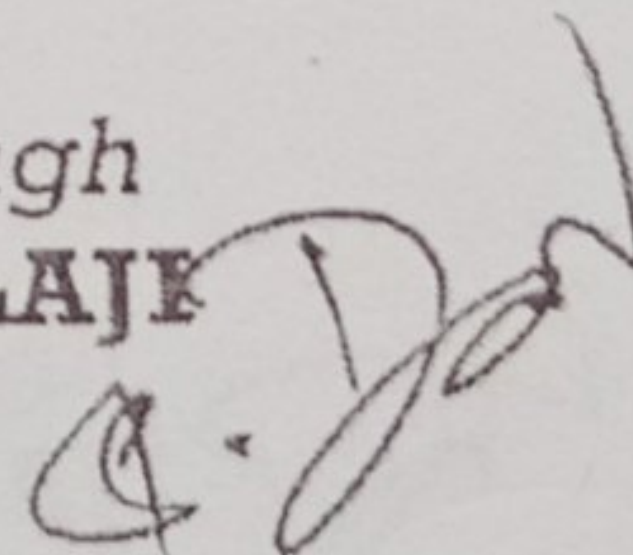
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being transferred and by this transaction the rights of such individuals are not being deprived nor infringed upon.

10. The Original Document No. 1169 of 1997 of the office of the Sub Registrar, Ernakulam and the Photostat copies of prior documents, along with the, sketch, and Tax Receipts for the building and the land for the current year are handed over to the Purchasers.

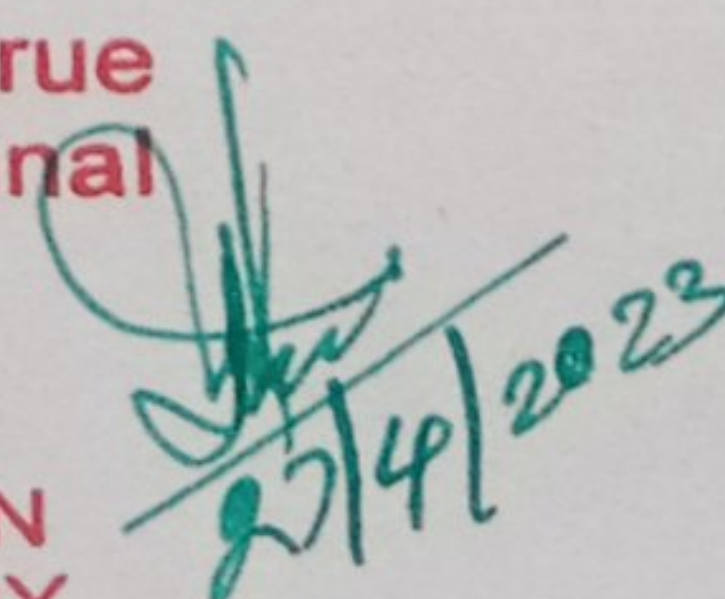
11. Fair value for the properties in Survey No 305/4-12 of Ernakulam Village, with Corporation Road access is fixed as Rs.43,89,000/- per Are. The value of the land set forth in this document is Rs:52,00,000/- (rupees Fifty two lakhs only) The value of the building as per the valuation certificate dated 19.3.2023.issued by approved valuer under Sec:28-C of the Kerala Stamp Act is Rs:31,38,840 Lakhs, value for the building shown in this document is Rs:38-lakhs (Rupees: Thirty eight lakhs), this document is prepared in stamp paper worth Rs: 7,20,200./- (Rupees Seven Lakhs and Twenty Thousand only) including the unvalued agreement

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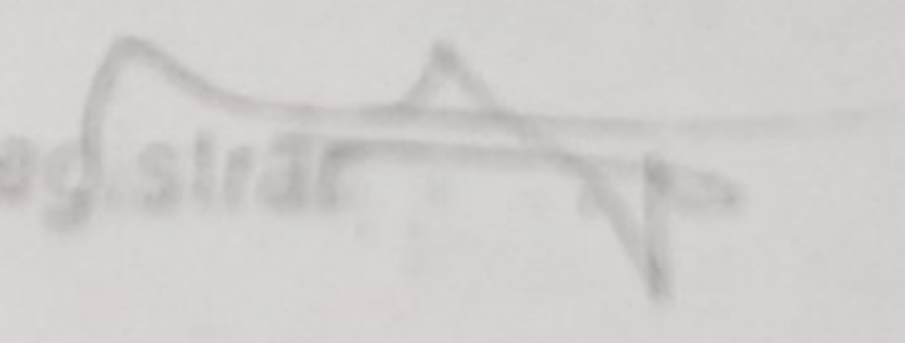


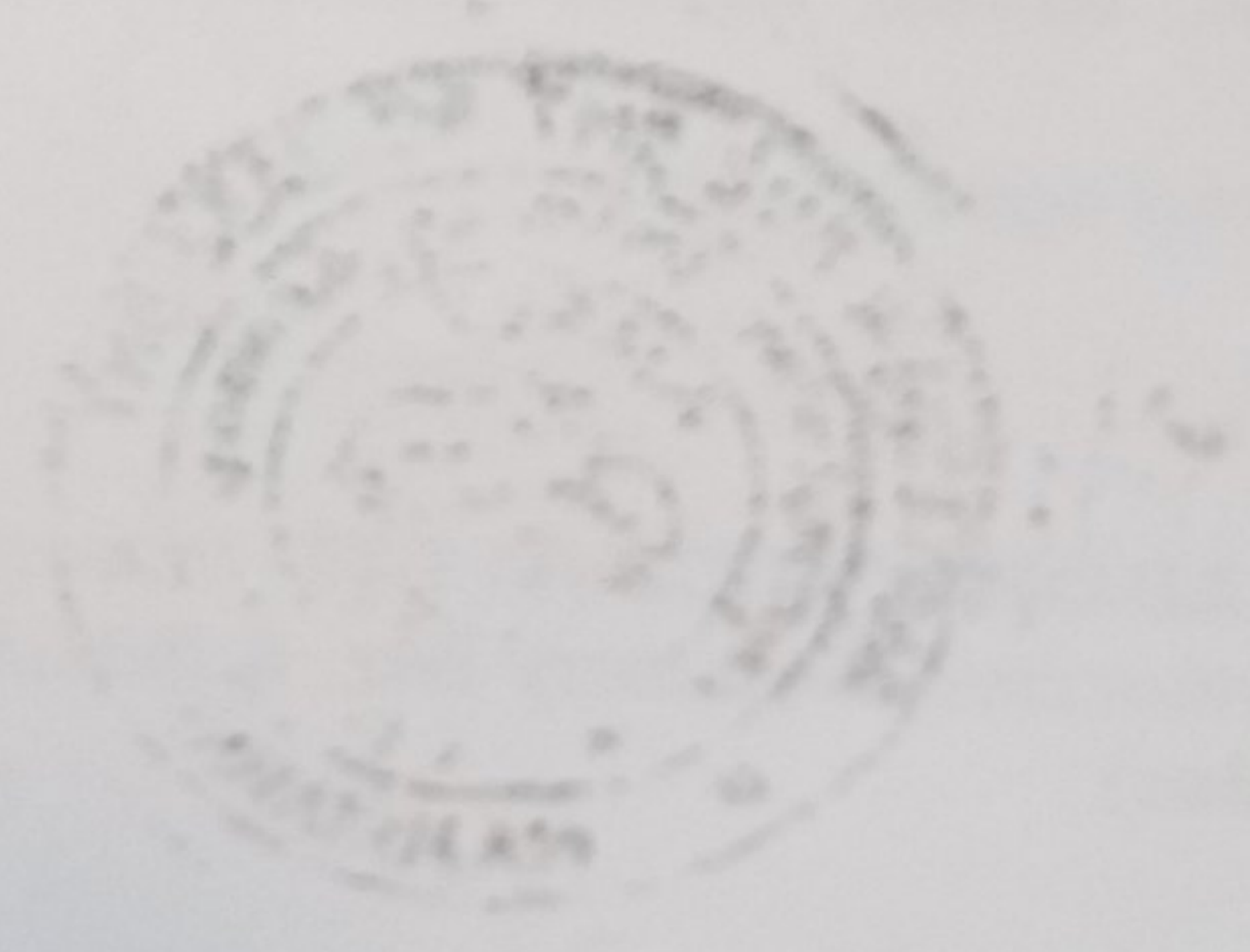
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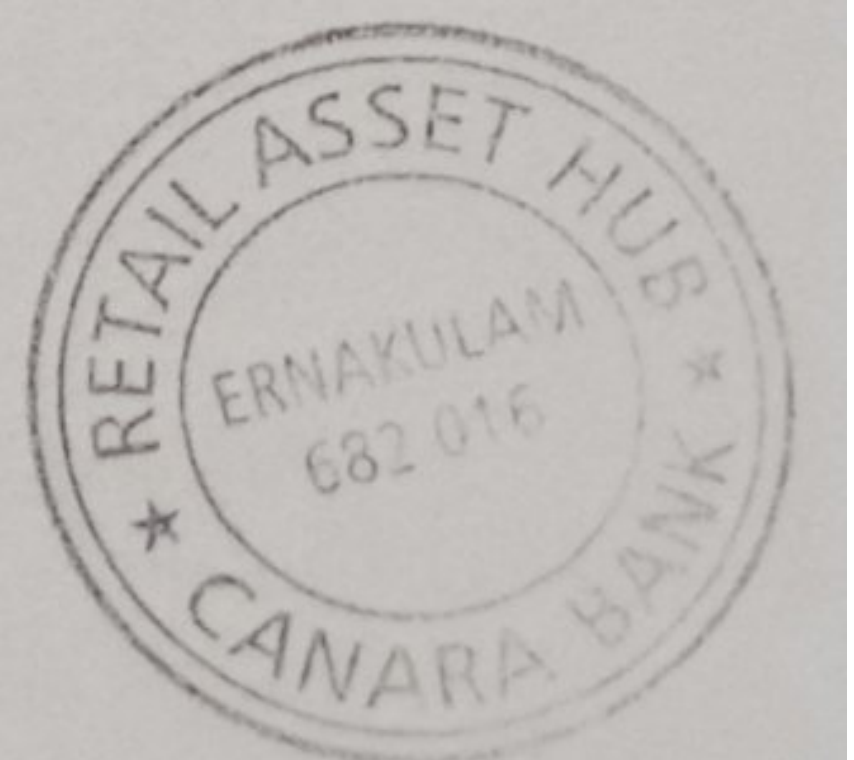
SCHEDULE OF PROPERTY

| | | |
|-----|--|---|
| 1. | Serial No. | |
| 2. | District | 1 |
| 3. | .Sub District | Ernakulam |
| 4. | Taluk | Ernakulam |
| 5. | Village | Kanayannur |
| 6. | Desom | Ernakulam |
| 7. | Corporation | Thrikkanarvattam |
| 8. | Re Survey Block No.. | Kochi |
| 9. | Re Survey No. | Nil |
| 10. | Re Sub Division No. | Nil |
| 11. | Survey No. | 305 (Three Hundred and Five) |
| 12. | Sy Sub Division No. | 4 -12 Four- twelve |
| 13. | Extent | 2.43 Ares |
| | Right Conveyed | 1/2 undivided share in 2/3 rd share of 2..43 Ares (1/3 rd undivided share) |
| 14. | Tenure And Nature of land | Cheranallur Swaroopam Kanam/Purayidam. |
| 15. | Thandaper No. of the Vendor in the Village | 1163/a |
| 16. | Thandaper Number of the Purchaser in the Village | Nil |

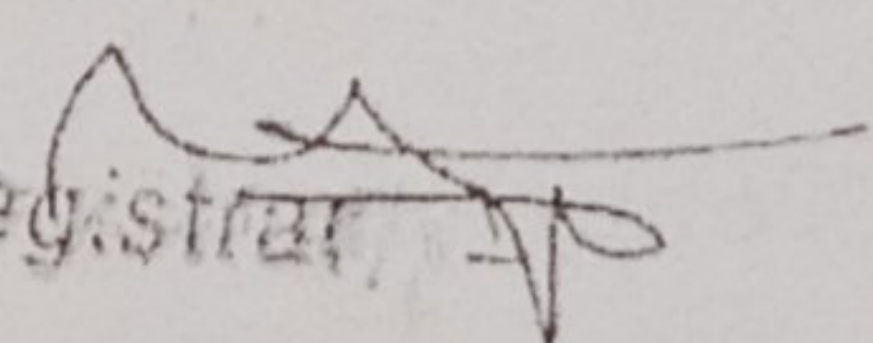
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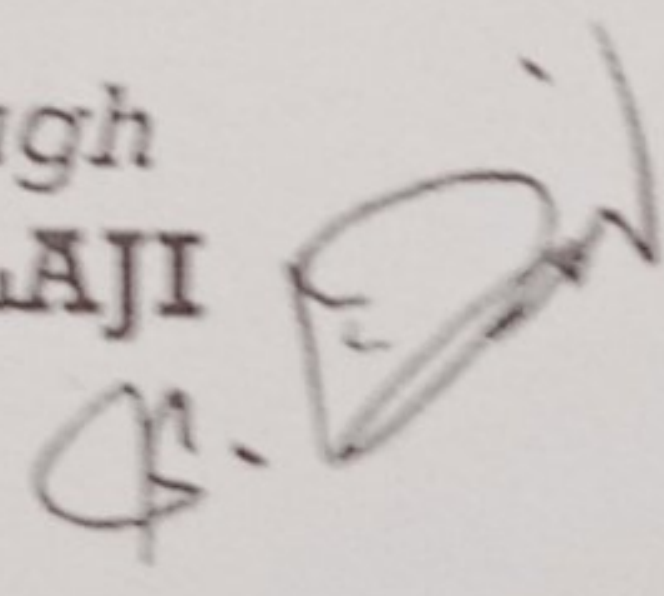
18. DESCRIPTION

All that piece of and parcel of land having $\frac{1}{2}$ undivided share in $\frac{2}{3}$ rd undivided share ($\frac{1}{3}$ rd undivided share) in an extent of 2.43 Ares in Survey No. 305/4-12 of Ernakulam Village, together with the building bearing door No. 67/2568-A (Old No. 41/3031C) and the electric connection, common water connection with all other admeasuring 1200 Square Feet belonging to the Vendor/ Company and covered under Sale Deed No. 1169 of 1997 of Ernakulam SRO.

BOUNDARIES

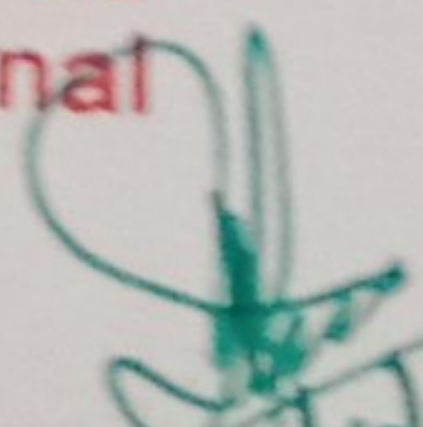
- East : Corporation Road
North : Property of Sukumaran & Usha
West : Properties of Cherian Sebastian
South : Property of Kandathil John and another

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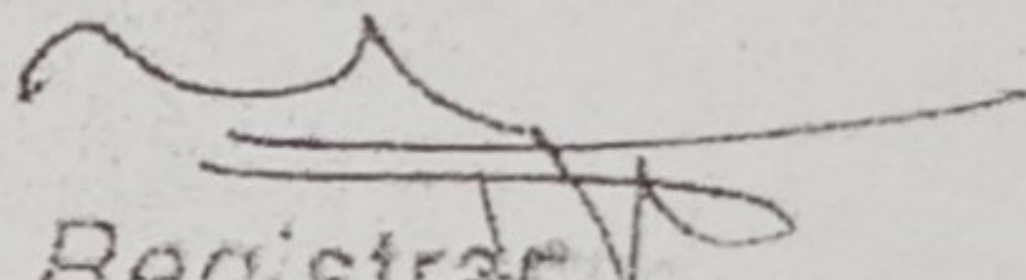


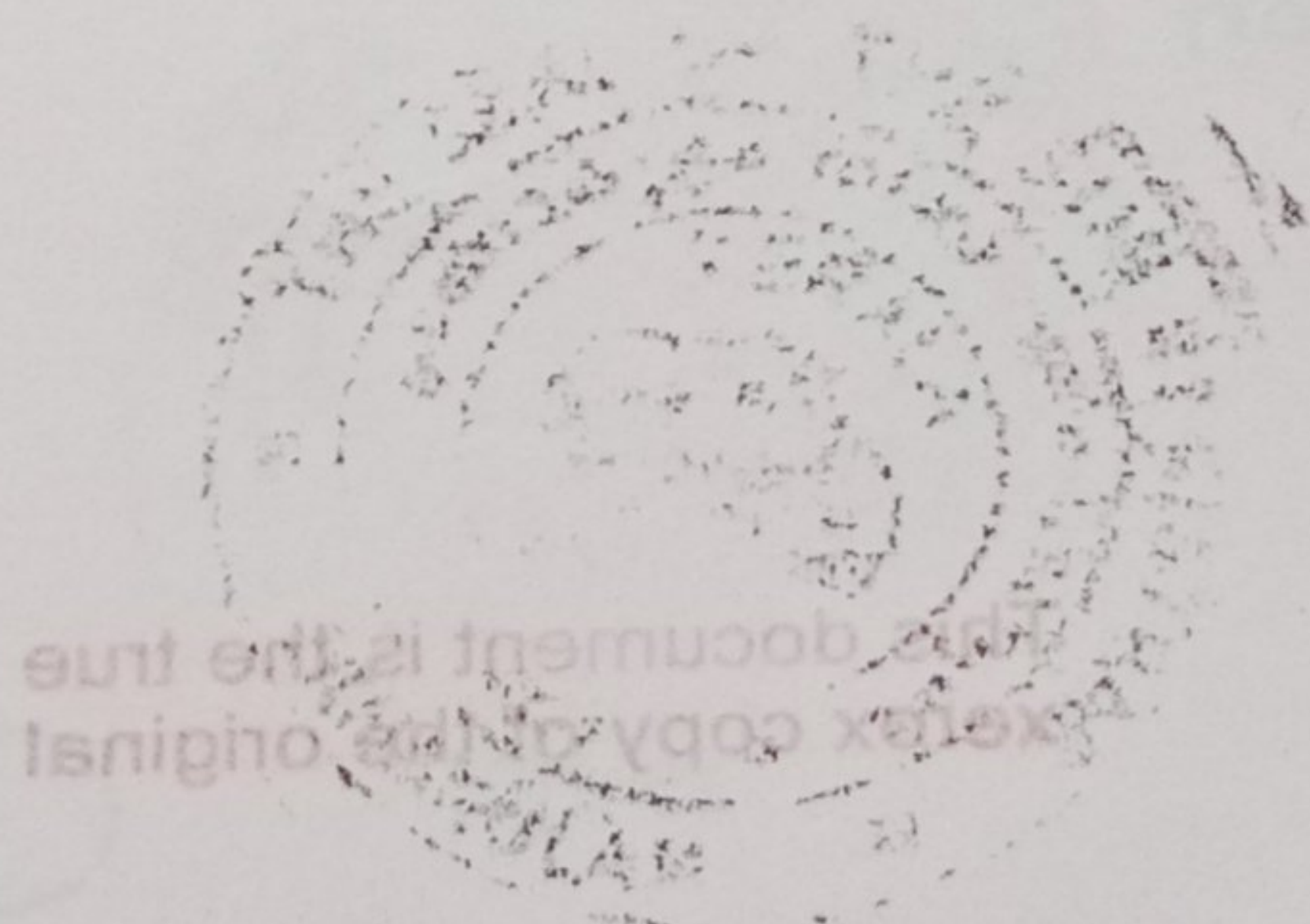
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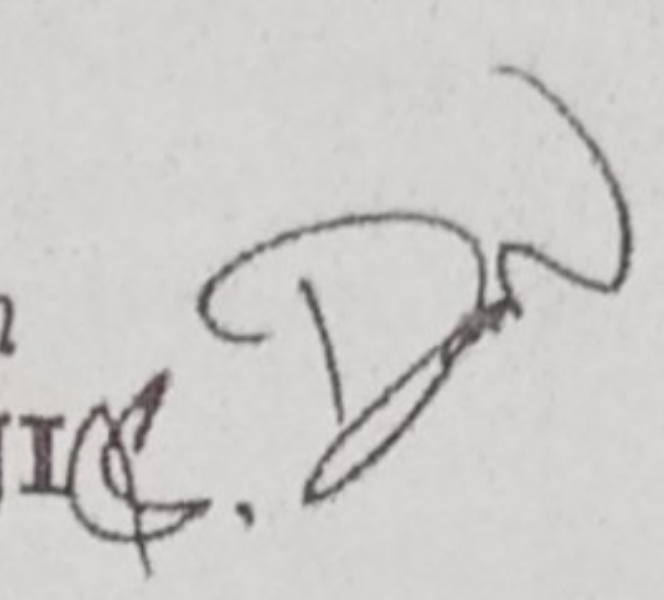

Sub Registrar,



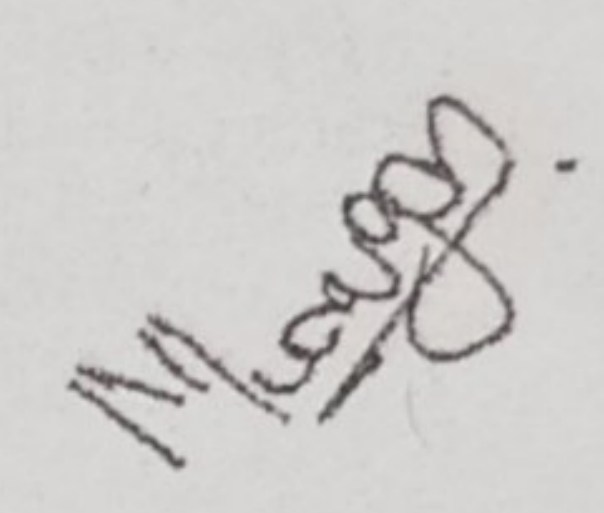
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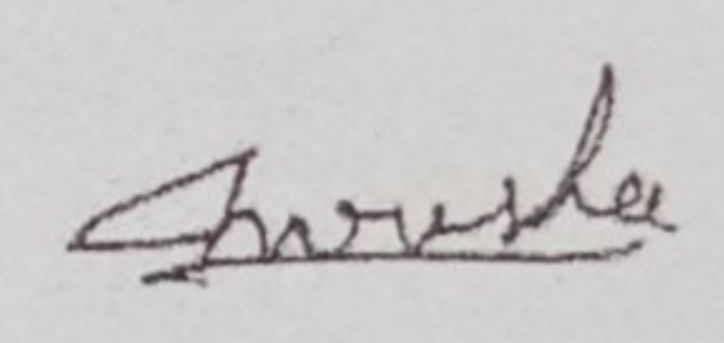
IN WITNESS WHEREOF THE Vendor/Company has signed this sale deed on the day, month and year first above written.

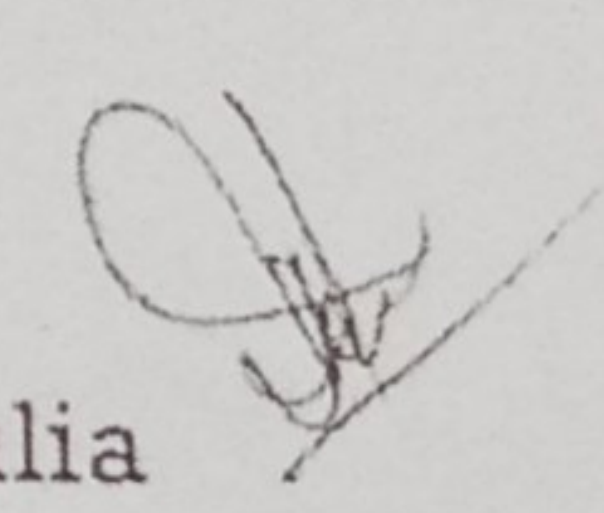
Signed and delivered by

M/s. ADOR WELDING LTD through
its Authorized Signatory Mr. S. BALAJI 
(Vendor)

Witnesses:-

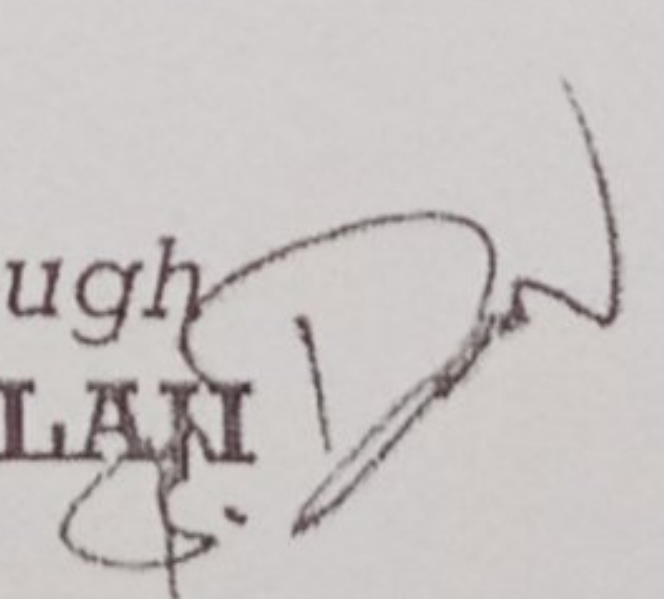
1. Murugan, S/o Viswanathan, Advocate Clerk,
residing at Valiyaveetil-House, Chathari,
Nadama-Village, Hill Palace Road, Tripunithura,
Pin-682507 

2. Usha Stalin, W/o Stalin, Karuveliparambil House,
South Chittoor P.O, Ernakulam,
Cochin-682027, 

Prepared by Advocate Cherian Sebastian,
Roll No.K/131/1981, Ann's Apartment, Amulia
Street, Cochin-682018. 

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Corrections: NIL

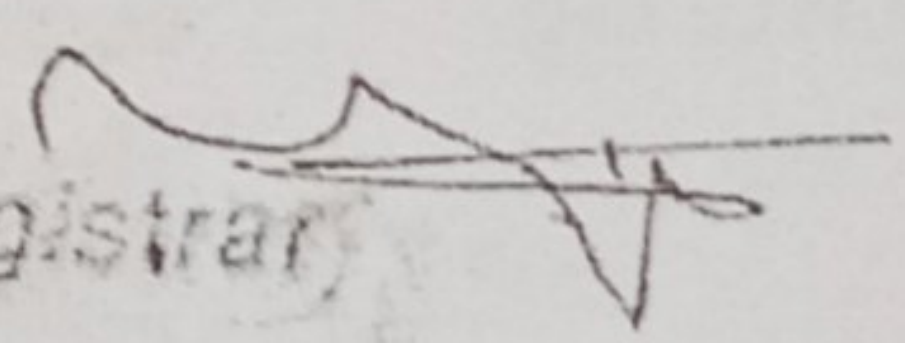
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--16--
FORM I B
 (See Rule 3(IA))
Annexure

1. Landed Property
1. Classification by use (Commercial, Residential etc) : Commercial
 2. Short description of improvements in the property : Nil
 (Details like nature of crop, age of plants or trees etc.)
 3. Value of the area transferred from each Survey No. or Sub Division No. in the opinion of the executant
- | Item No. | Survey No. | Sub Division No | Area transferred | Value |
|----------|------------|-----------------|----------------------------------|----------------|
| 1. | 305 | 4-12 | 1/3 undivided share in 2.43 Ares | Rs.52,00,000/- |
3. Value of the land transferred

II BUILDING

1. Building No .Door No.67/2568 of Corporation of Cochin (Old No. 41/3031-C
 2. Annual building tax with tax receipt number, Rs 9428/-
 and Name of Local Body Receipt No. 01/122150503281 dt 14-09-2023 Corporation of Kochi
 3. Year of construction : 1993
 4. Built up area : 1200sq ft
 (NOTE: Areas open to sky such as court-yards, open space etc. if any may be deducted from built up area)
 Floor type (Cement, Terracotta, Mosaic, Ceramic Tiles, Marble, Granite etc)
 Floor : Mosaic
 Roof : RCC
 Costs : Rs.38,00,000/-
 5. Area of separate out house, car shed, cattle shed, bath room etc. if any, and type of construction : Nil
 6. Compound wall, if any : Yes
 7. Well, if any or water connection, if any or both : Common Water connection
 8. Electrical installations:
 (a) No. of points : 15
 (b) No. of fans : 5
 (c) No. of electric motor pump sets : 1 (Common)
 9. The Executant's estimate of the value of The Building and other items :Rs.38,00,000/-
 10. The Executant's estimate of the value of the land and building :Rs.90,00,000/-
 11. The amount of consideration set forth in the instrument :Rs. 90,00,000/-

Place - Ernakulam
 Date -24-03-2023
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Corrections and Interlineations Nil

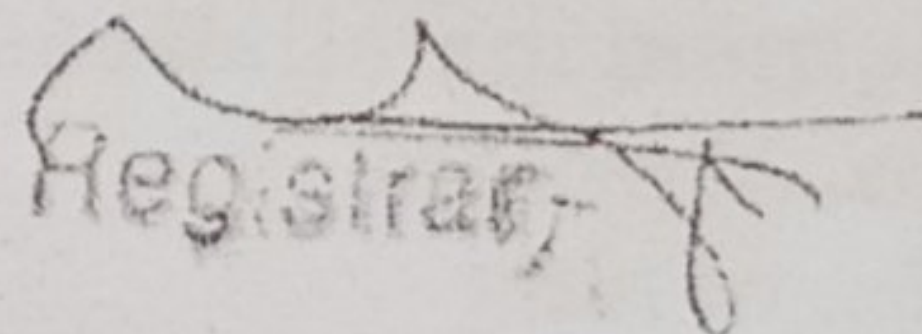
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 (Vendor)

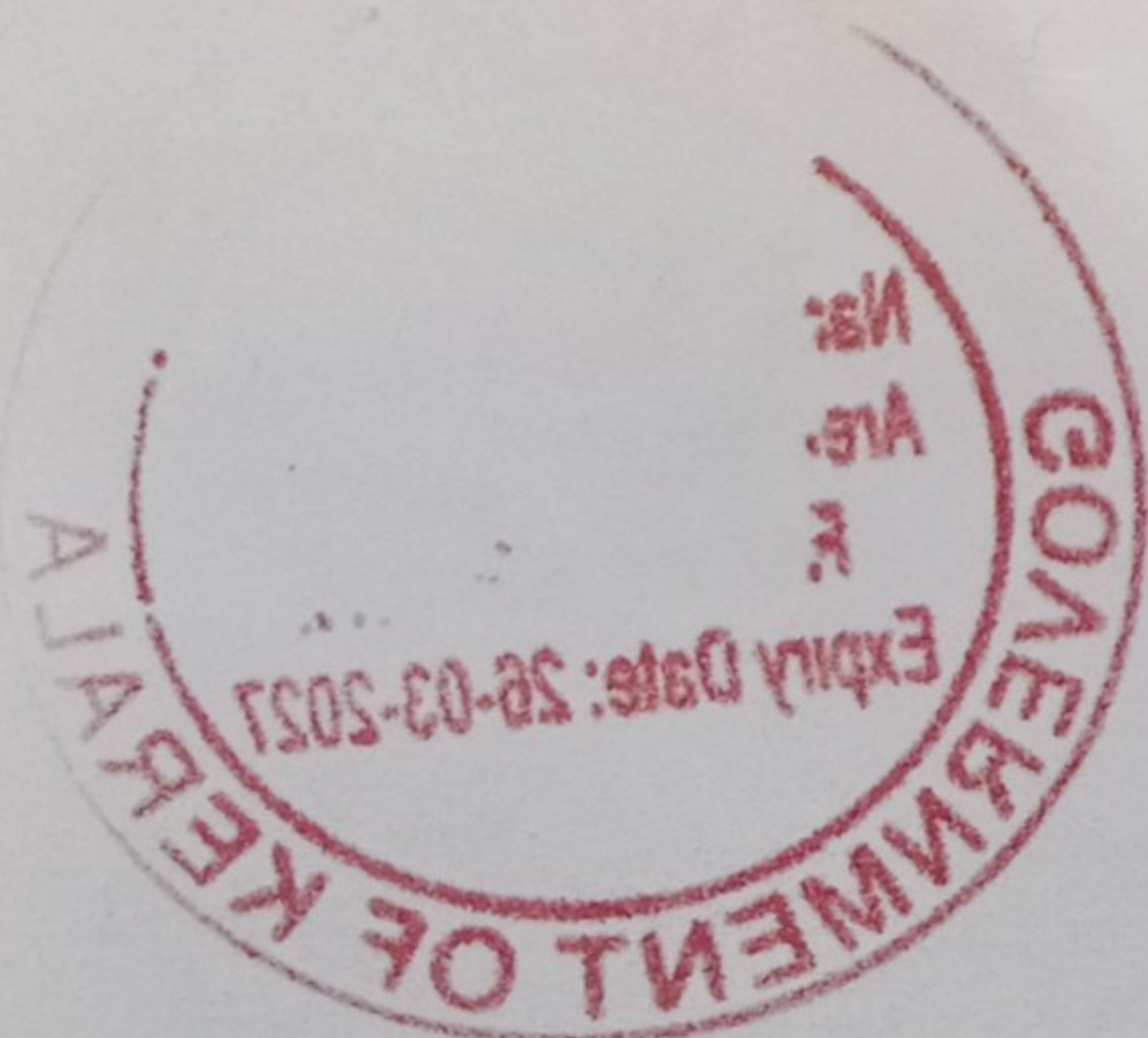
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