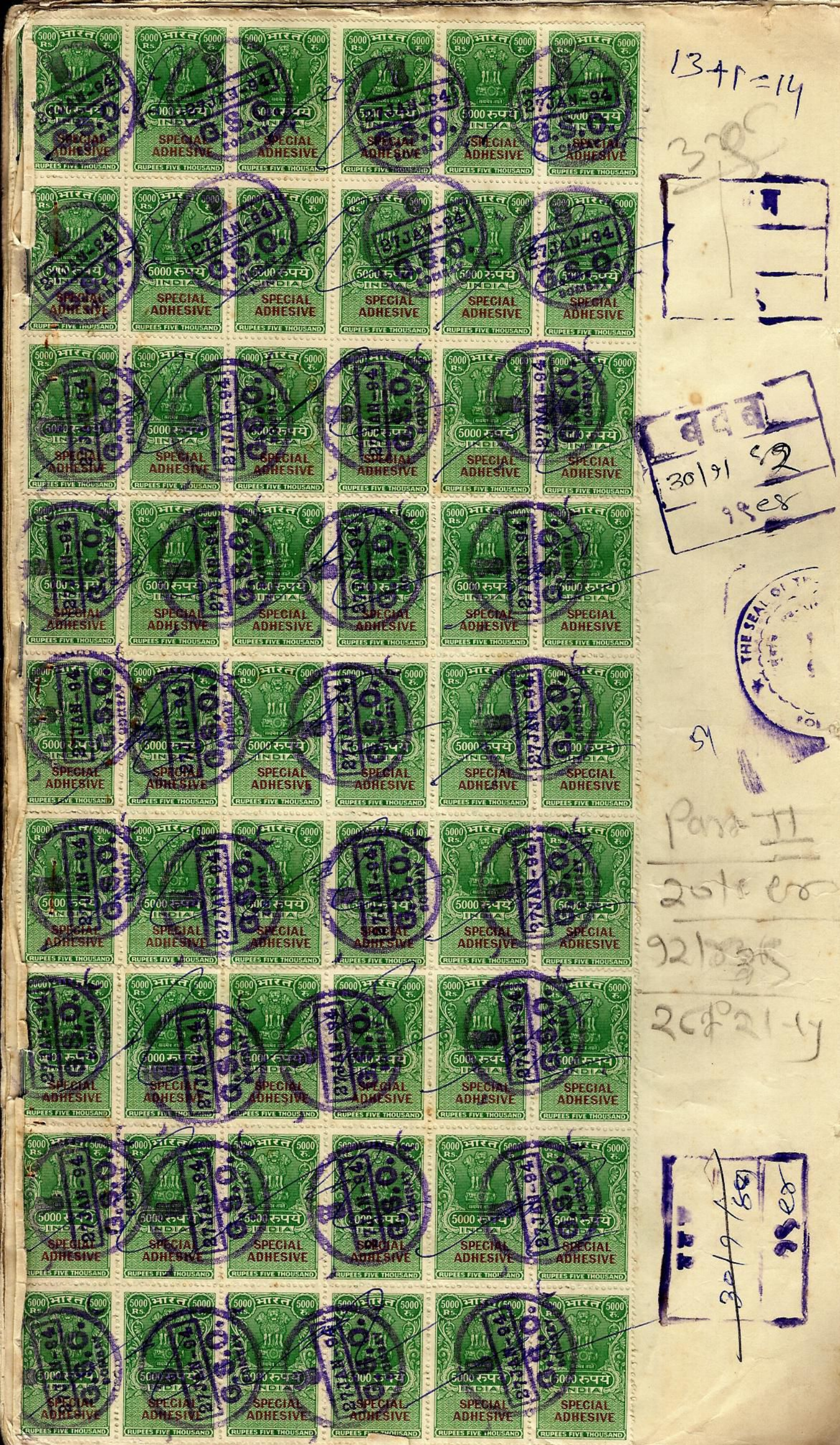

5000 भारत 5000
5000 रुपये
INDIA
SPECIAL ADHESIVE
RUPEES FIVE THOUSAND
27 JAN-94
C.S.O.
THE SEAL OF THE

12

See

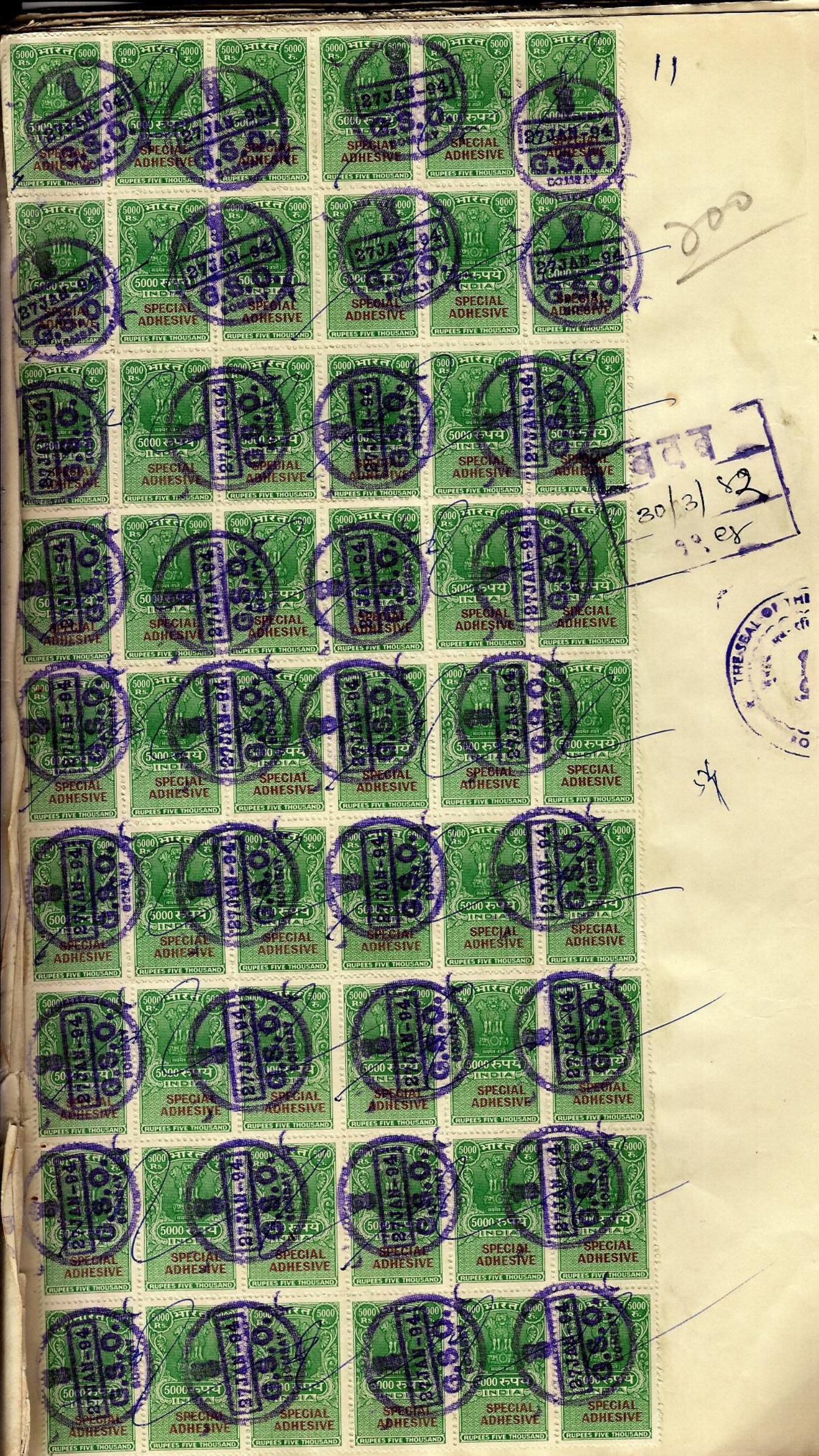
59

30/2/92

THE SEAL OF THE ... BOMBAY

भारत 5000 रुपये INDIA SPECIAL ADHESIVE RUPEES FIVE THOUSAND

27 JAN-94 G.S.O. BOMBAY

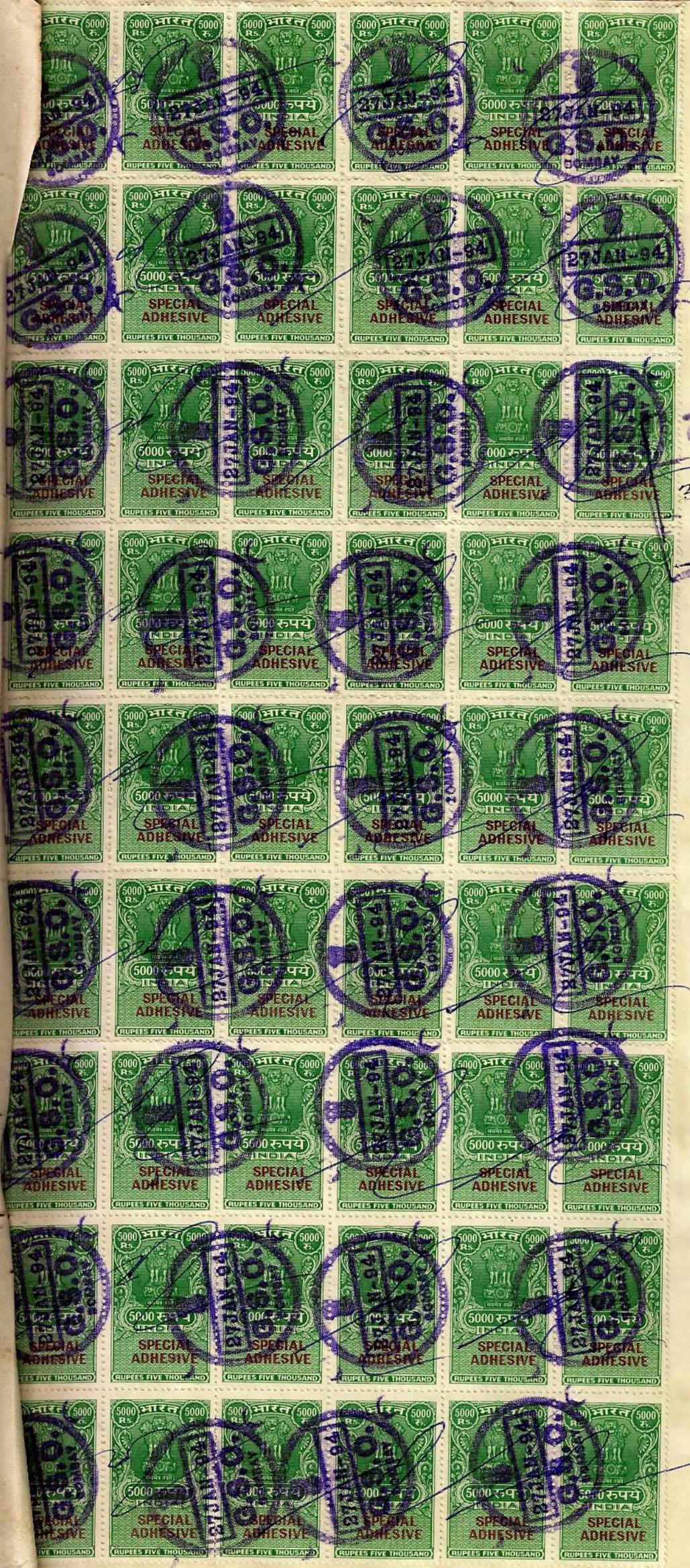

5000 भारत 5000
5000 रुपये
INDIA
SPECIAL ADHESIVE
RUPEES FIVE THOUSAND
27JAN-94
G.S.O.

10

209

30 | 8 | 82

57



9

202

बबब
30/8/19/82
19.08

51

THE SEAL OF THE

भारत 5000 रु. 5000 Rs. 5000 रुपये INDIA SPECIAL ADHESIVE RUPEES FIVE THOUSAND

27 JAN-94 C.S.O.

8

303

बबब
30/6/82
19e8

59

THE SEAL OF THE

7

300

बबब
30/6/82
1982

59

THE SEAL OF THE

भारत 5000 Rs. 5000 रु.
5000 रुपये INDIA
SPECIAL ADHESIVE
RUPEES FIVE THOUSAND

27 JAN-94 G.S.O.

6

5000 भारत 5000 Rs. रु.
5000 रुपये INDIA
SPECIAL ADHESIVE
RUPEES FIVE THOUSAND

27 JAN-94 G.S.O. BOMBAY

30/4/82

THE SEAL OF THE

5

5000 भारत 5000 Rs. रु.
5000 रुपये INDIA
SPECIAL ADHESIVE
RUPEES FIVE THOUSAND

27JAN-94
G.S.O.
BOMBAY

30/9/82

THE SEAL OF THE
BOM

4

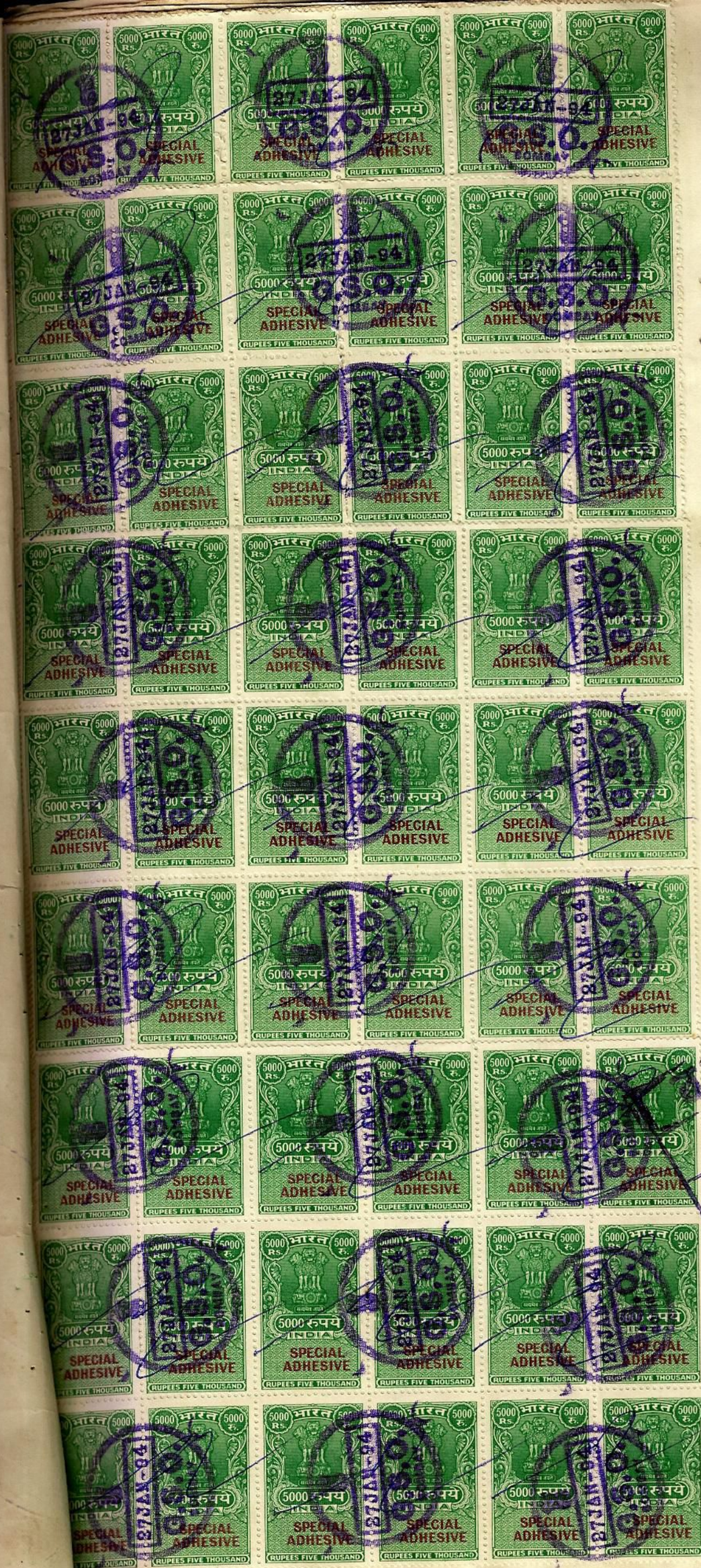
2006

वबब

30/90/82

THE SEAL OF THE

3


भारत
5000 रुपये
INDIA
SPECIAL ADHESIVE
RUPEES FIVE THOUSAND
27 JAN 94
C.S.O.

30/39/82

2

5000 भारत 5000 Rs. 5000 रु.
5000 रुपये INDIA
SPECIAL ADHESIVE
RUPEES FIVE THOUSAND

27 JAN 94 G.S.O. BOMBAY

THE SEAL OF THE ... BOMBAY

30/12/83

1

बबन
30/03/82
१९९४

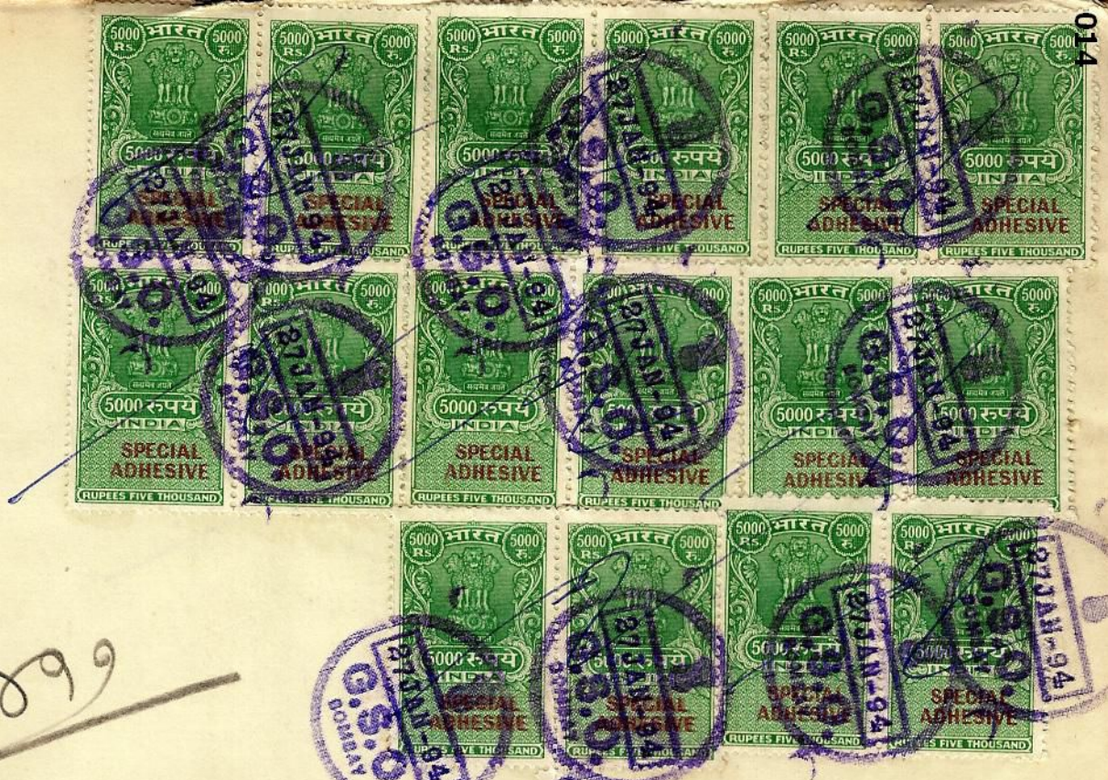
890

36

THE SEAL OF THE
BOMB

5000 भारत 5000 Rs. रु.
5000 रुपये INDIA
SPECIAL ADHESIVE
RUPEES FIVE THOUSAND

27JAN-94 G.S.O. BOMBAY



899

By Adm
Rs. (35,00,000/-)
Rs. Thirty five lacs Only

Superintendent of Stamps
Bombay

पवन
30/12/93
११६४

This DEED OF SALE executed at Bombay on this the 28th day of January 1994

by

Coats Viyella India Limited, a company incorporated under The Companies Act and having its registered office at New Jail Road, Madurai, (hereinafter called "The Vendor") which term shall mean and include their successors and assigns represented by S.S. Thakur, Personnel Services Manager, Coats India (a division of Coats Viyella India Limited)

892

30/04/2002

TO AND IN FAVOUR OF

Vaigai Thread Processors Limited, a company incorporated under The Companies Act and having its registered office at 52/2, Bilvardhahalli, Jigni Hobli, Anekal Taluk, Ghottigere Post, Bangalore-560 083 (hereinafter called as the Purchaser) which term shall mean and include their successors and assigns and represented by R. Srinivasan, Director, Vaigai Thread Processors Limited.

HEREBY WITNESSETH

WHEREAS the Vendor is seized and possessed of the properties and assets more particularly described in the Schedules hereinunder located in the village of Muringur Thekkumuri,

Mukundapuram Taluk, Trichur District in the State of Kerala more particularly described in the Schedules hereunder constituting an Industrial Undertaking.

WHEREAS the lands more fully described in Schedule 'A' hereunder admeasuring 33 hectares and 15.45 ares were granted on lease to Jumna Thread Mills Ltd, a company duly incorporated under the Indian Companies Act 1913, by the then Rajapramukh of the State of Travancore-Cochin, (acting in exercise of the executive authority of the State) by and under a deed of lease dated 10th October 1950 registered as Document No.3056/1950 in the office of the Sub-Registrar of Chalakudy in the then State of Travancore-Cochin (now Kerala)

together with an area of 1 hectare and 3.58 ares out of the total area covered by the lease deed which has since been resumed by the State Government,

AND WHEREAS the lands more fully described in Schedule 'B' hereunder admeasuring 1 hectare and 18.58 ares were granted on lease to the said Jumna Thread Mills Limited by the then Rajapramukh of the State of Travancore-Cochin as above by and under a deed of lease dated 27th April 1956 registered as Document No.2101/1956 in the office of the said Sub-Registrar of Chalakudy together with an area of 0 hectares and 02.02 ares out of the total area covered by the lease deed which has since been resumed by the State Government.

AND WHEREAS the lands more fully described in Schedule 'C' hereunder admeasuring 0 hectares and 25.90 ares were obtained by the said Jumna Thread Mills Limited by virtue of a patta granted in its favour by the said State of Travancore-Cochin.

AND WHEREAS the said Jumna Thread Mills set up an Industrial Undertaking in the year 1953 on the property more fully described in Schedule 'A ' along with certain other properties hereunder for the manufacture of Cotton Sewing Thread and associated activities and set up infrastructure by way of staff quarters, colony, etc.

AND WHEREAS subsequently the name of the said Industrial Undertaking M/s. Jumna Thread Mills was changed to J & P Coats (India) Private Limited.

AND WHEREAS as a result of certain amalgation of Companies under the provisions of the Companies Act including the said J&P Coats (India) Private Limited and all the business assets and liabilities of the said J&P Coats (India) Private Limited became vested in Madura Coats Limited, Madurai, in which Company the said leasehold interest "inter-alia" vested.

AND WHEREAS the name of the Company Madura Coats Limited was subsequently changed to Coats Viyella India Limited with effect from 1.10.93.

WHEREAS the said lease dated 10th October 1950 continues to be in force, all the obligations thereunder having been duly performed from time to time.

WHEREAS the Vendor is thus the absolute owner of the Industrial Undertaking comprising the properties both immovable and movable more fully described in the Schedules hereunder with Plant,

Machinery, Buildings and Bungalows and Infrastructure for the manufacture of threads located on the leasehold land and also in possession of valid licences for the running of the Industrial Undertaking.

WHEREAS the Vendor is also in possession of consents from the State Pollution Control Board and other statutory authorities having complied with all the requirements and specifications laid down by the various statutes.

WHEREAS the Vendor has found it unviable to carry on the business in the said Industrial Undertaking due to several business reasons.

AND WHEREAS the Vendor has decided to transfer the ownership of the Undertaking as a going concern.

WHEREAS the Purchaser, a Company incorporated under the Companies Act, is carrying on similar business and contemplated expansion of its business utilising the infrastructure available in the said Undertaking and after making suitable modifications and alterations therein as may be necessary to make it a viable operation.

AND WHEREAS the parties have had discussions from time to time and agreed on the various terms of the sale for the Undertaking by the Vendor to the Purchaser.

NOW THIS DEED OF SALE WITNESSETH

(1) In consideration of the amount of Rs.35 lakhs (Rupees thirty five lakhs only) paid by the Purchaser by Cheque No. 399552 dated 28.1.1994 drawn on State Bank of Travancore and the further amount of Rs.105 lakhs (Rupees one hundred and five lakhs only) payable by the Purchaser to the Vendor on the expiry of 12 months after commencement

of commercial production in the unit, a further sum of Rs.105 lakhs (Rupees one hundred and five lakhs only) payable by the Purchaser to the Vendor on the expiry of 24 months after such commencement and the final payment of Rs.105 lakhs (Rupees one hundred and five lakhs only) on the expiry of 36 months after such commencement totalling Rs.350 lakhs (Rupees three hundred and fifty lakhs only), the Vendor hereby conveys, transfers and assigns by way of absolute sale, free of all encumbrances, the properties and assets comprising the Industrial Undertaking at Koratti, consisting of the plant and machinery attached to the earth or otherwise lying on the same and movable and immovable property of every description found therein and relatable to

the undertaking in question more particularly described in Schedule 'D' hereunder (but excluding raw materials, finished goods, goods in process etc., since the vendor is not in a position to guarantee the present condition of these assets and excluding personal effects of employees in the residential bungalows) and the land more particularly described in Schedule 'C' hereunder and the permissions and privileges pertaining to the carrying on of the said business by way of licences, permits, sanctions, etc., (but excluding all trade marks pertaining to the said business) described in Schedule 'E' hereinto in favour of the purchaser herein to have and to hold the same absolutely and for ever.

The Vendor has separately agreed to convey to the Purchaser the leasehold interest in the land comprised in Schedules 'A' and 'B' hereunder after obtaining the approval of the Govt. of Kerala for the land for which purpose, the Vendor and the Purchaser shall take such steps, jointly and/or otherwise, as may be necessary under the law.

(2) The Conveyance of the assets and properties and the Undertaking under this deed shall take effect forthwith. The transfer of the leasehold interest in respect of the properties described in Schedules 'A' & 'B' hereunder shall take effect after receipt of the approval by the State of Kerala and pending the receipt of such

approval, the Vendor shall hold the leasehold land in trust for the purchaser, who will be entitled to exercise such rights over the said property as are necessary for the operation and conduct of the Industrial Undertaking hereby conveyed as and by way of a licence

(3) The Vendor has this day handed over possession of the Industrial Undertaking to the Purchaser with all machinery and other manufacturing facilities including the Office, Office furniture, Office equipments, laboratory and all other equipments, licenses, permits, etc., as set out in Schedules D & E hereunder and the land described in Schedule C hereunder, in an "as is, where is" condition.

827

THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:

(a) That the Vendor has full and absolute title to convey in respect of the properties and assets conveyed hereunder and that none else has got any rights or claims over the sale, in defeasance of the title of the Vendor.

(b) That the Vendor has put the purchaser in possession of the properties and assets this day and the purchaser shall have full right and liberty to enter upon and enjoy the said properties and assets without any let or hindrance by anyone claiming under the vendor.

(c) That the Vendor has paid and discharged all public dues, taxes, levies, duties and claims by all Governments and local bodies and other parties, pertaining to the Undertaking till date and if, as and when any claims are made by such bodies in future for a period to be paid, the vendor shall be liable to meet the same.

(d) The Purchaser shall be at liberty to apply for changes and mutations of public records in respect of properties and assets conveyed hereunder at the cost of the purchaser and the vendor shall furnish such consent as may be necessary for this purpose from time to time whenever lawfully called upon to do so.

(e) The vendor having transferred the Undertaking, the purchaser having indicated their inability to continue the employment of Workmen/Staff or offer employment to the Workmen/Staff therein on the same terms and conditions as are now enjoyed by them, the vendor shall take such steps as may be necessary in law to inform the said Workmen/Staff about this transfer and comply with all the legal requirements arising as a consequence thereof without any liability on the purchaser, to any extent, whatsoever, in regard to the Workmen/Staff.

(f) The Vendor has handed over all title deeds & records & documents pertaining to the items conveyed hereunder to the purchaser.

(g) The vendor hereby agrees to indemnify the purchaser from any loss or claims arising out of the breach of the above covenants or other covenants implied by law.

: 19 :

Dated at Bombay this the 28th day of January 1994

by the said Coats Viyella India Limited by Sandeep Sharadchandra Thakur (Personnel services Manager)

for COATS VIYELLA INDIA LTD

Power of Attorney Holder

In the presence of:

1. (C. N. Kamat)

2. Solicitor, Bombay.

Witnesses

830

30/32/82

Schedule A

Leasehold interest in land admeasuring an area of 32 hectares and 11.874 ares comprising of Survey Numbers 758, 658, 701, 702, 706, 651, 703/1, 704/1, 696/4, 695/4, 699/2, 700/2, 690/6, 692/2, 693/4, 705/2 and 697/4, of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State, surrounded by the following boundaries.

* on East by Survey Numbers 570, 549, 572, 573, 66, 63 and portion of 548/1 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State.

* on South by National Highway 47 from Trichur to Ernakulam and portion of Survey No. 548/1 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State.

* on West by portion of Survey Number 548/1, Survey No.700/part, 699/part & 154 & 750 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State.

* on North by Survey Nos. 695/6, 703/2, 704/2, 705/part, 693/part, 697/2&3, 696/3, 690/2 part, 691 and 692/part of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State.

339

Schedule B

Leasehold interest in land admeasuring an area of 1 hectare and 16.56 ares comprising of Survey Numbers 691/2 and 692/1 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State surrounded by the following boundaries.

* on East by Survey Numbers 578/2,3,4,5,6 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State.

* on South by Survey No. 692/2 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State.

* on West by Survey Nos. 690/2 & 693/4 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State.

* on North by Survey No. 691/3 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State.

Schedule C

Freehold land admeasuring an area of 0 hectares and 25.90 ares of Survey No.72/1 of Muringur Thekkumuri Village, Mukundapuram Taluk and Trichur District, Kerala State on the western bank of Chalakudy river.

833

Schedule D

I. BUILDINGS AND SUPER BUILT UP AREA:

Sl.No.	Name of Building	Area Sq.Mtrs.
1.	Gate House	40.43
2.	Lean to for above	33.74
3.	Rest Room for Guards	35.32
4.	C.R. Stores	394.89
5.	Cycle Shed	361.66
6.	Scooter & Motor Cycle Shed	294.14
7.	Fire Sub Stations (8 Nos.)	17.85
8.	Creche & Auditorium	516.26
9.	Staff Club	249.44
10.	Basketball Court & Sports Recreation Ground	
11.	Staff & Workers' Rest Room & Library	664.59
12.	Staff & Workers Rest Room Extension	150.55
13.	Pavilion	157.62
14.	Administration Office	1739.31
15.	Spool Turning	511.25
16.	Koratti Sales Depot	781.13
17.	Toilet for Koratti depot	28.49
18.	Spool Klin	42.57
19.	Domestic Finishing including basement & wooden mezzanine floor	4281.50
20.	Oil Tank Enclosure	
21.	Oil Tank Enclosure	
22.	Twisting Mill No.2	3090.15
23.	Passage between Domestic Finishing & Twisting Mill No.2	92.93
24.	Lavatory Block & Corridor	73.33
25.	Lavatory Block	39.03
26.	Switch Room in Twisting Mill No.2 (3 Nos.)	
27.	Wood Packing Shed	201.67
28.	New Yarn Store	1475.37
29.	Lorry Loading Bay	41.82
30.	Cement Store	34.85
31.	Passage between winding & New Yarn Store	74.35
32.	Yarn Winding	1453.53
33.	Ring Plate Washing Room	64.68
34.	Yarn Winding Toilet Block	119.54
35.	CTL Laboratory Process Control Room, and Office Room	291.82
36.	Yarn winding & Ring Polishing Room	64.68
37.	Twisting Mill-1 including wooden Mezzanine	5554.97
38.	Lavatory Block	79.00
39.	Passage between Yarn Winding & Twisting Mill	167.28
40.	Switch Room in Twisting 1	2.97
41.	Wet Processing Department	5033.08
42.	Caustic Recovery Plant Shed	71.28

Sl.No.	Name of Building	Area Sq.Mtrs.
43.	Passage between Wet Processing & Finishing	96.65
44.	Switch Room Staffie Machine	28.93
45.	Acid Storage Tank Shed	50.19
46.	Gas Generator Room	55.60
47.	Main Fire Station	40.80
48.	Main Fire Station Extn.	31.71
49.	Medical Rest Room (Ambulance)	159.57
50.	Canteen & Lunch Hall & Kitchen	1282.34
51.	Gents & Ladies Rest Room	669.15
52.	Corridor between Lunch Hall & Rest Room	107.34
53.	Ash Shed	17.84
54.	Wood Shed	44.15
55.	Rice Godown in Canteen	41.64
56.	Gas Cylinder Room	9.88
57.	Finishing Mill Wooden Mezzanine floor	8508.36
58.	Finishing Lavatory	74.34
59.	Finishing Lavatory	60.99
60.	Works Department	2426.02
61.	Petrol Storage Bunk & Fencing	
62.	LT Sub Station	50.19
63.	Extension to Diesel Generator Room	359.66
64.	Transformer Room	18.22
65.	Fuel Oil Storage Tank	
66.	Sub Station	41.07
67.	Transformer Yard	
68.	Alum Mixing Room	80.67
69.	H.C.L. Acid Storage shed	29.28
70.	Effluent Pump House	62.63
71.	Effluent Mixing Room	80.67
72.	Lorry Shelter	78.81
73.	Export Godown Merchandising & Paper Godown	1748.88
74.	A.C. Room in Paper Godown	34.23
75.	Scrap Yard	18.58
76.	Jumna School	254.36
77.	Extension to Jumna School	119.05
78.	Transformer Room	38.34
79.	R.C.C. Water Tank on Staging	
80.	Filter House & Chlorine Storage Room	107.80
81.	Water Storage Tanks (Filter Beds)	
82.	Chlorine Mixing Water Tank	
83.	LSHS Pump Shed	
84.	Sub Managers' Mess & Kitchen	149.58
85.	Head Load Workers' Rest Room	28.85
86.	Toilet for Head Load Worker	4.72
87.	Co-operative Store & Verandah	315.98

Sl.No.	Name of Building	Area Sq.Mtrs.
88.	Co-operative Store Extn.	26.76
89.	Lorry Shelter	21.47
90.	Garden Tool Shed	
91.	Flag Poles	
	HOUSING COLONY	
92.	Sub Managers' and Assistant Managers' Bungalow Block 1,2,3, 4, 5	1515.34
93.	Garage	33.36
94.	Dhobi shed	168.68
95.	Garage	16.54
96.	Toilets in Sub Managers' Quarters (16 Nos)	35.69
97.	Managers' Block 8 & 8A	503.25
98.	Garage for above	42.29
99.	Garage	114.50
100.	Head Mistress & Sub Managers' Quarters	342.00
101.	Garage for above	
102.	Managers' Block No.1	440.15
103.	Garage	44.98
104.	Managers' Block No.2, 3, 4	1579.16
105.	Managers' Block No.5	508.74
106.	Management Trainee Block	194.80
107.	Security Gate House	9.20
108.	Managers' Bungalow No.6	534.00
109.	Managers' Bungalow No.9	429.36
110.	Servants Quarters	57.89
111.	Managers' Bungalow No.10	429.36
112.	Servants Quarters	57.89
113.	Managers' Bungalow No.11	429.36
114.	Servants Quarters	57.89
115.	DMD's Bungalow No.12	731.60
116.	Servants' Quarters (2 Nos.) for MD's Bungalow	140.43
117.	Garage	50.00
118.	Tennis Court	
119.	Tennis Court Fencing	
120.	Swimming Pool	
121.	Cascade	
122.	Rest Shed	78.06
123.	Rest Shed	36.25
124.	Dhobi Shed	27.79
125.	Filter Room & Toilet	21.19
126.	Jumna Club	942.00
127.	Servants' Quarters	57.89
128.	Overhead Tanks for Bungalows 4 Nos. & 1 No.	

Sl.No.	Name of Building	Area Sq.Mtrs.
129.	Muringoor Pump House with Riverside wall	28.25
130.	Generator & Sub Station	48.33
131.	Generator Room Extn.	42.29
132.	Rest Room	12.29
133.	Toilet	3.13
134.	Breaker Switch Room	33.95
135.	Compound Wall	
136.	Road & Paved Areas	
137.	Water Lines	
138.	Open Drains	
139.	Sewage & Septic Tanks	
140.	Borewells	

II. PLANT AND MACHINERY AND FITTINGS ATTACHED TO EARTH

III. OTHER EQUIPMENT AND PLANTS INCLUDING SPARES

Schedule E

I. PERMITS

II. LICENCES

III. STATUTORY CERTIFICATES

IV. APPROVALS

235

अनुक्रम नंबर डाबा 30
सन १९९४ चे जानेवारी महिन्याचे
२८ तारखेस ५ वा
३ वाजण्याचे दरम्यान दुय्यम निबंधक
मुंबई यांचे कार्यालयात हजर केला.

DIRECTOR
VAIGAI THREAD PROCESSORS LTD

सोबत लिहिल्याप्रमाणे फी घेतली ती —

	रु. पै.
नोंदणी फी	5000 -
फोटो फी (याने)	68
जादा फी (कलम ३०) ..	63 -
जादा नकला (कलम ५२) ..	30 -
पाने	2 -
एकूण ..	5290.

दुय्यम निबंधक, मुंबई

दुय्यम निबंधक, मुंबई
अपिलाची सुनावणी करण्याचे
निबंधकाचे सर्व अधिकार वापरले.

दाखल
30/89/94
१९९४

श्री. संदिप शारदचंद्र ठाकूर वय ४३ वर्षे. नोकरी, रा. ~~बाब~~ एफ-८ रॉयल्स टाईप-६ सेक्टर ६, वाशी नवी मुंबई-४००७०३. ले कोटस विथाला इंडिया लि. - तर्फे.

दस्तऐवज करून देणार .....
.....

याकथित खरे लिखित दस्तऐवज
करून दिल्याचे कबूल करतात.

1) श्री. डी. ए. परेरा. नोकरी, कॉफी बोर्ड बं. रा. बांद्रा (प.) मुंबई
2) श्रीमती शोभा सु. ठाकूर नोकरी, उ. नि. मुंबई.
~~श्री. श्रीनिवासन, १२ लोन पार्क, ए. श्री. बोर्ड, मुंबई. ६~~

दस्तऐवज करून देणाऱ्याची ओळख असल्याचे सांगतो व त्याची ओळख पटते.
1. 2)

28/1/94

दुय्यम निबंधक, मुंबई

THE SEAL OF THE SUB-REGISTRAR BOMBAY

बबब ३०/९४

पुस्तक क्रमांक १ क्रमांक बब

बांदला

तारीख १६ ३ ९४ मुद्रांक निरीक्षक, मुंबई.

अपिलाची सुनावणी कामी खेरीज

निबंधकाचे सर्व अधिकार असलेला.

बबब

३०/११/८२

१९८४

DATED THIS 28th DAY OF January 1994

04 | नवम 30/9

COATS VIYELLA INDIA LIMITED

TO

VAIGAI THREAD PROCESSORS LIMITED

96/3

(5)

Kerala

ITX-Released on 11/3/94

Sale deed

NOC

ITC

37I

Rs. 35 00000

SD 3500000

RF 5000

SALE DEED

42 P.

84

63

30

2

31

521 0

37-I is not required.

NOC not required

S.P.

मुरीगुर कुमारी

Sc. 9. er

16/3/94

DOL
DA [HM]

OFFICIAL LIQUIDATOR
26 JUL 2022
1357

No.387/2022

Office of the Sub Registrar of Chalakudy
Dated : 22/07/2022
email: email:srochalakudy@gmail.com
Phone : 0480 2702178

Smt. Juju K M,
Sub Registrar,
Chalakudy.
Thrissur, Kerala.

Shri Varun B S,
Deputy Official Liquidator,
High Court of Karnataka.

Sir,

Sub : Kerala Registration Department – Encumbrance Certificate submitting - reg.
Ref : Your letter No.OLB/Sec-XV-HM/Co.P.90/2008/assetstaking/2478/2022 dated 08-07-2022.

Kind attention is inviting to the above reference.

I am hereby submitting the Encumbrance Certificate (GS No.11008/2022) of 25.90 ares of land comprised in Muringur Thekkumuri Village, Survey Number 72/1, for the period from 01/01/1950 to 20/07/2022, on the basis of available records in this Office.

On perusal of this Office records, a lease deed executed 10th day of October 1950 between Jumna Thread Mills Limited and Rajapramukh of the State of Travancore–Cochin registered as Document Number 3056/1950 in Book I, Volume 656, from pages 294 to 299 has been traced out. Another a lease deed executed 27th day of April 1956 between Jumna Thread Mills Limited and Rajapramukh of the State of Travancore–Cochin registered as Document Number 2101/1956 in Book I, Volume 754, from pages 69 to 71 has also been traced out. The certified copies of the above documents is hereby attached(SS No. 2540/2022 & SS No. 2522/2022).

SUB REGISTRAR OFFICE CHALAKUDY
PIN 680307 PH:04802702178

Yours faithfully,

Sub Registrar

SUB REGISTRAR
CHALAKUDY

GOVERNMENT OF KERALA

REGISTRATION DEPARTMENT

Appendix VII (Rule 168 and 169)

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

GS Number : 11008/22

ID No. : S479B59E

Having applied to me for a certificate giving particulars of registered acts and encumbrances if any in respect of the property mentioned overleaf, I hereby certify that a search has been made in Book I and indexes relating thereto for the period shown overleaf for acts and encumbrances affecting the said property and that on such search the acts and encumbrances described overleaf appear. I certify also that except the acts and encumbrances described overleaf, no other entries affecting the said property have been found.

Search made and certificate Prepared by Name (Designation) : Femy K P(Staff)

Search verified and certificate Examined by Name (Designation) : Sudhini KN(Staff)

Search Made from 01/01/1950 to 20/07/2022

No. of Entries : 1

Office : Chalakkudi

Date : 22-07-2022 12:02 PM

Signature valid

Digitally signed by JUJU K M

Date: 2022.07.22 12:06:44 IST

Signature of Registering Officer

Notes:

(1) The acts and encumbrances shown in the certificate are those discovered to the description of properties furnished by the applicant. If the same properties have been described in a registered document in a manner different from the way in which the applicant has described them, transactions evidenced by such document will not be included in the certificate.

(2) Under section 57 of the Registration Act and as per Rule 165(1) persons desiring to inspect entries in the registers and indexes or requiring copies thereof or requiring certificate of encumbrances on specified properties should make the search themselves when registers and indexes will be placed before them on payment of the prescribed fee

(3) As in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office,but the Department will not on any account be held responsible for any errors in the results of search embodied in the certificate.

Authenticity of this certificate can be verified at :- http://keralaregistration.gov.in/pearlpublic

[PEARL]

CERTIFICATE OF ENCUMBRANCE OF PROPERTY

Applicant's Name : Deputy Official Liquidator,High Court of Karnataka,

Dated : 22/07/2022

Property Details :

Certificate Number : 11002/22

Muringoor Thekkummuri Village Sy.72/1 Area : 25 Ar 90.00 Sqm ,Blk-000

GS Number : 11008/22

Search Made from 01/01/1950 to 20/07/2022

Purpose of Certificate :

Sl No	Description Of Property	Registration Date	Nature and Value of Document	Executant	Claimant	Reference to Document Entry		
						Volume	Page	Number
1	Muringoor Thekkummuri Village, Sch.No.1/.1,Sy.72/1, Area :25 Ar 90.00 Sqm , Blk-000 0	06/09/2016	Court/Revenue Order	Official Liquidator High court of Karnataka Ministry of corporate Affairs Govt of India,	Vaiga Thread Processors Pvt Ltd,	2120	89-122	F234/2016

(This certificate is digitally signed and does not require any Seal/Signature in original)

No 3056 of 1950.

This Deed made the tenth day of October One thousand nine hundred and fifty between Sri K. N. Menon, Son of Kottakkil Lakshmikutty Amma, Kottam Amsom, Adoor Taluk, Chief Secretary to Government, Acting for and on behalf of His Highness the Rajah of the State of Travancore-Cochin, acting in exercise of the executive authority of the State of Travancore-Cochin, (hereinafter called the Lessor) which expression shall where the context so admits include his successors in office and assigns of the one part, and messrs. Jumna Thread Mills Ltd., P.B. No 280, 81 Pelton Road, Bombay, a company incorporated under the Companies Act VII of 1913 and having its registered office at 81, Pelton Road, Bombay

[illegible] Deed made the 10th day of October 1950 between the Lessor of the 1st part and William McCallum Livingston [illegible] Lessee of the 2nd part [illegible] Lessee admitted to have [illegible] William McCallum Livingston [illegible] Lessee [illegible] Lessee [illegible] Lessee [illegible] Lessee [illegible]

(Registration) 1, 2 & 4 739 1,500/500+4 20/500+100/170 16 9 1123 C.G.P.

No 3656 of 1950 (Cont)

Cotton Spinning Thread Mills Ltd AB No 280 81 Hall Road Bombay Company incorporated under the Indian Companies Act VII of 1913 and having its registered office in Bombay (hereinafter called the lessee) of the second part

herein after called "the lessee" to which the expression shall include his successors and assigns) of the other part witnesseth as follows:— In consideration of the rent herein after reserved and of the covenants of the lessee herein after contained, the lessor hereby demises to the lessee for the purpose of establishing a Cotton Spinning Thread factory all that land described in the schedule hereunder written and delineated in the plan hereto annexed together with all easements and appurtenances whatsoever belonging or in any wise appertaining thereto, to hold the said premises to the lessee from the first day of July one thousand nine hundred and forty for the term of ninety nine years beginning therefrom during the said term the yearly rent hereinafter prescribed. The lessee hereby covenants with the lessor as follows:—

(sd) Christian Indian Bodkin
(sd) Shirley Dawson
(sd) Shirley Dawson
(sd) [illegible]
(sd) [illegible]

1. The object of the lease shall be the establishment of a Cotton Spinning Thread factory and the erect[illegible] of staff quarters, workshops, [illegible] incidental to such Cotton Thread factory and the leasehold is not used for the purpose mentioned in clause 1 supra within 3 years after the date of the lease or if the lessee

294 to 299 — Clauses of Stamp Act [illegible] October 1950 (sd) Shirley Dawson (sd) [illegible] (sd) [illegible]

leasehold on the Cotton Spinning Thread factory referred to above does not continue to be used for the purpose aforesaid for a period of 3 years consecutively the lessor if the leasehold is but to any other use then forfeited with the working of the factory of the leasehold or any portion thereof is transferred or sublet without the previous

No. 3057/1950 (Contd.)

agreement of the lessor, the lease shall be deemed to have been terminated without reference to the period of the lease, and the possession of the land with the building on it, will vest absolutely in the lessor without any further steps being taken by the lessor in that direction.

3. The lessee shall pay an annual rent of Rs. 4,817/1/- calculated at 1% of the total cost of acquisition of the leasehold land value being computed at the rate of Rs. 750/- per acre plus the amount of Rs. 18,841/- to be paid to the Government of India.

4. The rent shall be payable in advance in two half yearly instalments in the Sub Treasury Devikolam on challans countersigned by the Collector, Kottayam District on or before the 15th day of April and the 15th day of October every year during the currency of the lease.

5. On the expiry of the period of the lease or any other period mentioned herein, the lessee shall peacefully surrender possession to the lessor unless the lessor is agreeable to renew the lease on such terms and conditions as may then be mutually agreed upon, the option of renewal being at the lessor's.

6. In the event of the lease not being renewed the lease shall cease to exist and the leasehold shall revest in the lessor free of all encumbrances.

7. On the termination of the lease the lessor may at his option take over the buildings and fixtures standing on the leasehold at a fair valuation, in that case the lessor shall pay to the lessee for the buildings so taken over the value of such as may be decided and in case of differences in regard to the valuation such value shall be determined by arbitration under the provisions of the Arbitration Act of the time being in force in the Travancore Cochin State. (Sd.) (B.D.) ——— Sd.

The lease does not include the buildings and fixtures. The lessee shall be entitled to remove all or any buildings

(Registration) 1, 2 & 4 779/1,500/500+129/500+150/1,29/16 9,173 C.G.P.

No. 8 of 1925 (Contd.)

which at any time during the currency of the lease shall have feu-conceded or fixed by the lessee on the land demised without any claim or any compensation whatsoever. 9. It is further agreed that if the lessee does not remove the buildings and fixtures provided in clause 8 supra, the lessor shall have the right to remove the said buildings and fixtures and the cost of such removal shall be realised by the lessor by the sale of the materials and the balance if any, from the lessee. 10. If the rent hereby reserved or any portion of it remains in arrears or if there is any breach on the part of the lessee of any of its covenants herein contained and not part to be observed and performed the lease shall become ipso facto null and void and it shall be competent for the lessor to enter on the leasehold and eject the lessee under the provisions of the Land Conservancy Act. 11. All sums found due to government under and by virtue of these presents shall be recoverable from the assets movable and immovable of the lessee under the provisions of the Revenue Recovery Act for the time being in force or otherwise as the lessor may think fit. 12. The lessor covenants that the maximum the lessee is to take to elect from the relinquishment given shall be the maximum rate of 40 coconut palms per year. 13. The lessee undertakes to discharge the obligation to elect his quota from the land, giving to relation (or) to lay lines along the sides of the roads leading to elect from the said roads to the factory site without hindrance to the traffic on roads. The lessor also agrees to acquire and hand over to the lessee (or) (so) leased ——— lease a small plot of land on the said river bank at the end of the lease for the purpose of building a hut and a jetty. 14. The lessor covenants with the lessee that the lessee paying the rent

Deed of 1920 (Contd.)

Lessee covenants and agrees with the Lessor to pay the rent reserved and the revenue assessed on the land hereby demised during the said term of ninety years to Government or to the Lessor or to any other person claiming through or under the Lessor in writing signed by the Lessee or his agent and to perform the covenants and conditions contained in the Schedule.

In witness whereof the parties hereto have set their hands the day and year first above written.

Kistna District
" Sub-District
Taluk
Village

G. Mohan
Tahsildar
Murujan Mekkamin Village

Survey No. and Extent:

1.	Survey number	548/1 Part (new field Sy no)	58.57.71 acres
2	"	698	2.09 "
3	"	701	2.06 "
4	"	702	2.98 "
5	"	706	3.80 "
6	"	651	0.40 "
7	"	703/1	2.24 "
8	"	704/1	1.79 "
9	"	696/4	1.82 "
10	"	695/4	0.09 "
11	"	699/2	0.37 "
12	"	700/2	0.70 "
13	"	690/6	0.40 "
14	"	692/2	1.99 "
15	"	693/4	[illegible]
16	"	705/2	2.40 "
17.		697/4	0.21 "
			81.92½ acres

Boundaries: Northern boundary Sy. no. 695/6, 703/2, 704/2, 705/Part, 693/Part, 697/2 and (illegible) 690/2 Part, 691 & 692 Part. Eastern boundary - 570, 549, 572, 573, 66, 63 and Portion of 548/1. Southern boundary. Portion of 548/1 Western boundary - Portion of 548/1, 700/Part, 699/Part

(Reprinted) 1,2 & 739 1,500/500+128/500+168/128 16 9 1125 C.G.P.

No 2031 of 1950 (Contd)

54 Contd 750 Cardiskeleton Annexed thereto signed by Lt. Colonel Secretary to Government in the Presence of K. K. Kathariam Asst. Secretary Industries & Chellamma Supt. Secretariat. Signed before William McCallum Livingstone Officer Contd on behalf of Messrs Jumna Thread Mills Ltd, in the presence of (1) Solicitor and Notary Public (Madras Regd), Hatra Regd House, Mahar Street Madras. (Sd) Sriram Vasan Pobate Resident Messrs Knight Partridge Solicitors, Madras. Sd William McCallum Livingstone with Sd George David Livingstone Contd in Regd 4 (Regd) 6. Skeleton. Rs 100. No 760/50. 27.6.50. Issued to Mr. H. Godfrey Managing Director Jumna Thread Mills Ltd. 81/4 Pattan Road: Bombay General Stamp paper for Rs 100/- (Sd) Collander Tirumandhiri. 27 — 6 — 50.

In the dock a corrections 2. 6 interlineations 2, In the endorsement corrections etc nil, In the register copy 1 to 6 corrections 8 interlineations 2. In the dock 6 in the original 1. Received & with a duplicate (Sd) S.R.: Duplicate Jus Reg- Rs 2 vs no 10756. 26.6.1950. Issued to Mr. H Godfrey M/Managing Director Jumna Thread Mills Ltd, 81 Pattan Road Bombay. [illegible] 81 [illegible] Difference between the original and the duplicate Nil. Corrections [illegible]

difference between the original and duplicate [illegible]
interlinications etc; in this page 1 line 10 between 1913 &
and the word 'act' struck off in page 2 line 14 be-
tween the word previous and consent the word further
is interlined on page 4 line 21 between the word further
and all the letters 'ed' struck and thing interlined [illegible]
16th October 1950 (Sd) Sub Registrar compared by
(Sd) Clerk (Reader) (Sd) Hd: Clerk (Examiner) (Sd) Sub. Registrar (Seal)
In the duplicate 2 corrections 2 interlinications 2, in the endorsement Correction
etc. nil, in the register copy 2 corrections
Refund to Clerk [illegible]
Sd/- Sub Registrar
Sd/- Clerk (Reader)
Sd/- Clerk (Examiner)
Sd/- Sub Registrar
Each [illegible]
Note: Sketch accompanying Volume page 453 & Volume 574 of
Book I
Sub Registrar

Digital Image Print of Doc. No: 3056/1950 on 7 pages.
Correction : Nil

SS No: 2540/2022 CC No: 2215/2022

Copy prepared by: HANISH. C.K CLERK
Copy compared by: Reader. Shaly. K. C
Examiner. HANISH. C.K CLERK

SUB REGISTRAR
CHALAKUDY

SRO Chalakudy
21/7/2022

1950 bdn (2) 2101.

This Lease Deed made the twenty Seventh day of April one thousand nine hundred and fifty six between His Highness the Rajpramukh of the State of Travancore-Cochin, acting in exercise of the executive authority of the State of Travancore-Cochin (hereinafter called "the Lessor" which expression shall where the context so admits include his successors in office and assigns) of the one part, and Messrs. Jamna Thread Mills Ltd. Post Box No: 35781 Dalton Road, Bombay, a Company incorporated under the Indian Companies Act VII of 1913 and having its registered office at 81, Dalton Road, Bombay (hereinafter called "the Lessee" which expression shall include his successors and assigns) of the other part. Witnesseth as follows. In consideration of the rent hereinafter reserved and of the covenants of the Lessee hereinafter contained the Lessor hereby demises to the lessee for the purpose of establishing a Cotton Sewing Thread factory all that and described in the Schedule hereunder written and delineated in the plan hereto annexed, together with all easements and appurtenances whatever belonging or in any way appurtenant thereto, to hold the said premises to the lessee from the Seventh day of January one thousand nine hundred and fifty two for the term of (99) Ninety nine years paying therefor during the said term the yearly rental hereinafter prescribed. The Lessee hereby covenants with the lessor as follows:

1. The object of the lessee shall be the establishment of a Cotton Sewing Thread factory and the erection of staff quarters, Coolie lines, etc., incidental to such Cotton Thread factory. If the leasehold is not used for the purpose mentioned in Clause 1 supra within two years after the grant of the lease, or if the leasehold or the Cotton Sewing Thread factory referred to above does not continue to be used for the purpose aforesaid for the period of 3 years consecutively by the lessee or if the leasehold is put to other use and come to be used with the working of the factory or the leasehold or any portion thereof is transferred or sublet without the previous written consent of the lessor, the lease shall be deemed to have terminated automatically

Presented for registration in the office of the Sub Registrar Mahalaxmi and Registration fee of Rupees two and annas four a fine of Rs two and annas four under Section 23 and fine of Rupees two and annas four under Section 34 and extra fee of Rs two paid between the hours of 11 and 12 A.M. on the 3rd day of September 1956 by Mr. R.M. Sellar (Signed) Director Jamna Thread Mills Ltd on behalf of the Jamna Thread Mills Ltd. This the 3rd day of September 1956 (Signed) Sub Registrar. Execution admitted by Mr. R.M. Sellar (Sig.) Director Jamna Thread Mills Ltd Post Box No. 359 81 Dalton Road Bombay on behalf of the Jamna Thread Mills Ltd. Personally known to me or identified myself as the executant by Sri Bhaskaranand

(21/01/56) ആധാരത്തിന്റെ പകർപ്പ്

without reference to the period of the lease, and the possession of the land with the buildings, if any, will vest absolutely in the lessor without any further steps being taken by the lessor in that direction. 3. The lessee shall pay an annual rent of Rs 131-13-7 (Rupees One hundred and thirty one annas thirteen and pies seven only) calculated at 6 per cent of the actual cost of acquisition of the leasehold land value being computed at the rate of Rs 750/- per acre (Signed) Director (1) (Signed) Director Chief Secretary to Government Queens Hotel Hill, Ltd. 2 ——— 4. The rent shall be payable in advance in two half yearly instalments in the Subtreasury at Nedumangad on challans countersigned by the collector, Trichur District, on or before the 15th day of April and 15th day of October of every year during the currency of the lease. 5. On the expiry of the period of ninety nine years herein reserved the lessee shall peaceably surrender to the lessor unless the lessor is agreeable to renew the lease on such terms and conditions as may then be mutually agreed upon the option of renewal resting always with the lessor. 6. In the event of the lease not being renewed the lease shall ipso facto determine and the leasehold shall vest in the lessor free of all encumbrances. 7. On the termination of the lease the lessor may at his option take over the buildings and fixtures standing on the leasehold if so inclined, in that case the lessor shall pay to the lessee for the buildings so taken over the value agreed to between the parties and in case of difference in regard to the valuation such value shall be determined by arbitration under the provisions of the Indian Arbitration Act. 8. If the lessor does not require the buildings and fixtures the lessee shall be entitled to remove all or any buildings and fixtures which at any time during the currency of the lease shall have been erected or fixed by the lessee upon the land desired within any claim to any compensation whatever. 9. It is further agreed that if the lessee does not remove the buildings and fixtures and the cost of such removal shall be realised by the lessor by the sale of the materials and the balance, if any, from the lessee. (10) If the rent hereby reserved or any portion of it remains in arrears or if there is any breach on part of the lessee of all or any of the covenants herein contained and on his part to be observed and performed the lease shall be void ipso facto and it shall be competent

Krishnan Nair Menon, Chief Secretary to Government who is represented from personal appearance under Section 88(1) of the Registration Act this the 3rd day of September 1956. P. Gopala Kurup (Signed) Sub Registrar Chalakudy Registered as 2101/56 of Book 1 Volume 754 on pages 69 to 71 this 6th day of September 1956. P. Gopala Kurup (Signed) Sub Registrar Chalakudy

Seal

Carbon copy on 5 sheets inclusive of one sheet and 2nd sheet. Dated this the 30th day of September 1956.

P. Gopala Kurup (Signed) Sub Registrar Chalakudy

(21/01/56) ന്യായാധിപതിയുടെ പകർപ്പ്

ഇണ്ടാസ്സ്യാമന്റിന്റെയും സർട്ടിഫിക്കറ്റിന്റെയും പകർപ്പ്

for the lessor to enter on the leasehold and eject the lessee under the provision of the Land Conservancy Act as if these presents had not been in existence. 11) All sums found due to Government under and by virtue of these presents shall be recoverable from the assets movable and immovable of the lessee under the provisions of the Revenue Recovery Act for the time being in force or otherwise as the lessor may think fit. (12) The lessor covenants with the lessee that the lessee paying the rent hereby reserved and performing all the covenants of the lessee herein contained may hold and enjoy the said premises during the said term of ninety nine years or any ——— (Signed) Chief Secretary to Government (Signed) Director, Jumna Thread Mills, Ltd 3 ——— extension thereof without any interruption by the lessor or any other person claiming through or under the lessor. In witness whereof Sri Bhakti Vilas Krishnaswamy Menon, Chief Secretary to Government Travancore-Cochin, Trivandrum and Sri R. M. Sellar, Director Jumna Thread Mills, Ltd Koratti, Travancore-Cochin, for and on behalf of the Company have set their hands the day and year first above written. Schedule. Registration District and Sub-District: In Chur District, Taluk: Mukundapuram. Village: Muringoor The Kurumuri Village. Sy. No: and extent: — 1. Sy No: 691/2: 1.39 acres & Sy No: 692/1 — 1.54 = 2.93 acres. Boundaries: East Sy: 570/2, 3, 4, 5, 6 and

Digitized Image Print & Sec No: 2101/1956 m

Sy. 692/2. West Sy. 690/2. and Sy. 673/4. North Sy. 691/3. (Vide Sketch annexed hereto) (Corrections etc. vide (3)) Signed by: Sri Bhakti Vilas Krishnan Kutty Menon (Signed) Signature Chief Secretary to Government. In the presence of witnesses. 1. (Signed) Dy. Secretary to Government 2. (Signed) Superintendent Government Secretariat. Signed by Sri R. H. Sellar (Signed) Signature Director, Jeevana Thread Mills, Ltd. In the presence of witnesses 1. K. K. Raman, Jr. Clerk, Mulavanapuram (Signed) 2. K. K. Sreedharan, Revenue Inspector, Dalam (Signed) Seal Huzur Cutchery, Trivandrum — 1/- — Sketch. Two Rupees Seal 21-1-56 [illegible] 315 [illegible] 1956 [illegible] 12 [illegible] 21.1.56 [illegible] 316 [illegible] 315 [illegible] 1956 [illegible] 37 [illegible] Seven Stamp Papers. Value Rupees [illegible] only.

In the document Corrections etc. nil. In the Register Copy Interlineations (1)(2)(3)(4)(5) Corrections (2) Certified by clerk K. K. Babu. 1 [illegible]

Compared by clerk V. K. Jamal [illegible] (Reader)

Clerk S. V. Bhaskaran [illegible] (Examiner)

Sub Registrar P. Gopala Kurup.

Note:— "Plan accompanying filed at pages 183 & 184 of Volume 738 of file book 1".

[illegible] 10. Std. [illegible]

Digital Image Print of Doc 2101/1956 on 4 pages

Corrections: Nil

SS No: 2522/2022 CC No: 2203/2022

Copy prepared by: HANISH. C.K CLERK

Copy compared by: Reader: Shalu. K.G

Examiner: HANISH C.K CLERK

SRO Chalakudy

21/5/2022

SUB REGISTRAR
CHALAKUDY