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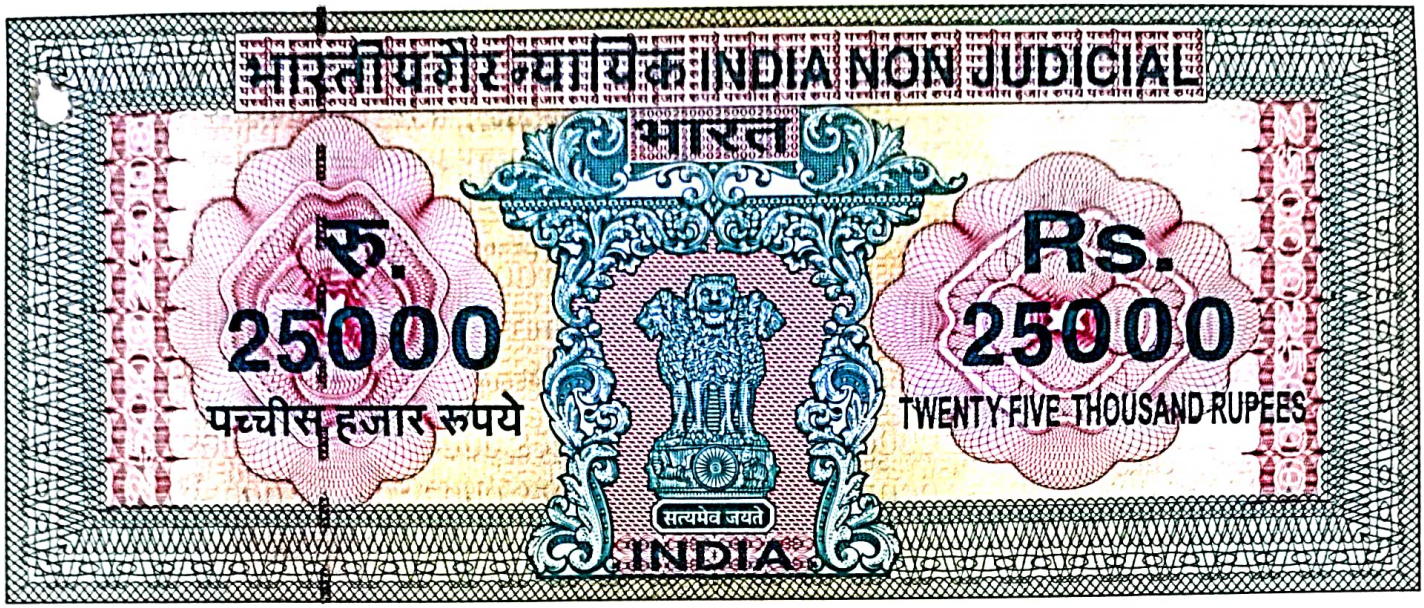
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

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தமிழ்நாடு தமிலநாடு TAMILNADU 183694

30166

15.10.09

M/s. Jubilee Cements Limited
827, Anna Salai,
Chennai-600002

O. KAVERIRAJAN,
L.I.C. STAMP VENDOR,
L. No: 16627/B-1/98
SINGANALLUR,
COIMBATORE. TAMILNADU.

Document Presented
Date 14.09
Pages 1

VERIFIED
SUBREGISTRAR
SINGANALLUR

Verified

சார்பதிவாளர்
(தூ.ப. நிலை)
சிங்காநல்லூர்

SALE DEED

THIS SALE DEED is made and executed at Coimbatore on this the 16th day of October, 2009

BY

SRI BALASUBRAMANIA MILLS LTD., (PAN No. AADCS 1887 K), a Public Limited Company, registered under the Indian Companies Act, 1913, having its registered office at 483, Kamaraj Road, Uppilipalayam Post, Coimbatore – 641 015, represented by its Directors 1) Mr.Sanjay Balu, son of Mr.K.V.Balasubramaniam, Hindu, aged about 40 years residing at No.147, Race Course, Coimbatore – 641 018 and 2) Mr.Arjun Balu, son of Mr.K.V.Balasubramaniam, Hindu, aged about 34 years, residing at No.154, Race Course, Coimbatore–641 018 duly authorized by Board Resolution dated 28.07.2006, referred to as the **"Vendor"**(which expression shall, unless repugnant to the subject or the context, mean and include successors, administrators, and permitted assigns).

29/11/18

சார்பதிவாளர்
(தூ.ப. நிலை)
சிங்காநல்லூர்

4/12/18

4/12/18

சார்பதிவாளர்
(தூ.ப. நிலை)
சிங்காநல்லூர்

17/8/2020

சார்பதிவாளர்
தூ.ப. நிலை
சிங்காநல்லூர்

For SRI BALASUBRAMANIA MILLS LTD,

DIRECTOR

For JUBILEE CEMENTS LIMITED

Authorised Signatories

VERIFIED
SR
SINGANALLUR

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

11.6.2018

சார்பதிவாளர்
சிங்காநல்லூர்

16/8/2020

VERIFIED
SR
SINGANALLUR

7-1-19

16.5.19

24/8/2020

6163/2009

Document No. 6165
Book / Year
Page Value
No. 2 /2009/14 09

CERTIFICATE UNDER SECTION 42
THE STAMP ACT

S. No. 1517 of 2009 of Sub Registrar Singanallur, hereby certify that the sum of Rs. 154500/ (Rupees Fifteenlakhs forty thousand) only on account of ~~proper~~/deficit Stamp duty has been levied under Section 41 of the Stamp Act in respect of this instrument. Sub-Registrar

From Thiru. Rajan Ramani
residing at Chennai

SUB REGISTRAR
SINGANALLUR

Sub Registrar's Office Singanallur 16.10.09

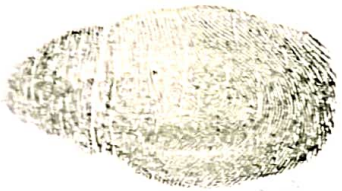
Presented in the office of the Sub Registrar of Singanallur and Rs 15160/- paid between the hours of 10:11 on the 16th oct 09 by

For JUBILEE CEMENTS LIMITED

Rajan Ramani
Authorised Signatories

S/o Rajan 1, Shreyas 188 Greenways Road Raja Annamalipuram Chennai 600028.

LEFT THUMB





SUB REGISTRAR
(District Registrar Cadre)
Singanallur

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

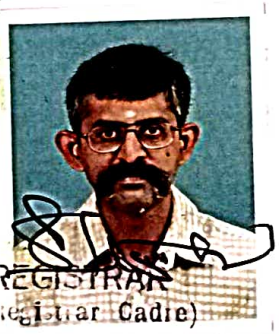
S/o K.V. Balasubramani
488 Kamarajar Road Uppilipalayam Post Coimbatore 15

அடையாளம் குறித்து
இருநகர் உரிமை
ஆவணம் பார்க்கப்பட்டது
எண் TN66 2009 0003788.
நாள் 6.5.09 அலுவலகம் Annur

EXECUTION ADMITTED BY

LEFT THUMB





SUB REGISTRAR
(District Registrar Cadre)
Singanallur

For SRI BALASUBRAMANIA MILLS LTD.

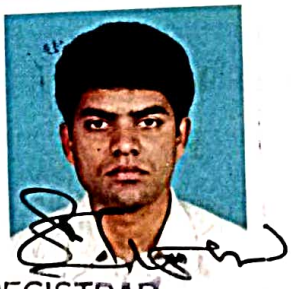
DIRECTOR

S/o K.V. Balasubra maniam
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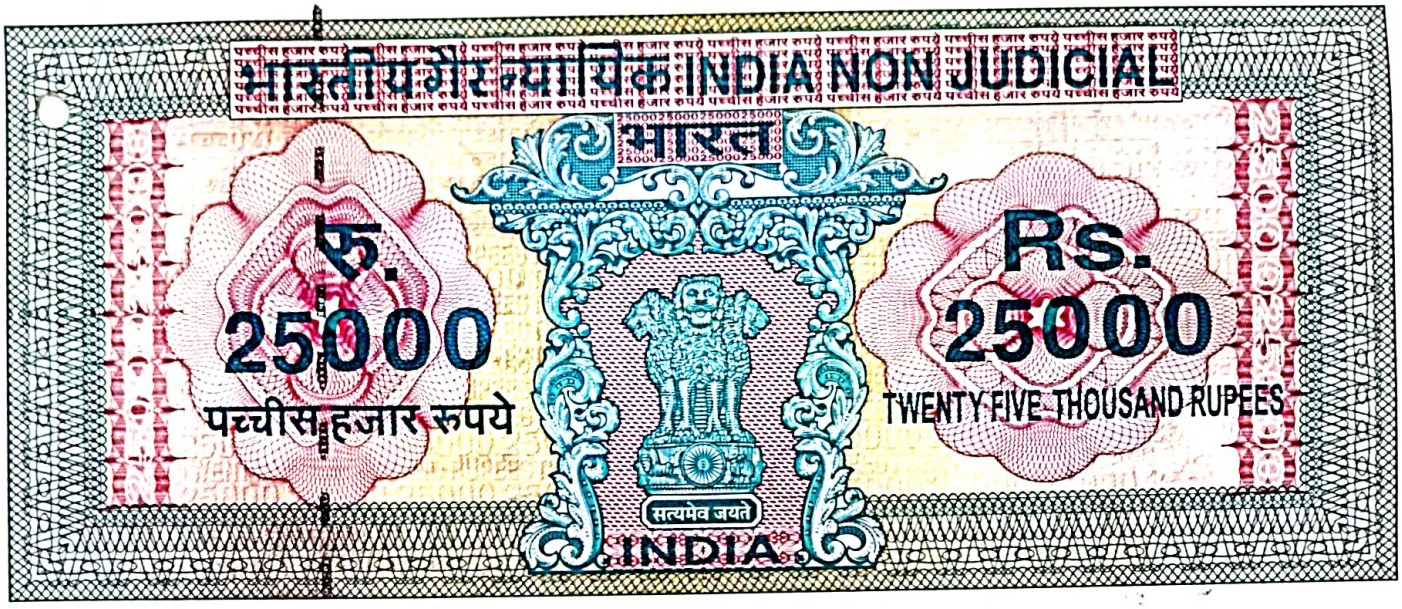
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ஆவணம் பார்க்கப்பட்டது
எண் D/TN/038/000080/01
நாள் அலுவலகம்
20.4.01 Annur (N).

LEFT THUMB





SUB REGISTRAR
(District Registrar Cadre)
Singanallur



தமிழ்நாடு தமிலநாடு TAMILNADU

183695

30167

15.10.09.

M/s Jubilee cements Limited,
827, Anna Salai,
Chennai 600002.

G. RAVEENDIRAN.
L.B.O. STAMP VENDOR,
L. No. 16627/B-1/95
SINGANALLUR,
COIMBATORE. TAMILNADU

Document No. 6165
Page No. 3 Year 09

-2-

IN FAVOUR OF

JUBILEE CEMENTS LIMITED, (PAN No.AAACJ 2665 D), a Company registered under the Indian Companies Act, 1956, having its registered office at "Dhun Building", 827, Anna Salai, Chennai – 600 002, and represented herein by its authorized representative **Mr.Rajan Ramani,** S/o.Sri.Rajan, aged about 59 years, residing at 1. Shreyas, 128 Greenways Road, Raja Annamalaipuram, Chennai–600 028, hereinafter referred to as the **"Vendee"** (which expression shall, unless repugnant to the subject or the context, mean and successors-in-interest and permitted assigns).

The Vendor and Vendee shall collectively be referred to as **Parties**.

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

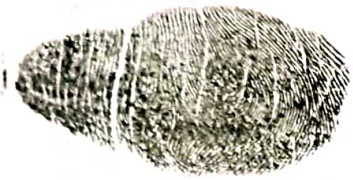
for JUBILEE CEMENTS LIMITED

Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Claimant Accepted By
LEFT THUMB





SUB-REGISTRAR
(District Registrar Cadre)
Singanallur

For JUBILEE CEMENTS LIMITED
Rajan Kumar
Authorised Signatories

S/o Rajan 'Dhun Building' 827 Anna Salai Chennai 600002.

அடையாளம் குறித்து
ஆவணம் பார்க்கப்பட்டது
எண் TN67X19790000273,
நாள் 15.7.79 அலுவலகம் Chennai

IDENTIFIED BY

1. P. Ravi S/o. Perumalsamy, Door No.4, Murai Sangnagar, Coimbatore-641014
2. S/o Sri. V. Veeachalam 4/4/11 Pulimal Kovil 1st St. Kothu, Chennai 8

16th DAY OF Oct 09

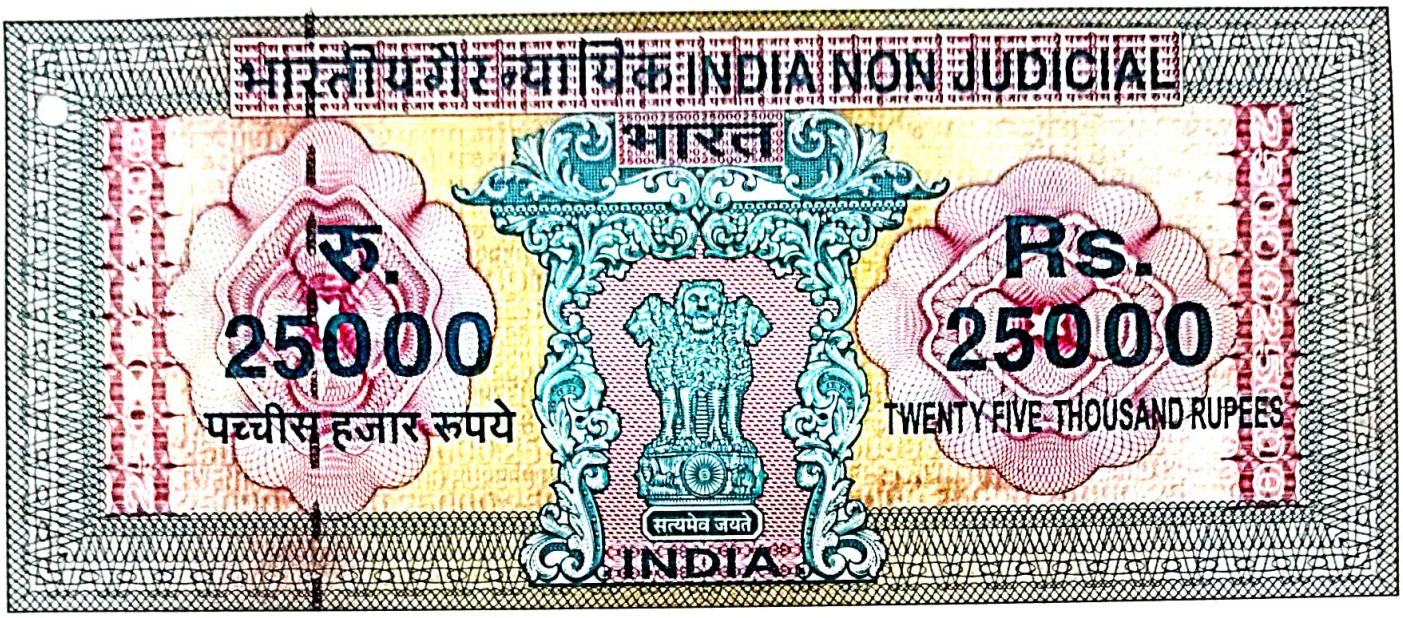
SUB-REGISTRAR
(District Registrar Cadre)
Singanallur

Registered as No. 6165 of 09 of Book 1
Date: 16.10.09 Signature of Registering Officer

Document No. 6165 of 2009
Book 1 contains 12
Sheets 2 Sheet

Sub Registrar D.R. Grade.

Document 6165
Bel / Year 09
Page
No. 4 Pages 14



தமிழ்நாடு तमिलनाडु TAMILNADU Rs25000 183710

27858
14.10.07

Jubilee Cements Limited

S. MURUGANANTHAM.
STAMP VENDOR.
R. O. PARTY SHED.
CBE-18. TAMIL NADU.
REF. NO: 4914/B1/84

-3-

WHEREAS the Vendor is the sole and absolute legal owner in absolute possession of the lands, to an extent of 2 Acres 51.25 cents in Survey No.398/1 situated at Uppilipalayam Village, Coimbatore – 641 015 having purchased the same along with the adjacent land from Allammal and others under a deed of sale dated 18.1.1948 registered as document No. 479 of 1948 on the files of the registrar Coimbatore

WHEREAS the Vendor is now desirous of selling the land to an extent of 2 Acres and 51.25 cents in S.F.No.398/1 out of the larger extent of 4.18 Acres as more fully described in schedule of property ("hereinafter referred to as the said property") and the Vendee has agreed to purchase the said Property for a total consideration of Rs.2,15,00,000/- (Rupees Two Crores Fifteen Lakhs Only) free from all encumbrances, charges, liens, mortgages, attachments on the terms and conditions hereinafter recorded.

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For JUBILEE CEMENTS LIMITED

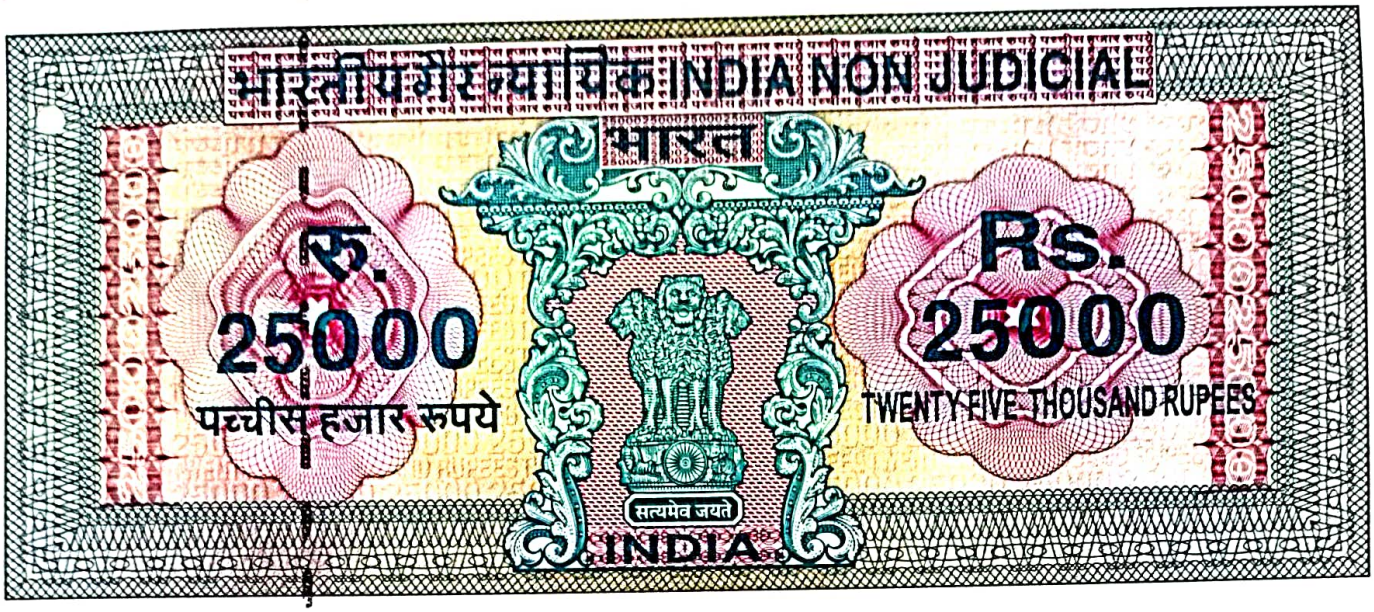
Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6185 of 2018 of
Book ..... 1 ... Contains ... 12 ...
Sheets ..... 3 .. Sheet

Sub Registrar D.R. Grade.



தமிழ்நாடு தமிலநாடு TAMILNADU 183681

29P38
12.10.2009

Jubilee Cements Limited
827, Anna Salai.
Chennai - 600002

B. RAVEENDIRAN,
L.E.O. STAMP VENDOR,
L. No; 15627/3-1/98
SINGANALLUR,
COIMBATORE TAMILNADU

-4-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. As per the Agreement of Transfer of Property dated 28.06.2007 duly signed and executed between Sri Balasubramania Mills Limited, Coimbatore and Jubilee Cements Limited, Chennai, a sum of Rs.2,15,00,000/- (Rupees Two Crores Fifteen Lakhs Only) has been paid by the Vendee to the Vendor and the receipt whereof, the Vendor doth hereby admit and acknowledge and from the same and every part thereof acquit, release and discharge the Vendee,

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For JUBILEE CEMENTS LIMITED

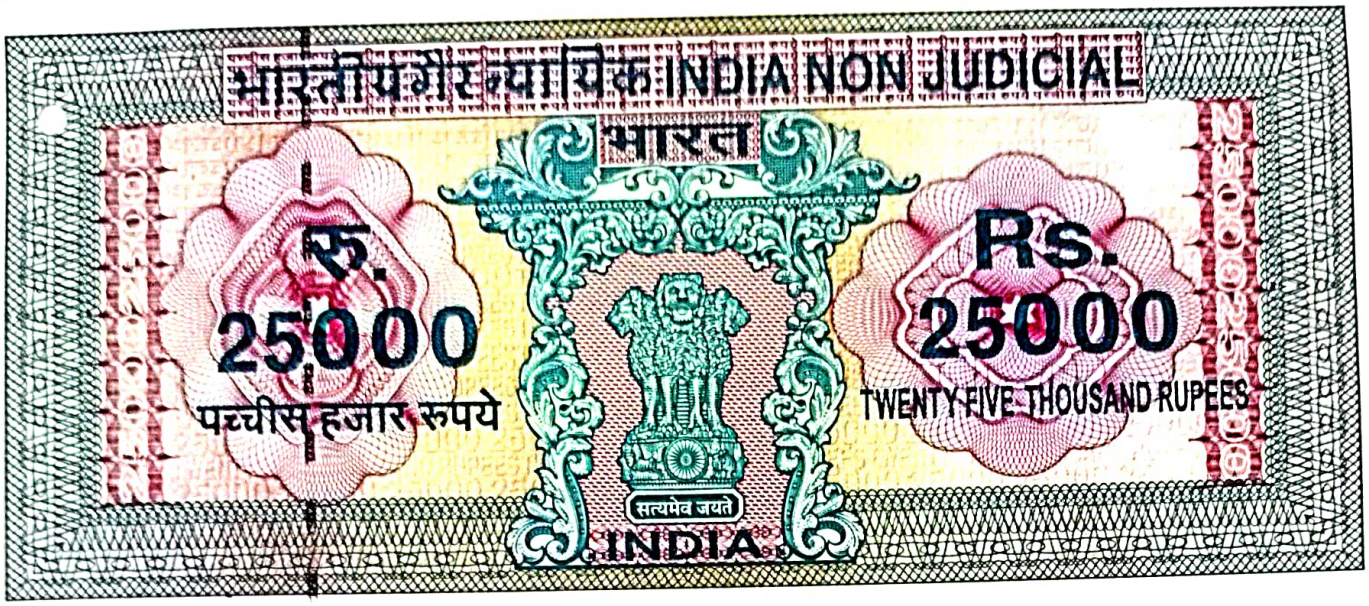
Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6165 of 2 02 of
Book .. .. Contains ..... 15 .....
Sheets .. .. 4 Sheet

Sub Registrar D R. Grade.



தமிழ்நாடு तमिलनाडु TAMILNADU

183682

Jubilee Cements Limited

29139

827, Anna Salai,

12.06.2007 Chennai -600002

B. RAVEENDIRAN,
U.L.P. STAMP VENDOR,
L. No: 16627/B-1/2007
SINGANALLUR,
COIMBATORE. TAMILNADU

Document No. 6165
Book No. 1
Page No. 1 Pages 07

-5-

THE ENTIRE CONSIDERATION HAS THUS BEEN FULLY PAID AND SATISFIED, the Vendor has by this Agreement of Transfer of Property dated 28.06.2007 irrevocably transferred, assigned and assured unto the Vendee ALL THAT piece and parcel of land admeasuring 2 Acres and 51.25 Cents owned by Sri Balasubramania Mills Ltd, situated at 483, Kamaraj Road, Uppilipalayam Post, Coimbatore – 641 015, more fully and particularly described in the Schedule, hereunder written, together with all right, title and interest of the Vendor into and upon the same and every part thereof free from all encumbrances, charges, liens, injunctions, mortgages, attachments.

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For JUBILEE CEMENTS LIMITED

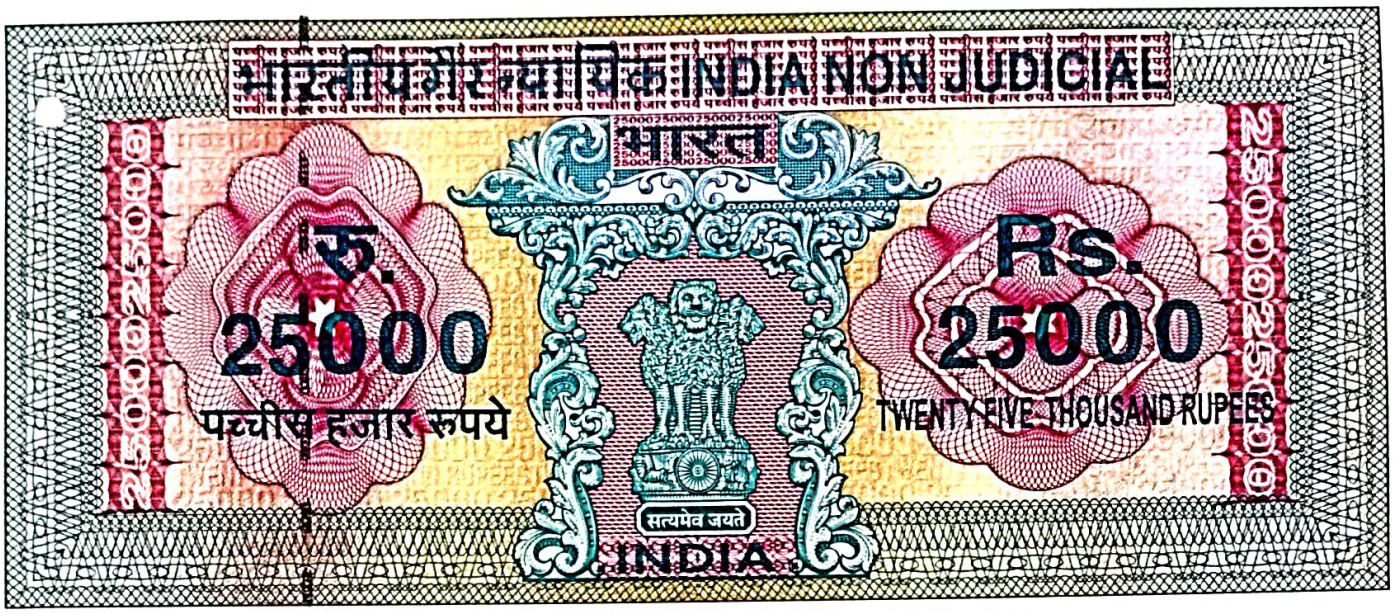
Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6165 of 2 0 2 of
Book..... ..Contains 12.....
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Sub Registrar. D.R. Grade.



தமிழ்நாடு தமிலநாடு TAMILNADU

183641

Jubilee Cements Limited
827, Anna Salai,
Chennai - 600 002

S. RAVEENDIRAN
S.R.O. STAMP VENDOR,
L. No: 16627/B-1/98
SINGANALLUR,
COIMBATORE. TAMILNADU.

2. The Vendor has received from the Vendee, the entire consideration amount of Rs.2,15,00,000/- (Rupees Two Crores Fifteen Lakhs Only) and hereby confirm that they have no claim or demand on the Vendee in respect of the same.

3. **THE VENDOR HEREBY REPRESENTS AND WARRANTS TO THE VENDEE AS FOLLOWS:-**

(a) That the Vendor has full right and absolute authority to sell, convey, assign and transfer the said property to the Vendee.

For JUBILEE CEMENTS LIMITED

Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

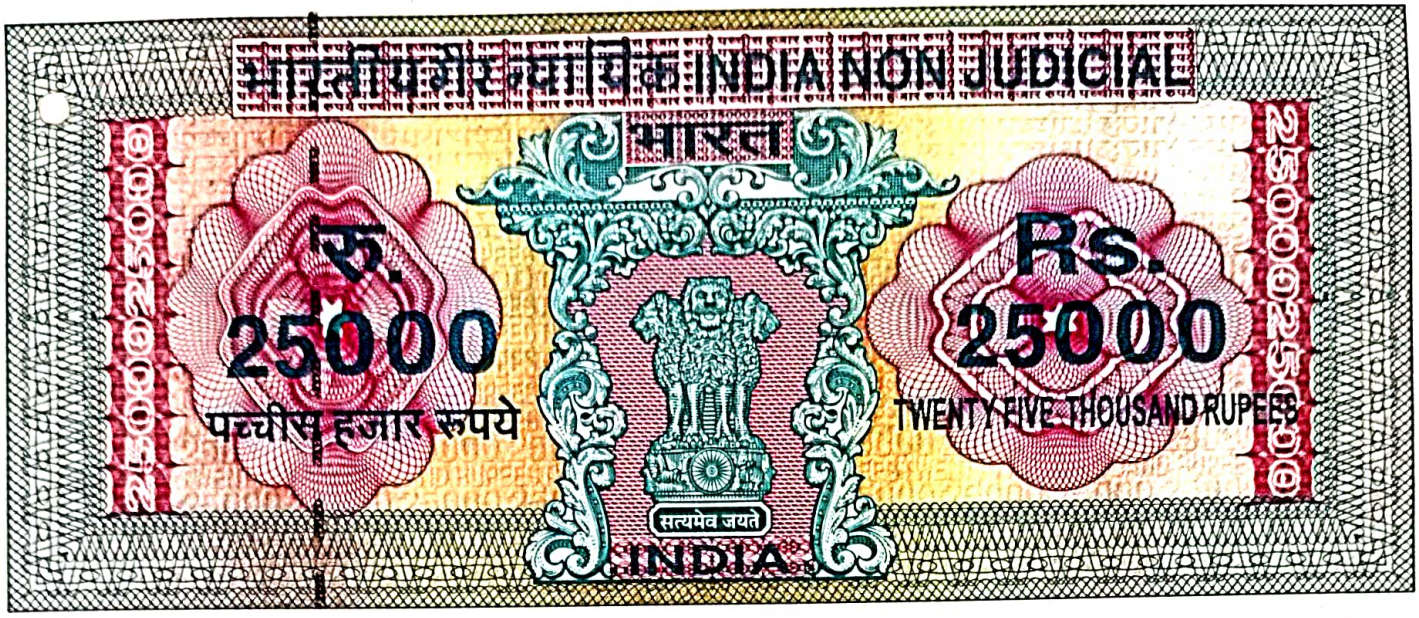
DIRECTOR

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6165 of 2 0 0 8 of
Book....1.... ..Contains.....12.....
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Sub Registrar. D.R. Grade.



தமிழ்நாடு तमिलनाडु TAMILNADU

183642

Jubilee Cements Limited
827, Anna Salai
Chennai - 600002.

G. RAVEENDIRAN,
S.T.A.M.P. VENDOR,
L. No: 16627/B-1/98
SINGANALLUR,
COIMBATORE. TAMILNADU.

Doc. No. 6165/09
Book No. 1
Page No. 9 to 14

-7-

(b) That it shall be lawful for the Vendee from time to time and at all times to enter into and upon, hold, possess and enjoy the said property and every part thereof without any hindrance, interruption, disturbance, impediment, claim or demand whatsoever from or by the Vendor and/or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Vendor.

(c) That the Vendor shall, from time to time, and at all times, hereafter, upon every request and at the cost and expenses of the Vendee, execute, do or cause to be done, all such further and other acts, deeds and things whatsoever which may be necessary or expedient for perfecting and assuring the title of the Vendee.

For JUBILEE CEMENTS LIMITED.

Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6165 of 2 0 8 of
Book....1..... Contains....12.....
Sheets.....7... Sheet

Sub Registrar. D.R. Grade.

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Book I / Year 09
Page No. 10 Joint No. 14

(d) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, injunctions, mortgages, gifts, trusts, encroachments and the Vendor has a clear, absolute, marketable title and ownership rights to the said property.

(e) That excepting the Vendor nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property.

(f) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the said property in favour of the Vendee and the Vendor has full power and authority to execute this Sale Deed and to perform their obligations and to make the representations and warranties as contained in this Sale Deed and that by entering into this Sale Deed and performing their obligations hereunder the Vendor will not be in breach of any law, regulation, statutory or other provisions, and of any other agreement or arrangement by which the Vendor may be bound.

(g) That there is no subsisting agreement for sale in respect of the said property hereby sold to the Vendee and the same has not been disposed off or transferred to in favour of any other person or persons under any exchange or any other arrangement etc.,

(h) That no litigation and/or proceedings are pending or threatened against the said property.

(i) That the said property is within the ceiling limits prescribed by the ceiling laws.

(j) The Vendor has till the date of execution of this Agreement of Transfer of Property (ie) 28.06.2007 observed and performed the rules, regulations and bye-laws for the time being and from time to time of the local municipality and all other authorities as applicable and has paid and discharged all dues, rates, taxes, outgoings, rents, other charges in respect of the said property and all other liabilities to the Government, Municipality and all other authorities in respect of the said property.

(k) That the Vendor has not received any notice for acquisition or requisition of the said property or any part thereof.

(l) That there are no contracts, agreements or leases affecting the said property nor any power of attorney has been executed in favour of any third party(ies) granting or assigning any of the rights, title, interest in the said property.

For JUBILEE CEMENTS LIMITED

Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6185 of 2.0.9 of
Book ..... 1 .. Contains 19 .....
Sheets ..... 8 ..... Sheet

Sub Registrar. D.R. Grade.

(m) That there are no tenants or occupants, authorized or unauthorized on the said property and no other person has any claim in respect of the same.

(n) That the said property is not land locked and has separate exclusive access thereto (as shown on the site plan attached in the Schedule hereunder).

(o) That the Vendor has not received any notice from any person or entity in respect of the said property alleging that conditions on the said property is, or may be, in violation of any laws.

4. The following documents and papers upon which the Vendee has relied upon for entering into Agreement of Transfer of Property and also this Sale Deed are true, accurate, complete and are not misleading in any respect and are valid, not modified and in full force and effect. As the Vendor has different other properties in the same parent document, the original parent documents are being held by the Vendor and only certified copy/ notarized copies, of the following documents have been handed over by the Vendor to the Vendee simultaneous with the execution of this Sale Deed:-

SL.Nos.	Certified / Notarized Copy	Particulars
(i)	Notarized	Document No. 479/1948 regarding 4 acres and 18 cents at S.F.No.398/1, Uppilipalayam Village, Coimbatore.
(ii)	Notarized	Document No.1452/2000 regarding 4 cents and 223 sq.ft. at S.F.No.397, Uppilipalayam Village, Coimbatore for 30 feet approach road for S.F.No.398/1, Uppilipalayam Village, Coimbatore.

5. The Vendor now admits that it has been left with no right, title and interest of any nature whatsoever in the said property and the Vendee has become the absolute owner of the same, and the Vendee may use and enjoy the said property in any manner, it likes, including to sell, let out, transfer or alienate the said property to any third party (ies).

For JUBILEE CEMENTS LIMITED

Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6165 of 2 08. of
Book.....1... Contains...19.....
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Sub Registrar. D.R. Grade.

6. The Vendee at its own costs and expenses can get the said property transferred and mutated in its own name as owner in the records or of any concerned authority on the basis of Agreement of Transfer of Property and this Sale Deed or its true copy without any further act or consent of the Vendor.

7. The Vendee shall obtain the required application from the Vendor towards transfer of the said property in the revenue registry or the office of the Collector, as applicable, in the name of the Vendee.

8. The Vendor has handed over the physical possession of the said property to the Vendee on 28.06.07 as per Agreement of Transfer of Property and upon receipt of full and final consideration paid by the Vendee to the Vendor on account of the said property. The Vendee hereby confirms the same.

9. The Vendor has paid all the dues, demands, rates, taxes and charges that have been raised by any statutory, legal, government, regulatory, local or other authorities in respect of the said property up to the date prior to the date of execution of this Agreement of Transfer of Property and thereafter, the same shall be paid by the Vendee.

THE SCHEDULE OF THE PROPERTY:

All that piece and parcel of vacant land in Uppilipalayam Village, Coimbatore Taluk and District comprised in Survey No.398/1 measuring an extent of 2 Acres and 51.25 cents out of the total extent of 4.18 acres bounded:

On the North	:	Survey Nos.396 and 397
On the South	:	Survey Nos.415 and 414
On the East	:	Remaining portion of the land sold to TNEB and the common passage.
On the West	:	Survey No.398/1 retained by Sri Balasubramania Mills Ltd.

as indicated and bordered in blue colour in the site plan annexed hereto.

For JUBILEE CEMENTS LIMITED

Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6165 of 2 09 of
Book 1 Contains 10
Sheets 10 Sheet

Sub Registrar. D.R. Grade.

The property is accessed by entering through the North South Corporation Road and then through the Road in S.F.No.397 of Uppilipalayam Village as described in Document No.1452/2000 which leads to the common road (30 feet in width and 40 feet in length) running upto the above said property. (coloured in Blue in the sketch).

The Present Value of the Property is **Rs.2,15,00,000/-**

IN WITNESS WHEREOF the parties have executed these presents at the place, day, month and year as first above written in the presence of the under noted witnesses:

For JUBILEE CEMENTS LIMITED

Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Witnesses:-

1. V. JEEVAGAN S/o Sri. V. Vedachalam
   A4/11 Perumal Koil I Street, Koltul, Chennai 85.
2. P. Giri S/o. Perumalsamy,
   No.4, Dhaisamy nagar, Civil Aerodrome Post
   Coimbatore-641014

Prepared by:-

K.SREENIVASAN, Document Writer, License No.A85/CBE/93
CBE. Cell No;94422-80409.

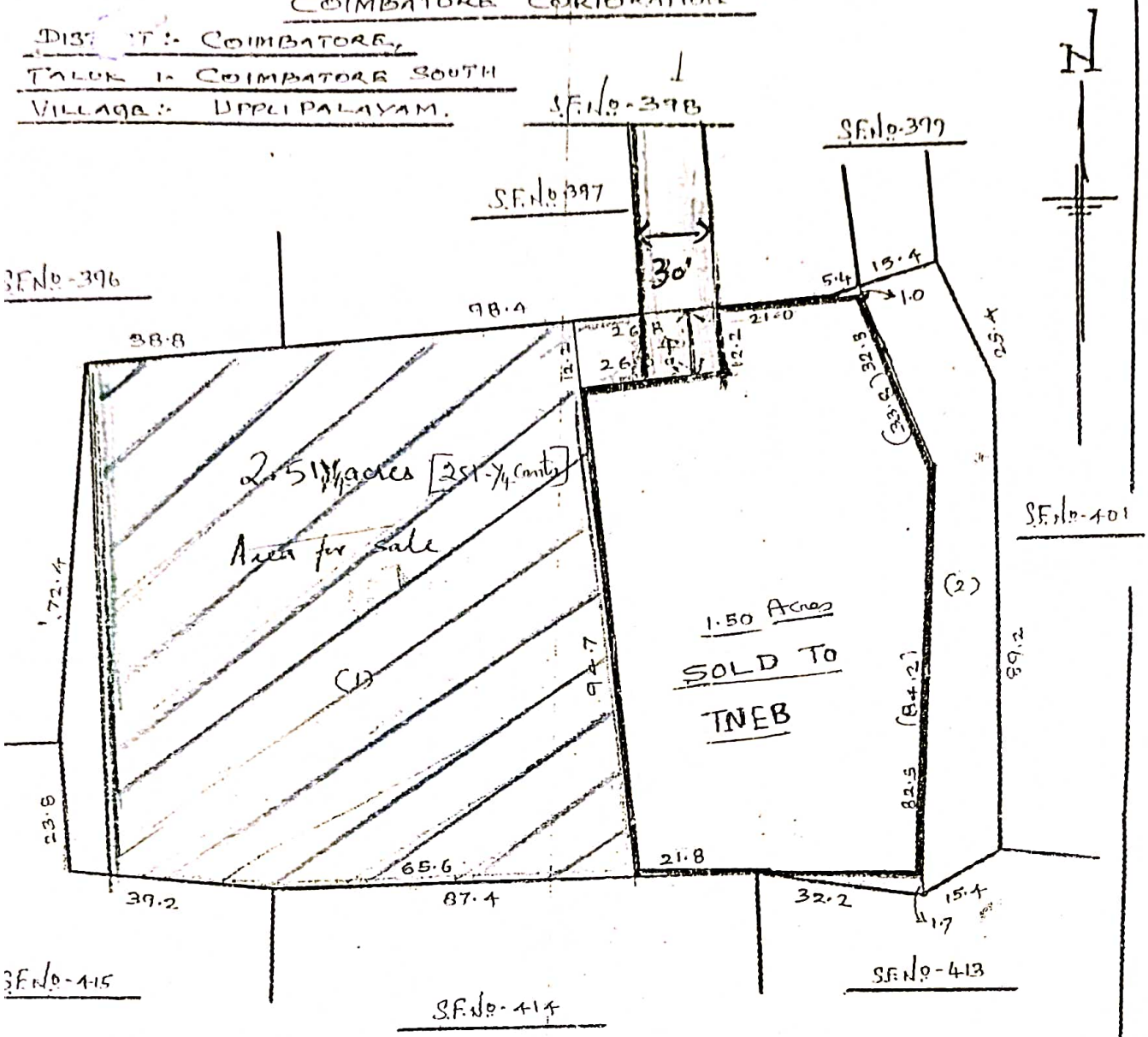
Document No. 6165 of 2 09 of
Book 1 Contains 12
Sheets 11 Sheet
Sub Registrar. D.R. Grade.

COIMBATORE CORPORATION

DIST :- COIMBATORE.

TALUK :- COIMBATORE SOUTH

VILLAGE :- UPPILIPALAYAM.



→ Area for sale 2.51¼ Acres. [251¼ cents]

For JUBILEE CEMENTS LIMITED

Authorised Signatories

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

For SRI BALASUBRAMANIA MILLS LTD.

DIRECTOR

Document No. 6165/09.

Fee Rs. 14/- 14

Document No. 6185 of 2 05 of
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