

73/88 v-98, 297/21

T.4182432

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NON JUDICIAL

₹ 152520

₹ 152520



കേരള സർക്കാർ
GOVERNMENT OF KERALA

e-Stamp Serial No. : ES00041323428141120E
 Govt. Reference No.(GRN) : KL006062680202021E
 Department Reference No : 620T418243201
 Payment Date & Time : 11/08/2021, 12:45 PM
 Value of e-Stamp : Rs 1,52,520/- (Rupees One Lakh Fifty Two Thousand Five Hundred and Twenty Only)
 Name of Stamp Purchaser : SHYAM N
 ANUGRAHA, OTTAPALM, SENGUPtha ROAD
 Palakkad - 679101



Please write or type below this line.

SALE DEED

SELLER
ALEXANDER VADAKKEDOM

Attested Power of Attorney Holder
GEORGE P. THOMAS



THIS DEED OF SALE is executed on this the Twelfth day of August Two Thousand and Twenty (12/08/2021)

ALEXANDER VADAKKEDOM

Presented on the behalf of the Sub Registrar

affidavit issued on the date mentioned and

sworn to before me on the day of

presented on the date of

fee of Rs. 38/- 2.15 minutes

minutes on the 12th day of August 2020 by

1297
20

Q ~

George P. Thomas
residing at B-20

Executive admitted by

12th August 2020 

NARENDRAN, C.S.
Sub Registrar

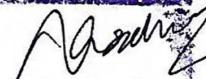
Q ~

George . P. Thomas .

S/o. Dr. P. Thomas. Business .
residing at B-20 - Aswathy Park.

Menamkulam. POA. holder of
Alexander Madakkadom. by virtue of
POA No. 1/20. Affested by S/o Kashi Kumar

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Sub Registrar



-2-

PURCHASER
SHYAM.N



BY

ALEXANDER VADAKKEDOM (PAN ABUPV3193Q & Aadhaar

Card No: 3340 7287 3743) Businessman, aged 56 years, son of Late M.G.
Alexander of Vadakkedathu House, H.B-29, Panampally Nagar.P.O, Kochi,

Elamkulam Village, Kanayannoor Taluk, Ernakulam District- 682036, and now
residing at Q-1, Aswathy Gardens, Chittattumukku. P.O, Menamkulam Village,
Thiruvananthapuram Taluk, Thiruvananthapuram District, Pin 695301, Kerala State
(hereinafter referred to as the “SELLER”) through his attested Power of Attorney
Holder **GEORGE P.THOMAS**,(Election ID Card No: NXI 0071746)S/o Late. Dr.
P.G.Thomas, aged 58 years, Business, residing at, B-20, Aswathy Park,
Menamkulam, Kazhakuttom. P.O, Menamkulam Village, Thiruvananthapuram
Taluk, Thiruvananthapuram District, Pin 695 582, by virtue of Power of Attorney
registered as No.1/2021 before SRO Kazhakkuttom. This said Power of Attorney is
still valid and in force.

ALEXANDER VADAKKEDOM

Identified by

1. ANEESH M Anesh S/o Mohanan, company employee
Kundara veedu, Menankalai, Kazhakattoor PO
2. K VINESH Vinesh S/o Krishnamoorthy, Advocate
TC 27/1109(4), Althon Cane, Vanchiyar PO.

12th August 2021

1292 2021

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Sub. Registrar

A. Narendran

NARENDRAN. C.S.
Sub Registrar

A. Narendran

NARENDRAN. C.S.
Sub Registrar



TO AND IN FAVOUR OF

SHYAM.N (PAN: AWFPN9833P & Aadhaar Card No. 4086 7877 1081)
aged 27 years, IT Employee, S/o. Haridas.K residing at Anugraha, Senguptha Road,
Ottapalam P.O, Ottapalam Village, Ottapalam Taluk, Palakkad-679101
(hereinafter referred to as the “PURCHASER”)

The expressions SELLER and PURCHASER wherever it appears in this subject and context shall deem to mean and include their respective heirs, legal representatives, successors in interest, executors, administrators, assignees and all other person/s claiming right through or under them.

WHEREAS, the properties measuring an extent of **21.64 Are** (53.450 cents) i.e, 2.02 Ares in Re.Sy.No.245/10-1, 00.60 Ares in Re.Sy.No.245/13-1-1, 00.80 Ares in Re.Sy.No.245/13, 9.60 Ares in Re.Sy.No.245/1-2-3, 4.37 Ares in Re.Sy.No.245/1-2-1, and 4.25 Ares in Re.Sy.No.245/1-2-2, having Pattah No.11186 in block No.10 of Menamkulam Village, by virtue of **Sale deeds Nos. 692 of 2003** (Registered in Book No.1, Volume 1165, pages 459 to 461), **695 of 2003** (Registered in Book No.1, Volume 1165, pages 475 to 477), **699 of 2003** (Registered in Book No.1, Volume 1165, pages 493 to 496), **1783 of 2005** (Registered in Book No.1, Volume 1289, pages 171 to 172) and **4167 of 2008** (Registered in Book No.1, Volume 1439, pages 145 to 147) all of SRO Kazhakkuttom, was purchased by the SELLER and he is in possession enjoyment of the land together with all improvements thereon, all easements and other similar rights appurtenant thereto, which is described in more detail in ‘**Schedule A**’ attached hereto, and is paying land tax in his name.

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WHEREAS the SELLER desirous of selling away the A Schedule property in the form of undivided shares in favour of the intending PURCHASER entrusted M/s Sanroyal Builders (P) Ltd to develop the property and to construct apartments thereon, for the intending PURCHASER at the PURCHASER's cost.

WHEREAS M/s Sanroyal Builders and Contractors Private Limited has formulated a residential apartment building project in the A Schedule property consisting of 78 units, Apartments in under the name and style "SANROYAL ASTORIA" and obtained building permit No.77/2017-18 from Kadinamkulam Gramapanchayat, and completed the construction of the project.

AND WHEREAS the PURCHASER being desirous of owning and possessing an Apartment, approached the SELLER and had entered into an agreement with the SELLER to purchase the undivided share of **0.30 Are** over 'A' schedule property, the undivided share described in "B" schedule hereunder and, so as to hold and enjoy the Apartment described in schedule 'C' hereunder, with full marketable title and the Seller has agreed to sell the same for a total consideration of **Rs.19,04,000/-** (Rupees Nineteen Lakh and Four Thousand Only) that is the value of the undivided interest on the land is calculated as **Rs.3,68,000/-** (Rupees Three Lakh and Sixty Eight Thousand only) and the cost of the unfinished apartment is calculated as **Rs.15,36,000/-** (Rupees Fifteen Lakh and Thirty-six Thousand only).

AND WHEREAS the SELLER have agreed to sell and the PURCHASER agreed to purchase the said proportionate undivided share over the 'A' schedule property which is more particularly described in Schedule "B" hereto together with apartment marked as **5H** on the **5TH** floor with a super built up area of **89.21 m²** (960 Sq.Ft.) and described in Schedule 'C' hereto (hereinafter together referred to

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the Property) provided the PURCHASER is willing to abide by (a) the terms and conditions stipulated in the schedules of the Sale Deed (b) the provisions of The Real Estate (Regulation and Development Act) and the Rules framed there under from time to time, for a total sale consideration of **Rs.19,04,000/-**(Rupees Nineteen Lakh and Four Thousand Only) that is the value of the undivided interest on the land is calculated as **Rs.3,68,000/-**and **Rs.15,36,000/-** being the value of the Apartment with one car parking facility allotted as per allotment letter.

And that the seller does hereby declare that the seller has full authority to alienate the property described in the schedule hereto.

NOW THIS DEED WITNESSETH:

In pursuance of the said agreement and in consideration of the PURCHASER having paid the aforesaid entire sale consideration of **Rs.19,04,000/-**(Rupees Nineteen Lakh and Four Thousand Only), paid by way of Bank Transfer and the total amount is received by the seller in full satisfaction of the total consideration and the receipt of which has been duly fully acknowledged by the SELLER, who acquires the PURCHASER from making any further payments towards sale consideration, the SELLER, DO HEREBY GRANT, CONVEY, TRANSFER BY WAY OF SALE AND ASSIGN unto and in favour of the PURCHASER the 'B' Schedule undivided share over the 'A' Schedule property with the 'C' Schedule Apartment bearing No.**5H - on the Fifth floor** in the 'A' schedule property together with the right of proportionate share in the common areas and common facilities as detailed in the schedules hereunder TO HOLD, TO POSSESS AND TO ENJOY the same forever free from all encumbrances, subject to common rights of owners of remaining shares of undivided interest in the land and the Flat/ Apartments attributable thereto.

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is further declared that the schedule property and apartment hereby conveyed is free from all encumbrances, claims, demands, charges, lien, securities, proceedings under Land Reforms Act, Land Acquisition Act, attachments or litigation whatsoever and the PURCHASER shall be entitled to apply for transfer of Thandaper/Patta for the property hereby conveyed and effect mutation in revenue records from existing Thandaper and to get the ownership of the 'C' schedule apartment therein and Electric Consumer connection in the name of the PURCHASER by giving applications before the concerned authorities.

And that the seller had paid all taxes and outgoings in respect of the schedule property hereby conveyed and the seller hereby undertakes to discharge any such amount found to be leviable up to the date of execution of this deed.

And the seller shall do or cause to be done all things the PURCHASER may reasonably require for more perfectly assuring the interest on the schedule property and the apartment herein before expressed to be hereby conveyed, granted, transferred and sold to the PURCHASER.

And there are no acquisition or requisition proceedings either from Central or State Government or any Autonomous bodies in respect of the schedule property and the apartment and that the Seller do not own or possess any property in excess of permissible limit under the Kerala Land Reforms Act of 1964 (as amended by Act 35 of 1969) and if any land is to be surrendered to the Government or anybody, it will not fetter the land covered by this sale deed. The said property will not come under Forest Land, Vested forest land, environmentally protected area or ceiling land.

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and that the seller hereby further declares that the schedule property and the
partment does not belong to the Government, Local authorities, or Pattayam issued
to scheduled caste/ tribe and/or forms part of any excess land.

The SELLER hereby declares and covenants with the PURCHASER that the
company is the absolute owner of the schedule 'A' property and has a clear legally
valid and marketable title thereto and therefore an absolute right to sell and convey
the same to the PURCHASER in terms of this Deed.

The SELLER further declare that they have not done any acts, deeds or things
so as to curtail, restrict or prejudice their right to convey or prevent them from
selling the 'A& B' schedule property and "C" Schedule Flat/Apartment in terms of
this Deed.

The SELLER hereby further declare that the property hereby conveyed is free
from all encumbrances, lien, charge, mortgage, lease, court or other attachments, lis-
pendence, acquisition and requisition proceedings, minor's claims or any other
adverse proceedings or claims from third parties which are in any way detrimental to
the interest of the PURCHASER.

The SELLER hereby assure the PURCHASER that all taxes and levies on the
property hereby conveyed have been paid up to date and arrears if any, till the date
of the Sale Deed shall be duly paid by them and future taxes in respect of the
property hereby conveyed shall be paid by the PURCHASER.

The SELLER hereby declare and covenant with the PURCHASER that he
shall do or cause to be done all acts, deeds and things which are legally and
reasonably required to be done at the instance of the PURCHASER for more fully
and perfectly assuring the right, title and interest of the PURCHASER in the
property hereby conveyed and the PURCHASER shall bear such expenses.

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The SELLER hereby indemnify and shall keep the PURCHASER or their successors in title fully indemnified against any loss or liability, cost or claims, action or proceedings, if any should arise, at any time in future against him owing to any defect in or for want of clear and marketable title or due to any default, violation or non-compliance of any of the declarations or covenants herein.

The PURCHASER shall be the sole and absolute owner of the property hereby conveyed with attendant rights of ownership, possession, enjoyment and shall be entitled to deal with or dispose of the same as he deems fit without any interference, obstruction or hindrance from the SELLER or anyone claiming under, through or in trust from them.

The PURCHASER shall hold and enjoy the Schedule 'B' schedule property along with other co-owners without causing any hindrance or causing any reduction in rights of enjoyment or easement of the other co-owners.

The PURCHASER shall not be entitled to claim partition by metes and bounds of the undivided share in the said land and the same shall always remain imparable.

The PURCHASER shall not by virtue of this deed acquire any right of light or air, which may prejudice free use of the same by the other owners of the building.

The PURCHASER shall be bound to become Member of the Association of Apartment Owner's and duly comply with the provisions of The Real Estate (Regulation and Development Act) and the Rules framed there under and shall abide by the bye-laws and majority decisions of the said Association to be formed and comply with other requirements of the aforesaid Act.

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The Property hereby sold is situated within the Kadinamkulam Grama Panchayath and included in Thandapper Account No.11186 of Menamkulam Village.

The PURCHASER and/or all persons claiming right through or under them shall have the duty and liability to abide by the terms, conditions and stipulations contained in the schedules hereunder.

PROVIDED that the SELLER or person/s claiming right through or under or in trust of them shall have the right to enforce the stipulations contained hereunder.

The seller further covenants and agrees with the PURCHASER that the seller shall at all times indemnify and keep the PURCHASER indemnified against all claims, debts, damages, losses, interest, costs and expenses incurred or sustained by the PURCHASER by reason of any recital, averment, covenant, declaration or any of them in these presents contain proving or being found to be incorrect or incomplete or is not performed or observed by the seller. The original prior deeds are not hereby given to the PURCHASER as they contain more extent.

No persons with any of the disabilities mentioned under the National Trust Act has any legal right over the property being transacted and by this transaction the right of such individual are not being deprived nor infringed upon.

The Valuation Certificate issued by the Approved Engineer dated 25-07-2020 is Appendix with this deed.

The property is at Menamkulam Village and within the limits of KadinamkulamPanchayat area connected with PWD road. The fair value fixed by the Government as per the Gazette Notification No. G.O (P) No. 47/2020 dated 30/03/2020 is Rs.5,40,000/- per Are with private road access.

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The Sale Consideration of undivided share equivalent to 0.30 Are over 'B' schedule property is fixed at **Rs.3,68,000/-** and the cost of the apartment is calculated as **Rs.15,36,000/-** thus totalling **Rs.19,04,000/-**. Hence Rs.1,52,320/- is calculated as stamp duty and is remitted by way of stamp and Rs.200/- for the unvalued agreement clause mentioned in this Sale deed. The total amount is **Rs. 1,52,520/-** towards the stamp duty.

SCHEDULE OF PROPERTY-"A"

| | | |
|----|------------------------|---------------------------------------|
| 01 | Sl. No. | 01 |
| 02 | District | Thiruvananthapuram |
| 03 | Sub District | Kazhakuttam |
| 04 | Taluk | Thiruvananthapuram |
| 05 | Village | Menamkulam |
| 06 | Panchayat/Ward | Kadinamkulam |
| 07 | Desom/Muri/Kara | Menamkulam |
| 08 | Block No. | 10 |
| 09 | Re-Sy. No. | 245 |
| 10 | Re-Sy.Sub No. | 10-1, 13-1-1, 13, 1-2-3, 1-2-1, 1-2-2 |
| 11 | Old Sy. No. | M 119 |
| 12 | Old Sub Division No. | 14-2, 14-4 |
| 13 | Extent in Ares | 21.64 Ares |
| 14 | Nature/ Type of land | Pandarapattom |
| 15 | Patta No. of Seller | 11186 |
| 16 | Patta No. of PURCHASER | Nil |

BOUNDARIES

| | |
|-------|------------------------------|
| East | Property of Suresh Fernandez |
| South | PWD Road & Property of Leela |
| West | Panchayat Road |
| North | Property of Thomas P George |

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SCHEDULE 'B'

(Undivided share conveyed by the seller to the PURCHASER)

All the proportionate imitable share of **0.30 Are** undivided area in the land mentioned in 'A' Schedule hereunder.

SCHEDULE 'C'

(Apartment conveyed by the seller to the PURCHASER)

Apartment Number 5H under construction, admeasuring **89.21m²** (**960 Sq.Ft.**) built up area on the **Fifth Floor**, in the building complex known as "**SANROYAL ASTORIA**" in the land described in the 'A' Schedule above (including one half part in depth of the joints between the ceiling of the apartment and the floor of the apartment above it and internal and external walls between such levels) and share in common areas like staircases, lifts, ducts, entrance lobby, terrace, and common hall concealed piping, electric wiring and exclusive right to use One covered car park area as per the allotment letter.

SCHEDULE 'D'

(COMMON FACILITIES)

1. The land, foundation, columns, beams, support, common passages, entrances, exits boundary walls including outer side of the walls of the main building.
2. Common passage and lobby on the ground floor.
3. Staircases and corridors in each floor, staircase landing and lift landing on all floors.
4. Water pump with motor together with the space required thereof i.e pump room, water tank supply pipes from tanks to each units and reservoir to tanks.
5. Modern Firefighting arrangements/equipment's as per the Kerala Building Rules and Firefighting requirements.

ALEXANDER VADAKKEDOM



6. Guest parking area.
7. Resident's Association Room.
8. All around compound wall with guard room for 24 hrs security.
9. Roof – party area.
10. Lift stopping at all floors.
11. Water supply through sump and overhead tank.
12. Generator back-up for lift, common lighting and water pumps.
13. Roof top swimming pool and kid's pool.
14. Unisex gym and indoor game area.
15. Intercom facility with security cabin.
16. Wi-Fi in designated area, landscaped garden and STP.
17. And in general all apparatus and installations existing or provided in future for common use.
18. All other parts of the property and building necessary or convenient to its existence, maintenance and safety or normally in common use.

SCHEDEULE 'E'

(Restrictions of the right of the PURCHASER)

The PURCHASER, so as to bind the PURCHASER with the consideration of promoting and protecting the PURCHASER right and interests as the owner of the construction described in Schedule 'C' above and in consideration of the covenants of the SELLER binding on the owners of the other undivided interest in the property described in the Schedule 'A' above and the construction thereon do hereby agree to be bound by the following covenants:

ALEXANDER VADAKKEDOM



Not to use the flat or any portion thereof for any purpose what so ever other than a flat for residence purpose nor shall use the flat in such a manner which may or is likely to cause any nuisance or annoyance to the occupiers or owners of the other flats in the Apartment Complex or the owners or occupiers of adjoining neighbouring properties nor shall use the same for any illegal or immoral purpose.

2. Not to demolish or damage or caused to be demolished or damaged the flat or any part thereof hereby agreed to be acquired by him nor will be at any time make or cause to be made any additions or alterations of whatsoever nature to the said flat or any part thereof.
3. Not to close verandah or lounge or balconies nor shall made any alterations in the elevation outside the color scheme of the flat to be acquired by him.
4. Not to use the space to sky on either side of the staircase as the same is intended for ventilation and draining purpose.
5. Not to make any alteration in the staircase, tower portion in the floor, the overhead tank construction and the parapets and not to raise any construction on the roof floor, temporary, semi-permanent or permanent.
6. Not have any right over the roof or any other portion of the Apartment complex except user of the Common facilities and amenities.
7. Not to make any change in the external appearances of the outer walls of the building and common areas otherwise than in a manner agreed to by the joint owners.
8. Not to throw or accumulate any dirt, rubbish, rags, or other refuse or permit the same to be thrown or allow the same to be accumulated in his flat or in the compound or any portion of the Apartment Complex and/or the flat.

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Not to keep any articles or display anything in the corridor or places of common use or do anything which might cause inconvenience or hindrances in any manner in the free movement of men and material.

10. Not to decorate the exterior of his/her/their flat otherwise than in the manner agreed in writing by the Company/Builder or in the manner and as near as may be in which the same was previously decorated.
11. Not to do or cause or permit to be done any act, deed or thing which may render void or voidable any insurance of any flat or any part of the apartment complex or cause any increased premium to be payable in respect hereof.
12. Not to display any name boards or sign boards of whatever nature except at the place or places that may be designed or earmarked by the builder till such place is altered or redesigned by a majority of the owners of the apartments.
13. Not to use the Roadways, passages and open space in the land described in Schedule 'A' for parking any heavy vehicle or to use the same in any manner which might cause hindrance for the free ingress to or egress from any part of the schedule 'A' and schedule 'C' above.
14. No private motor vehicles shall be parked in the service roads or common areas in the parking area specified for visitors.
15. Plumbing facilities and drains shall not be used for any other purpose for which they are constructed and no foreign substances of any kind shall be thrown therein.
16. No loud speaker, television sets, radios or other devices shall be used in a manner so as to be heard outside their respective apartment.
17. Not to keep any domestic animals within the property without the written permission of the Builder/Owners Association.

ALEXANDER VADAKKEDOM

18. Not to hang cloths and garments from the windows or balconies of their apartment causing inconveniences or irritation or annoyance to any other occupants.
19. Not to arrange any public functions in any part of the property without the written permission of the Builder/Owners Association.
20. Not to keep, stock or display of any wares or any other materials in the corridors or in any place intended for common use.
21. Not to default in the payment of any taxes or levies or charges to be shared by the PURHCASER along with other owners occupiers or users of the property described in Schedule 'A' and schedule 'C' hereto or expenses to be shared by the owners of the apartments or any part thereof.
22. That the name of the building project shall always remain as "**SANROYAL ASTORIA**" and not to remove or change the logo of the Seller, wherever placed.

SCHEDULE 'F'

(Rights included in the transfer to the PURCHASER.)

1. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night and for all purpose to go, pass and re-pass the common areas in the building complex and appurtenant land pertaining to Schedule 'A' property.
2. The right to subjacent and lateral support and shelter and protection from the other parts of the aforesaid buildings and from the side and roof thereof.
3. The right to free and uninterrupted passage or running water, gas, electricity and telephone connections through the pipes, sewers, drains and water courses, cables, wires, etc. which are or may at time hereafter be in under or passing through the building or any part thereof. This right may also include all modern amenities that may become part of modern life in future but subject to the right of privacy.

ALEXANDER VADAKKEDOM



right of passage for the PURCHASER and his agent or workmen to the other parts of the buildings at all reasonable times on notice to enter into and upon other parts of the building for the purpose of repairing, cleaning, maintaining or removing of water tanks any such sewers, drains and water courses cables pipes and wires, causing as little disturbances as possible and making good any damages caused.

5. To lay cables or wires through common areas or passages in land and the building complex without infringing the equal rights of the owner.

SCHEDULE 'G'

(THE PURCHASER COVENANTS)

The monthly maintenance charge payable by the PURCHASER proportionate to the area occupied by him to the management of the Apartment complex would include, inter alia, the following and the PURCHASER agreed to bear the same:

- (a) Panchayath rates, taxes and levies.
- (b) Insurance of the Apartments
- (c) Deposit for electricity connection.
- (d) The cost of working and maintenance of lifts, lighting arrangements, cleaning of the common areas, repairs to fittings and fixtures, water pipes, electrical wirings and connected matters.
- (e) Salaries and wages of clerks, care takers, bill collectors, securities and sweepers etc.
- (f) Cost of white washing, painting and/or decorating exterior of the building and also the common space of the building.
- (g) Cost of lighting the common passage, landings, staircase and other parts of the building, cleaning thereof and incidental thereto.

ALEXANDER VADAKKEDOM

The cost and expenses of maintaining and repairing the main structure, the roof, turrets, rain water pipes, water pipes, gas pipes, electrical wirings in under or upon the building, boundary walls, terraces which are not used solely by any occupier of the building.

- (i) All other expenses that might be necessary or incidental to the maintenance and upkeep of the said building for the benefit of the occupiers in general.
- (j) All expenses as the management may declare to be shared by the occupiers in proportion to the area in their occupation.

SCHEME 'H'

(OTHER RIGHTS OF THE SELLER AND THE PURCHASER)

- 1. That the SELLER covenant that he shall not confer or cause to be conferred on any other person or persons any right reserved for the PURCHASER herein, not shall they contract to exclude for such transferee and burden expressed to be shared by the PURCHASER herein.
- 2. That the SELLER, assigns or trustees or any one claiming through or under the Seller in Trust for the Seller in respect of the land or any part thereof will always respect the right of the PURCHASER mentioned in this deed.
- 3. The SELLER accepts and agrees that any covenant by the SELLER in future in any deed or document in reducing or altering the right of the PURCHASER herein or imposing on the PURCHASER any restriction not found herein before shall be void.
- 7. The Builder or the Builders shall allow inspection of title deed relating to the Schedule 'A' property retained by them at the request of the PURCHASER or their nominee's at all reasonable times.

ALEXANDER VADAKKEDOM



IN WITNESS WHEREOF the SELLER have executed this Deed on this
the day, month and year first above written.

SELLER :ALEXANDER VADAKKEDOM

WITNESSES:

(1) **ANEESH.G.P**

Son of Gopalakrishnan Nair
T.C27/1109-4,
Athani Lane, Vanchiyoor.P.O

(2) **ANEESH.M**

Alex M
Son of Mohanan
Kundara Veedu,
Menamkulam, Kazhakuttom.P.O

This document is prepared by: **A.SANTHOSH KUMAR**,

Advocate, (Roll No. K/667/1987)

Adithya Law Chambers,

ARA-03, TC.27/1109(4),

Vanchiyoor, Thiruvananthapuram-695 035.

This document is Computer Printed.

Note of correction – Nil

ALEXANDER VADAKKEDOM

FORM 1 B -See Rule3(1) - ANNEXURE

1. LANDED PROPERTY

| | | | | |
|----|--|--------------|------------------------------------|---|
| | Classification by use (Commercial/Residential) | | | Residential |
| 2. | Short description of improvements in the property (Details like nature of crop, age of plants or trees etc.) | | | Nil |
| 3. | Value of the area transferred from each survey No. or Sub Division No. in the opinion of the executant/s | | | |
| | Item No. | Re Survey No | Sub Divn. No. | Area Transferred |
| | 1 | 245 | 10-1, 13-1-1, 13, 2-3,1-2-1, 1-2-2 | 0.30 Are of Undivided share out of 21.64 Ares |
| | Total | | | |
| 4. | Value/Fair value of the land transferred | | | |

2. BUILDING

| | |
|----|---|
| 1. | House No. Under Construction |
| 2. | Annual Building Tax to local body with receipt No/dated- Not numbered |
| 3. | Year of Construction : 2018 started |
| 4. | Built up Area : (NOTE: Areas open to sky such as courtyards, open space etc, if any may be deducted from built are) 89.21 m ² (960 Sq.Ft.) |

Floor type (Cement,Terracotta, Mosaic,CeramicTiles,Marble,Granite etc.): Vitrified Tiles

| Floor | Thatched roof | Tinned roof | ACC Sheet roof | Tiled roof | RCC Roof | Cost (Less Depreciation) |
|-------|--|-------------|----------------|------------|----------------------|--------------------------|
| Fifth | | | | | 89.21 m ² | Rs.15,36,000/- |
| 5. | Area of separate out house, car shed, cattle shed, bath room etc. If any, and type construction | | | | | 1Car park |
| 6. | Compound wall if any | | | | | Yes |
| 7. | Well, if any or water connection, if any or both' Well and Water Connection | | | | | Yes |
| 8. | Electrical Installations (a) No. of points (b).No. of fans (c) No. of Electric Motor Pump sets | | | | | Nil |
| 9. | Executant's estimate value of the unfinishedbuilding and other items | | | | | Rs.15,36,000/- |
| 10. | The executant's estimate of the value of the land & building | | | | | Rs.19,04,000/- |
| 11. | The amount of consideration set forth in the instrument | | | | | Rs.19,04,000/- |

Place :Kazhakuttom

Date: 12-08-2020

This document is Computer Printed

Note of Corrections: Nil.

ALEXANDER VADAKKEDOM



Appendix

Valuation Certificate Submitted before the Sub Registrar
(Under Section 28B of the Kerala Stamp Act 1959)

Name and address of the Valuer : **Meenu P Raj**
Aiswariya
Thoppil Nagar, Kumarapuram
Medical College.P.O.
Thiruvananthapuram
Pin.695011

Designation : Engineer – A

Registration Number : E-8280/18/EA-2518/KLM

Sub Registry Office : KAZHAKUTTOM

Date of Inspection : 25/07/2020

Name and address of the Apartment : FIFTH FLOOR – H TYPE
SANROYAL ASTORIA
Opp Marian Engineering college,
Menamkulam,
Kahakuttom,Thiruvananthapuram

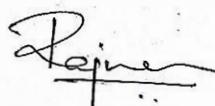
| Rate Per. Sq.ft As per (PWD)rates | Rate per Sq. Ft | Name of relevant cost Index applied (Name cost Index) | Rate per Sq.Ft after applying Cost Index | Area of Apartment/Flat Sq. Ft | Total Value on Rupees |
|--|--------------------|---|---|-------------------------------------|-----------------------------|
| 1600/sq.ft. | 1600/-sqft | Local rate | 1600/sqft | 960 Sqft | 15,36,000/- |

I hereby certify that the information furnished above is true to the best of my Knowledge.

Place: THIRUVANATHAPURAM

Date: 25/07/2021

ALEXANDER VADAKKEDOM

MEENU P RAJ

Engineer A

Reg. No: E-8280/18/EA-2518/KLM
Department of Urban Affairs
Govt. of Kerala