


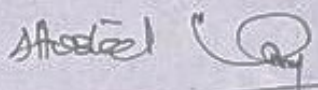


**FORM OF BOND**  
(Vide Rule 23)

ARTICLES of Agreement made this 28<sup>th</sup> day of September, 2007 BETWEEN  
The Governor of Kerala (hereinafter referred to as "the Government") of the one part and Sri.Jolly Cyriac,  
aged 43 years, S/o.Sri.Cyriac.C.L., residing at 7/633G, Kakkattuchira, Friends Valley, Thrikkakara.P.O.,  
Kochi-21, Kerala State, Managing Director of M/s.Holmarc Slides & Controls (P) Ltd, HMT Industrial Estate,  
Kalamassery (hereinafter referred to as "the Hirer") Which term where the context so admits include his/their  
heirs, executors, administrators, legal representatives and permitted assignees) of the other part.

  
B.Prasannakumar  
General Manager  
District Industries Centre  
Ernakulam

  
Jolly Cyriac,  
Managing Director  
M/s.Holmarc Slides & Controls (P) Ltd  
HMT Industrial Estate, Kalamassery


  
ASST. DISTRICT INDUSTRIES OFFICER  
DISTRICT INDUSTRIES CENTRE  
ERNAKULAM


WHEREAS on the application of the Hirer under the rules for the allotment of land in Development Plots on hire purchase basis (hereinafter referred to as the Rules which shall form part of this agreement) the government have agreed to let and the hirer has agreed to take on hire the plot of land more particularly mentioned and described in the Schedule hereunder written (hereafter referred to as the plot for the purpose of setting up of an Industrial unit for the manufacture of Precision Components in the name and style as M/s.Holmarc Slides & Controls (P) Ltd, HMT Industrial Estate at Kalamassery.

AND WHEREAS the Hirer has paid a sum of Rs.31093/- (Rupees Thirty one thousand and Ninety three only) the receipt of which the Government hereby acknowledge, representing the total value of the plot including any improvements thereon as fixed by the Government and requested the Government to treat the balance amount, if any, as a loan advanced to the party repayable on such terms and conditions as herein contained and those contained in the rules together with interest as herein specified.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AS FOLLOWS:-

1. The balance of the value of the plot, if any shall be paid along with 5.5% interest.
2. Penal Interest at the rate of 2.5% per annum over and above the usual rate of interest shall be paid on defaulted instalments, if any, calculated from the due date of such instalment to the date of actual payment of that instalment.
- 2(a) If the Government re-fix the cost of land as per G.O(MS)No.293/67/ID dated 26.08.1967, the same shall be paid by the hirer as per the instructions given by the Government and their officers from time to time.
3. During the period of the hire, the plot shall not be used by the Hirer for any purpose other than that for which it is hired.
4. it is hereby agreed and declared that until the entire value of the plot with interest as mentioned above is paid in full, the plot shall remain the property of the Government and the Hirer shall not have any right or title over the plot.
5. The hirer shall not sublet, lease partwith possession or in any way encumber the plot and the improvements thereon including superstructures and building or any part thereof during the continuance of this agreement without the previous sanction in writing of the Director of Industries & Commerce or any other officer authorised by the Government.
6. The Hirer shall at all times during the continuance of this agreement keep the plot and premises properly.
7. The Officers of the Industries Department authorised by the Government in this behalf shall have power and authority to inspect the said plot at any time and the Hirer shall render the assistance and facilities for such inspection.
8. The hirer shall have the right to purchase the said plot at any time by paying the whole amount due to Government.
9. When all the sums due to Government are paid and the government have satisfied that the Plot is maintained properly the Government shall transfer the complete ownership of the plot to the hirer
10. The Hirer shall not put up additional structures within the area hired out to him without the prior Written approval of the Director of Industries & Commerce. Any additional structures so constructed at his own cost shall be removed by the Hirer on a written request from the Director of Industries & Commerce, the non-compliance of which will result in the removal of the aforesaid structure by the Director of Industries & Commerce at the Hirer's cost.

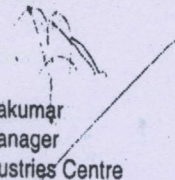
  
 B.Prasannakumar  
 General Manager  
 District Industries Centre  
 Ernakulam

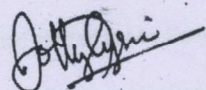
  
 Jolly Cyriac,  
 Managing Director  
 M/s.Holmarc Slides & Controls (P) Ltd  
 HMT Industrial Estate, Kalamassery

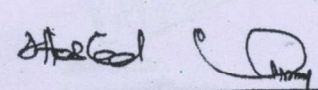
  
 ASST. DISTRICT INDUSTRIES OFFICER  
 DISTRICT INDUSTRIES CENTRE  
 ERNAKULAM

11. The Hirer shall pay all taxes, cess and other charges payable in respect of the said property to government, State or Central, corporation or any other legally constituted body in due time.
12. In case the Hirer commits breach of all or any of the provisions herein contained or those contained in the Rules, the hirer shall surrender possession of the plot to the Government immediately on demand and the Government shall have power to deal with the plot in any manner they deem fit.
13. In case the Hirer fails to surrender the said plot when demanded, the Hire shall be considered to be a trespasser liable to be proceeded against and evicted under the provisions of the land conservancy Act for the time being in force.
14. In case the hirer fails to complete the construction of factory building or make any improvements appreciable nature on the land allotted within a period of one year and further extension of time has not been granted by the competent authority in this regard, the land shall be resumed, realising 6% interest on the full cost of land from the date of handing over to the date of resumption.
15. All sums found due to the Government under or by virtue of this agreement shall be recoverable from the Hirer and his assets movable and immovable under the provisions of the Revenue Recovery Act for the time being in force as though such sums are arrears of land revenue and in such other manner as the Government may deem fit.
16. In all matters of doubts concerning and in respect of this agreement the decision of the Government shall be final and binding on the hirer.
17. During the continuance of this agreement, the Government shall have the power to add, delete or amend the conditions laid down herein and in the Rules.
18. The hirer shall be bound by the terms and conditions of the Rules with additions and amendments there to which shall form part of this agreement as if incorporated herein.

IN WITNESS WHEREOF B.Prasannakumar, General Manager, District Industries Centre, Ernakulam for and on behalf of the Governor of Kerala and Sri.Jolly Cyriac, Managing Director of M/s.Holmarc Slides & Controls (P) Ltd, HMT Industrial Estate, Kalamassery, the Hirer, who has been authorised to execute this agreement for and on behalf of the Hirer have here unto set their hands and the seals on the day and year first above written.

  
B.Prasannakumar  
General Manager  
District Industries Centre  
Ernakulam

  
Jolly Cyriac,  
Managing Director  
M/s.Holmarc Slides & Controls (P) Ltd  
HMT Industrial Estate, Kalamassery


  
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SCHEDULE

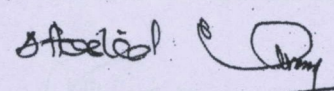
District : Ernakulam  
 Taluk : Kanayannur  
 Village : Thrikkakara North  
 Development Plot : HMT AIE, Kalamassery  
 Re-Survey Number : 121/2  
 Extent : 13 cents 5-26 Ares

BOUNDARIES

North : Industrial Road  
 South : Land allotted to M/s.Pottekkatt Rubbers  
 East : Land allotted to M/s.Pottekkatt Rubbers  
 West : Land allotted to M/s.Holmarc Slides & Controls(P)Ltd

  
 B.Prasannakumar  
 General Manager  
 District Industries Centre  
 Ernakulam

  
 Jolly Cyriac,  
 Managing Director  
 M/s.Holmarc Slides & Controls (P) Ltd  
 HMT Industrial Estate, Kalamassery

  
 ASST. DISTRICT INDUSTRIES OFFICE  
 DISTRICT INDUSTRIES CENTRE  
 ERNAKULAM

PROCEEDINGS OF THE GENERAL MANAGER, DISTRICT INDUSTRIES CENTRE, ERNAKULAM  
Present : B.Prasannakumar

No.B2/1436/07

Dated 26.11.2007

Sub: Industries – HMT Ancillary Industrial Estate – M/s.Holmarc Slides & Controls Pvt. Ltd –  
application for allotment of additional land for expansion – sanction accorded - order issued.

- Ref: 1) G.O(P)No.293/67/ID dated 26.8.1969  
2) G.O(MS)No.297/70/ID dated 24.8.1970 & subsequent amendments  
3) G.O(MS)No.15/79/P&ARD dated 2.7.1979  
4) G.O(MS)No.294/06/RD dated 7.10.2006  
5) Application dated 16.3.2007 of M/s.Holmarc Slides & Controls Pvt. Ltd, HMT Ancillary Industrial Estate, Kalamassery  
6) Lr.No.ID1/18748/07 dated 24.10.07 of the Director of Industries & Commerce, TVM.

As per the reference read 4<sup>th</sup> above, Government had accorded sanction to transfer 10.0625 cents of land comprised in Sy.No.121/2 Part in Block No.6 of Thrikkakara North Village in HMT Ancillary Industrial Estate, Kalamassery along with B7 Shed from M/s.Padmyth Forge to M/s.Holmarc Slides and Controls (P) Ltd. The new company occupied the land and shed and started its industrial unit for the manufacture of Precision components.

Now as per the reference read 5<sup>th</sup> above, M/s.Holmarc Slides and Controls (P) Ltd had submitted that there is 13 cents of vacant land in contiguous to its assigned land and requested to allot that land to the company in order to expand its existing activity. This office had verified the request in detail and found that it is feasible and genuine.

The allotment of land and shed at HMT Ancillary Industrial Estate is governed by the Rules issued as per the G.O. read 1<sup>st</sup> above. In that Rules there is no specific provision for the allotment of additional land to the existing units and for the collection of its cost. Hence the matter was taken up with the Director of Industries & Commerce, Thiruvananthapuram for his advise. The Director of Industries & Commerce vide his letter referred 6<sup>th</sup> above had accorded permission for the allotment of 13 cents of land to M/s.Holmarc Slides & Controls (P) Ltd as per the provision contained in the G.O. read 2<sup>nd</sup> above and subject to the condition that the company should remit the balance cost of land if any, as determined by Government as per the G.O.1<sup>st</sup> cited.

ORDER

In the above said circumstances and in exercise of powers conferred on me as per the G.Os 2<sup>nd</sup> & 3<sup>rd</sup> above and as per the permission accorded by the Director of Industries & Commerce, Thiruvananthapuram vide his letter referred 6<sup>th</sup> above, sanction is hereby accorded to allot 13 cents of land comprised in Sy.No.121/2 Part in Block No.6 of Thrikkakara North Village in HMT Ancillary Industrial Estate, Kalamassery to M/s.Holmarc Slides & Controls (P) Ltd, for the expansion of its existing unit subject to the terms and conditions contained in the G.O. referred 2<sup>nd</sup> above and subject to the following:-

1. The company should remit the cost of land as per the provisions contained in the G.O. read 2<sup>nd</sup> above and execute an agreement with this office as per rules.
2. The company should remit the balance cost of land, if any, over and above the condition 1<sup>st</sup> above to be fixed by Government as per the G.O(P)No.293/67/ID dated 24.8.1070.
3. The allottee should utilize the land within 6 months from the date of this order for effecting the expansion programme, failing which the land will be resumed without assigning any reason to that effect.

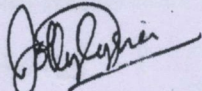
Sd/-  
General Manager


To

M/s.Holmarc Slides and Controls (P) Ltd  
HMT AIE, Kalamassery

- Copy to : 1) The Director of Industries & Commerce  
Thiruvananthapuram ( with C/L)  
2) Manager II/ ADIO II - You are hereby directed to hand over the land observing  
The formalities  
3) Stock File/Spare

B.Prasannakumar  
General Manager  
District Industries Centre  
Ernakulam

  
Jolly Cyriac,  
Managing Director  
M/s.Holmarc Slides & Controls (P) Ltd  
HMT Industrial Estate, Kalamassery

  
ASST. DISTRICT INDUSTRIES OFFICE,  
DISTRICT INDUSTRIES CENTRE

## GOVERNMENT OF KERALA

## ABSTRACT

Industries-Development plots-rules for sale of land on hire purchase basis-Re-issued.

INDUSTRIES (D) DEPARTMENT

Dated 24/8/1970

G.O.(MS)NO.297/70/ ID

Read:- 1. G.O.(MS)No.156/67/ID dated 18-4-1967  
 2. G.O. (MS) No.91/70/ID dated 13-3-1970  
 3. G.O.(MS) No.227/70/ID dated 27-6-1970

ORDER

The Rules for sale of land in Development plots on hire purchase basis were issued by the Government in the G.O. first cited. Since then, various amendments have been issued to the Rules in the G.Os second and third cited.

The Government hereby re-issue the Rules of sale of land in Development Plots on hire purchase basis incorporating all the amendments issued till date. The rules as amended till date are appended to this G.O.

By Order of the Governor,


Sd/-

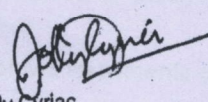
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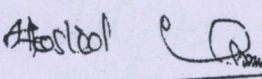
Under Secretary to Government

To,  
 The Director of Industries & Commerce  
 The Accountant General  
 The Finance Department

/ True Copy /

  
 B.Prasannakumar  
 General Manager  
 District Industries Centre  
 Ernakulam

  
 Jolly Cyriac,  
 Managing Director  
 M/s.Holmarc Slides & Controls (P. Ltd  
 HMT Industrial Estate, Kalamassery


  
 Asst. District Industries Officer

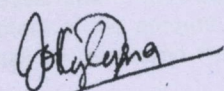
ASST. DISTRICT INDUSTRIES OFFICER  
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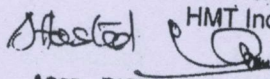
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RULES FOR THE ALLOTMENT OF LAND IN DEVELOPMENT PLOTS ON HIRE  
PURCHASE BASIS:

1. These rules shall be applicable for the sale on hire purchase of land in development plots in the State for construction of building for Small Scale Industries.
2. A land allotted under these rules shall be used only for the industrial purpose for which it is allotted.
3. Application for land in a Development Plot shall be in the prescribed form appended and that shall be sent to the Director of Industries & Commerce through the district Industries Officer.
4. Land may be allotted in a Development Plot to an individual, an association of individuals, a company, a Co-operative Society or a firm engaged in, or intending to engage in the business of any Small Scale Industry, subject to such limitations and conditions as may be imposed by Government for any officer or officers empowered by Government in this behalf.
5. Application for land under these rules shall be disposed of taking into consideration the desirability and the suitability of the industry proposed in the area and also the capacity of the applicant to conduct the industry or any other matter the Department may consider relevant. Any application can be rejected by the Department without assigning reasons thereof.
6. In putting construction such as compound walls, factory sheds and such other improvements in the land, the allottee shall send up detailed plans to the Director of Industries & Commerce and constructions shall be taken up only after getting the approval of the Director of Industries and Commerce. Before giving such approval, the director of Industries & commerce may consult the appropriate authorities of the Public Works Department which may have to be consulted in the matter.
7. The land allotted under these rules and/or the improvements thereon including super-structures, building etc, shall not be alienated or encumbered in any manner without the prior sanction in writing of the Director of Industries & commerce. Every alienation or encumbrance duly made by the hirer shall be notified by the hirer and the Director of Industries and Commerce to the already existing aliene/holder of encumbrance right in the interest if any.
8. The allottee shall pay all taxes and other relevant dues payable in respect of the land to the authorities concerned from time to time.
9. The Director of Industries & Commerce shall have the power to resume the land allotted to an industrialist as per these rules under any of the following circumstances:
  - (i) If the allottee contravenes any of the provisions of these rules or of the agreement executed by him.
  - (ii) In the event of the concern belonging to the industrialist being wound up or transferred to another person or company or groups of persons without prior approval of the Director of Industries & Commerce.
  - (iii) If the allottee does not require the land for the purpose for which it is allotted and informs the Director of Industries & Commerce accordingly.
  - (iv) In the event of the allottee defaulting payment of two instalments consecutively.
  - (v) In the event of the allottee not commissioning the industry within one year of the date of allotment or within such further time as may be granted by the Director of Industries and Commerce.

  
B. Prasannakumar  
General Manager  
District Industries Centre  
Ernakulam

  
Jolly Cyriac,  
Managing Director  
M/s. Holmarc Slides & Controls (P) Ltd  
HMT Industrial Estate, Kalamassery

  
ASST. DISTRICT INDUSTRIES OFFICER  
DISTRICT INDUSTRIES CENTRE

10. The land allotted will be on hire purchase basis. However, in special cases where outright purchase is requested by the allottee the same shall be considered by the Director of Industries and Commerce on its own merits and the Director of Industries & Commerce shall be competent to decide the issue.

11. The total area available will be divided into convenient small plots of land. Normally, one such plot will be allotted to one industrialist. However, an industrialist may be given more than one plot in different areas or in contiguous proximity according to the requirement of the particular industry.

12. The Director of Industries & Commerce shall be competent to decide the number of plots to be assigned to each applicant.

13. The cost of the land allotted under these rules shall be fixed by the Director of Industries & Commerce in accordance with the following principles:

(a) The area occupied by roads and other common amenities in the Development plot shall be excluded from the area actually occupied by the allottees

(b) Only 50% of the cost of land utilised for roads and other common amenities shall be added on to the cost of land payable by the allottees.

(c) An estimate of the cost of the development works in the Development plot shall be drawn up and 50% of the estimated cost shall be added on to the cost of land payable by the allottees.

(d) While calculating the cost of acquisition of land, interest at 6% per annum from the date of award to the date of allotment shall also be taken into account.

(e) The cost of land payable by the allottees will be fixed on the basis of the above principles. If any amount becomes payable towards enhanced compensation to land owners as per court decrees and, or orders of Government, the cost of land once fixed shall be refixed, such enhanced compensation being equally divided amongst the assignees and charged on them on a pro-rata basis with reference to the extent of land allotted to each assignee.

14. In the event of an allottee not requiring the area for the purpose for which it is allotted, he shall inform the Director of Industries & Commerce of this fact in writing within a period of sixty days from the date of allotment and there upon the Director of Industries & Commerce may dispose of that area in any manner Government may direct. The allottee shall start work on the land atleast within a period of six months from the date of allotment of the land and unless the allottee starts work within this period, the allotment is liable to be cancelled. However the Director of industries & Commerce shall be competent to grant further extension of time up to six months in deserving cases.

15. In case of resumption the following procedure shall be adopted:

(a) If the allottee has made any improvement on the land without mortgaging such improvement to nay financial institution, he shall be paid compensation for such improvement based on the valuation made by competent authority after deducting all amounts due to Government. Provided that instead of paying the value of the improvement it shall be open to the Director of industries & commerce to direct the allottee to remove any of the improvements within such time as may be specified at the cost of the allottee and if he fails to do so, the director of industries & commerce may arrange the same to be removed at the cost of the allottee and dispose of the materials by public auction. If the proceeds of such disposals are in excess of the amount due to Government from the allottee, such excess shall be paid to the allottee. if even after adjustment of the amount thus calculated further amounts are due from the allottee, the same shall be recovered from him as if they were areas of land revenue.

B.Prasannakumar  
General Manager  
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Ernakulam

*Defsted*

*Jolly Cyriac*  
Jolly Cyriac,  
Managing Director  
M/s. Holmarc Slides & Controls (P) Ltd  
IMT Industrial Estate, Kalamassery

(b) If the allottee has mortgaged or in any way encumbered the improvements on the land, superstructure etc, to a bank or financial institution for the purpose of raising funds for the construction of buildings, purchase of machinery, working capital etc. thereby creating a first charge in favour of such bank or financial institution, the director of Industries & commerce will, if he finds an alternate person or persons or company to whom the land and building could be allocated, pay to the mortgagee the value of these improvements on the basis of the valuation made by an officer not below the status of an Executive Engineer of the Public Works Department provided that the amount payable shall not exceed the amount for which the improvements have been valued by the above competent authority less valuation charges. After settlement of the dues of the above said bank or financial institution and the claims of the Government, the ownership of the improvement shall vest in the Government. The Director of Industries & Commerce shall, then dispose of the land and improvements thereon to any other person or group of persons or company in accordance with the rules for sale on hire purchase of Industrial Estate. If, However, the Director of Industries & Commerce is not able to readily find an alternate party as mentioned above, the land and improvement together will be auctioned by him and after reduction of the value of the land due to the Government the balance amount will be made available to the bank or Financial Institution subject to the limits mentioned above. In either of the above cases the Director of Industries & Commerce will arrange to pay the dues to the above said bank or Financial Institution within six months of resumption of the land. A notice from the concerned Bank or Financial institution intimating the fact of the allottee having created a mortgage, either registered or equitable or other encumbrance in their favour with information regarding the exact nature of the charge created shall be sufficient for the director of Industries & Commerce to act in accordance with this Rule. Action under this rule shall be taken by the Director of Industries & Commerce under intimation to the concerned Bank/Financial Institution.

c) If the allottee does not start construction of building or make any improvement of appreciable nature on the land allotted within a period of one year and further extension of time has not been given by the Competent authority in this regard, the land shall be resumed realising 6% interest on the full cost of the land from the date of handing over to the date of resumption. In case the amount remitted by the allottee towards initial payment and subsequent instalments with interest if any is in excess of the 6% interest on the cost of land, the balance amount shall be refunded to the allottee. On the other hand if the amount already remitted by the allottee falls short of 6% interest on the cost of land, the same shall be recoverable from the allottee under the provisions of the Revenue Recovery Act for the time being in force. (Modified vide G.O.No.227/77/ID dated 12-9-1977)

16. All costs and expenses incidental to the execution of any document under these rules shall be borne by the allottee.

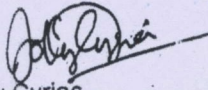
17. Each application for allotment of land shall be accompanied by an earnest money of Rs. 1000/- (rupees One Thousand only). This amount shall be adjusted towards the first payment that has to be made by the allottee at the time of taking over the land. The earnest money shall not be refunded except where (1) The application is rejected and (2) Non-allotment of land is not due to the fault of the applicant.

(modified vide G.O. (MS) No.317/78/ID Dt. Trivandrum 26-8-78)

18. The allottee shall pay 10% of the total value of the land arrived at as detailed in clause 13 before taking possession of the land. The balance amount of 90% of the cost shall be paid to government in equal annual instalments within a period of ten years with interest at 5 1/2% per annum.

18A. \*\* "The amount of 10% of the value of the land paid by the allottee will be credited to the head of account" 96 Capital outlay on Industrial and Economic Development Part III Details of Receipts and Recoveries on capital account (e) other miscellaneous undertaking-6-Recoveries in respect of Development Plots", The balance 90% of the cost of land to be realised in annual instalments will be adjusted as debit under Q Loans and Advances"

B.Prasannakumar  
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Managing Director  
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(\*\*Modified vide G.O.(MS) 277/76/ID dtd. 4-12-1976)

19. The first instalment thus due has to be remitted on the date of completion of one year from the date of taking over the land. The subsequent instalments shall be paid on the corresponding dates of the succeeding years.

20. Interest of 5.5% shall be charged for the amount outstanding at the time of remittance of each instalment.

21. The instalment amount and interest shall be remitted in separate chalang under the relevant heads of account into the nearest Government Treasury and the receipted chalang shall be forwarded to the Regional Joint Director of Industries and Commerce of the region for safe custody.

22. In case of defaulted payment, penal interest at the rate of 2% per annum over and above the normal interest of 5 1/2% shall be paid on the defaulted instalments calculated from the due date of actual payment.

23. The allottee shall execute in duplicate the bond in the form appended and register the same in the appropriate stamped paper. Both the copies of the bond shall be in the custody of the government except where the allottee wants to create an equitable mortgage in favour of a Bank or financial institution under the Rules.

24. On completion of payment to Government by paying the full cost of the land allotted to the allottee and after the industry is established, arrangements shall be made by the Director of Industries & Commerce to get the land assigned to the allottee through proper authorities.

25. The Director of Industries & Commerce or any officer authorised by him shall have the authority to inspect the premises without giving prior notice, provided that the Director of Industries & Commerce shall have power to grant extension of time up to 2 years for payment of instalments of value of land subject to the payment of penal interest.

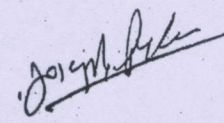
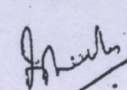
(Modified Vide G.O.(MS) No.200/73 dated 20-7-73)

26. The Government shall have complete title and ownership to the land till the land is assigned to the allottee.

27. The defaulted instalments and all other amounts due to Government under these rules shall be recoverable as though they are arrears of land revenue in accordance with the provisions of the Revenue Recovery Act for the time being in force or in such other manner as the Director of Industries and Commerce may deem fit.

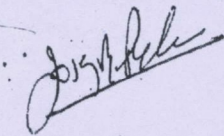
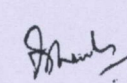
Signed by B.Prasannakumar, General Manager  
District Industries Centre, Ernakulam  
for and on behalf of the Government

In the presence of the witnesses:-

1. Joseph Felix, Kuvhalakattu, Cheranellor P.O. 
2.  Ishadh S, 7/633 H, Thenguvila, Friends Valley  
Kakkanad Kochi - 682021

Signed by Sri.Jolly Cyriac, Managing Director  
M/s.Holmarc Slides & Controls Pvt. Ltd, HMT Ancillary Industrial Estate,  
Kalamassery, the Hirer who has been authorized to execute this agreement  
on behalf of the Hire.

In the presence of witness:-

1. Joseph Felix, Kuvhalakattu, Cheranellor P.O. 
2.  Ishadh S, 7/633 H, Thenguvila, Friends Valley  
Kakkanad Kochi - 682021